

04699/2020

I-4518/2020



Sale Deed



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Query No
0000-2000955526/2020

Set Forth Value : ₹ 49,64,490/- Market Value : ₹ 51,64,819/-
Stamp Duty Paid : ₹ 2,58,261/- Registration Fees Paid : ₹ 51,662/-

Seller(s) Buyer(s)
SHREE RAM BUILDPROP PRIVATE LIMITED SUMMERMEAD DEVELOPERS LLP & 4 others

Property Details :


Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700123

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4293	0.45	0.00000000
TOTAL :		45	

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4291, 4292/5211, 4306	43.29	0.00000000
TOTAL :		43.29	

Certified that the Document is admitted to Register at the Signature Street and the end of the day. Witnessed to this document are the officers of the Government.


Registrar
of West Bengal, Kolkata



02 DEC 2020

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Absolute Sale on the day, month and year first above written.

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK



SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr JITENDRA KUMAR SINGH

5

eSigned

Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. *Anil Chaudhury*

ANIL CHAUDHURY
Licence No.: F/145/1991
HIGH COURT



Directorate of Registration & Stamp Revenue
Government of West Bengal
e-Deed

DEED OF SALE

THIS DEED OF SALE is made and executed on this 11th day of September ,Two Thousand Twenty

BETWEEN

1. SHREE RAM BUILDPROP PRIVATE LIMITED (PAN: AAJCS6923J) ,
having it's office at 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:-
Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being
represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at MURARI MOHAN MITRA ROAD, AGARPARA, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

hereinafter referred to and called as the OWNER/VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs/successor-in-office/successor-in-interest, executors,administrators, representatives,successors and assigns)

AND

1. SUMMERMEAD DEVELOPERS LLP (PAN: ADZFS6292E) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

2. SWEETPALM REALTORS LLP (PAN: AEDFS4438P) , having it's office at KUMAR PARA ROAD, 6/1/B, P.O:- LILUAH, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204 and

3. UDAYA INFRASTRUCTURE LLP (PAN: AAGFU1047H) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

4. WHICHWOOD NIWAS LLP (PAN: AADFW2798J) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

5. REGALESTATE PROMOTERS LLP (PAN: ABAFR1591G) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at GOURI NATH SHASTRI SARANI, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

hereinafter referred to and called as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs/respective successor-in-office/successor-in-interest, executors,administrators, representatives,successors and assigns)

THIS DEED OF CONVEYANCE made and executed on the 10th day of August, 2020 (Two Thousand Twenty).

BETWEEN:

M/S. SHREE RAM BUILDPROP PVT. LTD., PAN No. AAJCS6923J, a Company incorporated under the Provisions of the Companies Act, 1956, having its registered office at 19/6, Nayan ChandDutt Street, Ground Floor, P.O. BeadonStreet, P.S. Burtolla, Kolkata – 700006, represented by its Authorised Signatory MR. PRATOSH KUMAR PATHAK, having PAN CDYPP8761Q, Aadhar No. 8529 4152 8220, Mobile No.9051800049, son of Mr. Sudhir Kumar Pathak, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at Flat - 3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, North 24 Parganas, P.O. Agarpara, P.S.Khardah, Kolkata - 700058, hereinafter referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the ONE PART.

AND

(1) SUMMERMEAD DEVELOPERS LLP, having PAN No. ADZFS6292E, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24 Parganas, West Bengal, (2) SWEETPALM REALTORS LLP, having PAN No. AEDFS4438P, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at 6/1/B, Kumarpara Road, PO – Liluah, PS – Liluah, Howrah-711204, West Bengal, (3) UDAYAINFRASTRUCTURE LLP, having PAN No. AAGFU1047H Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24 Parganas, West Bengal, (4) WHICHWOOD NIWASLLP, having PAN No. AADFW2798J, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24 Parganas, West Bengal, AND (5) REGALESTATE PROMOTERS LLP, having PAN No. ABAFR1591G, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24 Parganas, West Bengal, all represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN

No.AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata - 700055, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the SECOND PART.

WHEREAS by a registered Deed of Conveyance dated 14th November, 2007 registered in the office of A.D.S.R, Barasat, in Book No.I, CD Volume No.I, Pages from 956 to 973, being Deed No.00040 for the year 2008 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali, Bandh and Doba land measuring 92.9190 Satak out of 1718 Satak comprised in R.S./L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211 and 4306 along with other properties under L.R. Khatian No.2659 at Mouza - Matiagachha, J.L. No.187, R. S. No.154, Touzi No.1552, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all appearing thereto

1.9375 Satak out of 69 Satak in R.S/ L.R Dag No. 4291

0.4493 Satak out of 16 Satak in R.S/ L.R Dag No. 4293

0.1404 Satak out of 5 Satak in R.S/ L.R Dag No. 4296

0.9266 Satak out of 33 Satak in R.S/ L.R Dag No. 4297

0.2527 Satak out of 9 Satak in R.S/ L.R Dag No. 4298

35.4938 Satak out of 631 Satak in R.S/ L.R Dag No. 4192/5210

52.3687 Satak out of 931 Satak in R.S/ L.R Dag No. 4292/5211

1.3500 Satak out of 24 Satak in R.S/ L.R Dag No. 4306

more fully and particularly described in SCHEDULE "A" hereunder written.

AND WHEREAS the Vendor herein after purchase of the said Property has got his name mutated in the Office of the B.L. & L.R.O., Barasat.

AND WHEREAS since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property as an Owner thereof.

AND WHEREAS the Purchaser herein have approached the Vendor and the Vendor has agreed to sell to the Purchaser ALL THAT piece and parcel of Sali, Bandh and Doba land comprised in R.S./L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211 and 4306 along with other properties under previously LR Khatian No. 2659 and presently now L.R. Khatian No. 4031 at Mouza - Matiagachha, J.L. No. 187, R. S. No. 154, Touzi No. 1552, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.-Barasat, District - North 24 Parganas, within the local limits of Kirtipur Gram Panchayat-II together with all easement rights and all appearing thereto as follows:

1.9400 Satak in Dag No. 4291 for Rs. 2,20,190/- in the name of Summermead Developers LLP

0.4500 Satak in Dag No. 4293 for Rs. 51,075/- in the name of Summermead Developers LLP

1.3500 Satak in Dag No. 4306 for Rs. 1,53,225/- in the name of Summermead Developers LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Sweetpalm Realtors LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Udaya Infrastructure LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Whichwood Niwas LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Regalestate Promoters LLP

more fully and particularly described in SCHEDULE "B" hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs. 49,64,490.00 (Rupees Forty Nine Lakhs Sixty Four Thousand Four Hundred Ninety only), vacant and free from all encumbrances.

NOW THIS DEED WITNESSETH AS UNDER:

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.49,64,490.00 (Rupees Forty Nine Lakhs Sixty Four Thousand Four Hundred Ninety only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, Purchaser No.3, Purchaser No.4 and Purchaser No.5 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title ALL THAT said "Property" HOWSOEVER otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH the land or ground whereupon or on part whereof the same is erected and built TOGETHER FURTHER WITH all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "Property" or every part thereof AND all deeds, patta, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD, POSSESS AND ENJOY the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid AND THAT the Purchasers, its

successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER THAT the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASERS as follows:-

a) The Vendor is otherwise well and sufficiently entitled to the said "Property" described in the SCHEDULE "B" hereunder written and the same is his self-acquired property. Its title to the said "Property" is free and marketable;

b) No other person except the Vendor has any right, claim or demand in respect of the said "Property" or any part thereof;

c) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said "Property" and the said "Property" is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or

whatsoever nature in respect of the said "Property";

d) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said "Property";

e) There are no proceedings instituted by or against the Vendor in respect of the said "Property" and pending in any Court or before any authority and the said "Property" is not under any liens;

f) The Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said "Property";

g) The Vendor hereby covenants with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said "Property" and every part thereof in the aforesaid manner.

SCHEDULE A ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali, Bandh and Doba landmeasuring 92.9190 Satak out of 1718 Satak comprised in R.S./L.R. Dag Nos. 4291,4293, 4296, 4297, 4298, 4292/5210, 4292/5211 and 4306 along with otherproperties under L.R. Khatian No.2659 at Mouza - Matiagachha, J.L. No.187, R. S. No.154, Touzi No.1552, under P.S.Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North24-Parganas, within the local limits of Kirtipur Gram Panchayet-II togetherwith all easement rights and all appearing thereto :

1.9375 Satak out of 69 Satak in R.S/ L.R Dag No. 4291

0.4493 Satak out of 16 Satak in R.S/ L.R Dag No. 4293

0.1404 Satak out of 5 Satak in R.S/ L.R Dag No. 4296

0.9266 Satak out of 33 Satak in R.S/ L.R Dag No. 4297

0.2527 Satak out of 9 Satak in R.S/ L.R Dag No. 4298

35.4938 Satak out of 631 Satak in R.S/ L.R Dag No. 4192/5210

52.3687 Satak out of 931 Satak in R.S/ L.R Dag No. 4292/5211

1.3500 Satak out of 24 Satak in R.S/ L.R Dag No. 4306

SCHEDULE B ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali, Bandh land comprised in R.S./L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298,4292/5210, 4292/5211 and 4306 along with other properties under previously LRKhatian No. 2659 and presently L.R. Khatian No.4031 at Mouza - Matiagachha, J.L. No.187, R. S. No.154,Touzi No.1552, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.-Barasat, District- North 24-Parganas, within the local limits of Kirtipur GramPanchayet-II together with all easement rights and all appearing thereto as follows:

1.9400Satak in Dag No. 4291 for Rs. 2,20190/- in the name of Summermead DevelopersLLP

0.4500 Satak in Dag No. 4293 for Rs. 51,075/- in the name of Summermead Developers LLP

1.3500 Satak in Dag No. 4306 for Rs. 1,53,225/- in the name of Summermead Developers LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Sweetpalm Realtors LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Udaya Infrastructure LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Whichwood Niwas LLP

10.00 Satak in Dag No. 931 for Rs. 11,35,000/- in the name of Regalestate Promoters LLP

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 1.94 Decimal (1.94 Decimal), more or less, lying and situated in LR Plot No:- 4291 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 5210. West: 4280. North: 5210. South: 4289.

All That piece and parcel of Bastu land measuring about 0.45 Decimal (0.45 Decimal), more or less, lying and situated in LR Plot No:- 4293 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4295. West: 4292. North: 874. South: 4292/5211.

All That piece and parcel of Bastu land measuring about 1.35 Decimal (1.35 Decimal), more or less, lying and situated in LR Plot No:- 4306 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4301/5213. West: 4308. North: 4291. South: 4311.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4292/5211 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4301/5211. West: 5210. North: 4293. South: 4327.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4292/5211 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4301/5211. West: 5210. North: 4293. South: 4327.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4292/5211 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4301/5211. West: 5210. North: 4293. South: 4327.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4292/5211 and corresponding LR Khatian No:- 4031, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4301/5211. West: 5210. North: 4293. South: 4327.

Memo of Consideration

Rs. 49,64,490/- (Rupees FORTY NINE LAC SIXTY FOUR THOUSAND FOUR HUNDRED NINETY only) paid by the PURCHASERS to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. N o.	Date	Particulars	Amount
1.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	4,24,490/-
2.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
3.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
4.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
5.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
T O T A L			4964490/-

MOUZA MAP AT KAMDUNI & MATIAGACHHA

KAMDUNI
 Name Of P.S-Rajarhat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.

4291 - 1.94
 4283 - 0.45
 4306 - 1.35
 4282/5211 - 40.0
43.74 *Satak*
Santosh Agarwal

MATIAGACHHA
 NO-187

MATIAGACHHA
 Name Of P.S-Rajarhat
 Name Of Mouza-
 Matiagachha No 187
 Revinew Survey No-17,154
 Dist- North 24 Paganas.

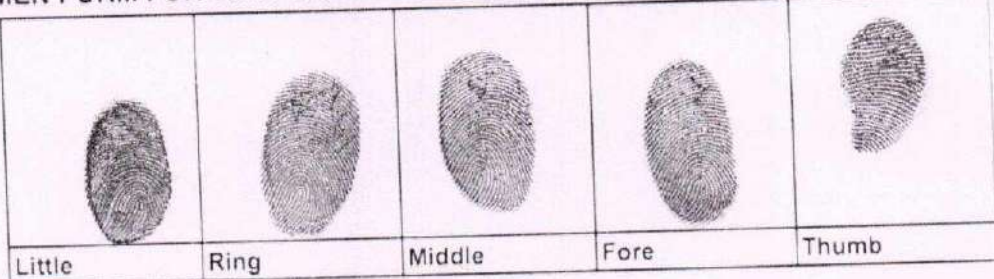
KHARIBARIA
 NO-189



NOTE: Mouza Map Extracted From Photo Copy. Actual Scale May Not Match Properly.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER



(Left Hand)

Mr PRATOSH KUMAR
PATHAK
Address : MURARI MOHAN
MITRA ROAD, AGARPARA,
12/1, P.O.- AGARPARA,
P.S.- Khardaha, Khardah,
District -North 24-Parganas,
West Bengal, India. PIN -
700058



(Right Hand)

Signature

Pratosh K Pathak

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER



(Left Hand)

Mr SANTOSH AGARWAL
Address GOURI NATH
SHASTRI SARANI, 293,
P.O.- BANGUR AVENUE,
P.S.- Dum Dum, South Dum
Dum, District -North 24-
Parganas, West Bengal,
India. PIN - 700055



(Right Hand)

Signature

Santosh Agarwal



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To Jitendra Kumar Singh
S/O Shri Ramchhabila Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No: 0001851-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth: 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

Jitendra Kumar Singh

आयकर विभाग
INCOME TAX DEPARTMENT

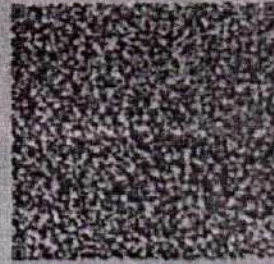


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

26092018

जन्म की तिथि /
Date of Birth

01/03/1977

Pratosh Kumar Pathak

हस्ताक्षर / Signature

Pratosh Kumar Pathak


 **भारत सरकार**
GOVERNMENT OF INDIA

 Ravi Khaitan
Ravi Khaitan
জন্ম সাল / Year of Birth : 1977
পুরুষ / Male




7758 4646 2965


আপার - সাধারণ মানুষের অধিকার


 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা: S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur Avenue, Kolkata, West Bengal, 700055

Address: S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur Avenue, Kolkata, West Bengal, 700055

 1947
1800 190 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001

no. Khaitan


ভারত সরকার
Government of India




2220 8486 3948
 Santosh Agarwal
 9105 9681 3681 3584
 M/F: MALE



2220 8486 3948
VID: 9105 9681 3681 3584


আয়তন পরিচয়, আয়তন পরিচয়

Santosh


ভারতীয় পরিচয় কর্তৃক
Unique Identification Authority of India

ঠিকানা:
 সিয়াম রেসিডেন্সি, ২৯৩ গৌন নথ শাস্ত্রী সড়ক, সিয়াম নগর
 সার্কুলার পার্ক, বরগুড়া এভিনিউ, নর্থ ২৪
 পর্জাতা, পশ্চিম বঙ্গ - ৭০০৫৫

Address:
 Siyam residency, 293 goun nath shastri
 sarani, siyam nagar road, siyam nagar
 circular park, Barigur Avenue, North 24
 Parganas,
 West Bengal - 700055



2220 8486 3948
VID: 9105 9681 3681 3584

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Sale on the day, month and year first above written

Signature Not Verified
Digitally Signed by SANTOSH
AGARWAL
Date: 9/11/2024 2:56:32 PM

WITNESSES :

SIGNED, SEALED AND DELIVERED
by the Parties in the presence of:

1. Mr JITENDRA KUMAR SINGH, son of Late RAM CHABILA SINGH, Aadhaar No.: 43xxxxxx0521 (2, DAKHSINPARA 3RD LANE, Post Office: MOREPUKUR, Serampur, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250)
2. Mr RAVI KHAITAN, son of Late NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxx2965 (152/2, BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE, Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055)

Signature Not Verified
Digitally Signed by JITENDRA
KUMAR SINGH
Date: 9/11/2020 9:44:33 PM

Signature Not Verified
Digitally Signed by RAVI
KHAITAN
Date: 9/11/2020 9:10:38 PM

Drafted by me:

ANIL CHAUDHURY
Licence/Enrolment No.: F/145/1991
HIGH COURT



Admission and execution using eSign by :

Signature Not Verified
Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 12/2/2020 3:29:26 PM

Digitally signed by DEBASIS PATRA
Date: 2020.12.19 12:41:47 +05:30
Reason: Digital Signing of Deed.



Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Mr PRATOSH KUMAR
PATHAK
Address : MURARI MOHAN
MITRA ROAD, AGARPARA,
12/1, P.O - AGARPARA,
P.S.- Khardaha, Khardan,
District -North 24-Parganas,
West Bengal, India, PIN -
700058

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature

Pratosh K Pathak

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Mr SANTOSH AGARWAL
Address : GOURI NATH
SHASTRI SARANI, 293,
P.O - BANGUR AVENUE,
P.S - Dum Dum, South Dum
Dum District -North 24-
Parganas, West Bengal,
India, PIN - 700055

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature

Santosh Agarwal



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1901-2000955526/2020	1901-004699/2020	I-1901-04518/2020

Set Forth Value :	₹ 49,64,490/-	Market Value :	₹ 51,64,819/-
Stamp Duty Paid :	₹ 2,58,261/-	Registration Fees Paid :	₹ 51,662/-

Seller(s)	Buyer(s)
SHREE RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP & 4 others.

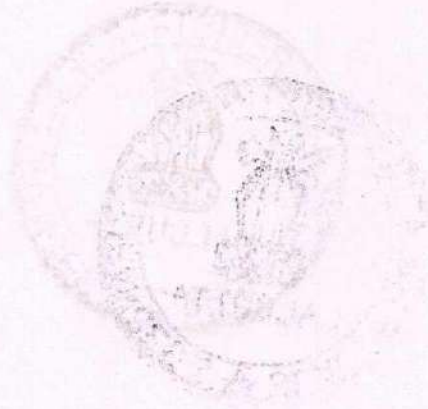
Property Details :

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700123

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Matiagachha	LR- 4293	0.45	0.00000000
TOTAL :		.45	0.00000000

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Matiagachha	LR- 4291, 4292/5211, 4306	43.29	0.00000000
TOTAL :		43.29	0.00000000



Debasis Patra 19/12/2020
 ADDITIONAL REGISTRAR OF ASSURANCE
 OFFICE OF THE A.R.A. - I KOLKATA

04699/100

I-451001



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000955526/2020

Set Forth Value :	₹ 49,64,490/-	Market Value :	₹ 51,64,819/-
Stamp Duty Paid :	₹ 2,58,261/-	Registration Fees Paid :	₹ 51,662/-

Seller(s)	Buyer(s)
SHREE RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP & 4 others

Property Details :

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700123

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(In Sq.ft.)
Mouza: Matiagachha,	LR- 4293	0.45	0.00000000
TOTAL :		.45	

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(In Sq.ft.)
Mouza: Matiagachha,	LR- 4291, 4292/5211, 4306	43.29	0.00000000
TOTAL :		43.29	

Certified that the Document is advised to the Registrar. The Signature Sheet and the other documents attached to this document are the same as the original.

[Signature]
Registrar, Kolkata



02 DEC 2020

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Absolute Sale on the day, month and year first above written.

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK

SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr JITENDRA KUMAR SINGH

5

eSigned

Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. *Anil Chaudhury*

ANIL CHAUDHURY
Licence No.: F/145/1991
HIGH COURT

Major Information of the Deed

Deed No :	I-1901-04518/2020	Date of Registration	02/12/2020
Query No / Year	1901-2000955526/2020	Office where deed is registered	
Query Date	14/08/2020 10:20:42 AM	1901-2000955526/2020	
Applicant Name, Address & Other Details	RAVI KHAITAN 152/2, BLOCK-B, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9830339883, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 49,64,490/-	Rs. 51,64,819/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 2,58,261/- (Article:23)	Rs. 51,662/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4291 (RS :-4291)	LR-4031	Bastu	Baluband h	1.94 Dec	2,20,190/-	2,29,075/-	
L3	LR-4306 (RS :-4306)	LR-4031	Bastu	Shali	1.35 Dec	1,53,225/-	1,59,408/-	
L4	LR-4292/5211 (RS :-4292/5211)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,80,800/-	
L5	LR-4292/5211 (RS :-4292/5211)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,80,800/-	
L6	LR-4292/5211 (RS :-4292/5211)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,80,800/-	
L7	LR-4292/5211 (RS :-4292/5211)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,80,800/-	
TOTAL :					43.29Dec	49,13,415 /-	51,11,683 /-	

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700123

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-4293 (RS :-4293)	LR-4031	Bastu	Baluband h	0.45 Dec	51,075/-	53,136/-	
Grand Total :					43.74Dec	49,64,490 /-	51,64,819 /-	



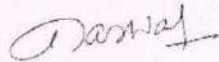
Seller Details :



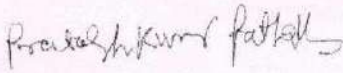
Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE RAM BUILDPROP PRIVATE LIMITED 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUMMERMEAD DEVELOPERS LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ADxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SWEETPALM REALTORS LLP KUMAR PARA ROAD, 6/1/B, P.O:- LILUAH, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AExxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	UDAYA INFRASTRUCTURE LLP P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	WHICHWOOD NIWAS LLP P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	REGALESTATE PROMOTERS LLP P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 11/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 2 2020 2:57PM</p>	<p>Finger Print</p>  <p>LTI 02/12/2020</p>	<p>Signature</p>  <p>02/12/2020</p>
<p>GOURI NATH SHASTRI SARANI, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : SUMMERMEAD DEVELOPERS LLP (as REPRESENTATIVE), SWEETPALM REALTORS LLP (as REPRESENTATIVE), UDAYA INFRASTRUCTURE LLP (as REPRESENTATIVE), WHICHWOOD NIWAS LLP (as REPRESENTATIVE), REGALESTATE PROMOTERS LLP (as REPRESENTATIVE)</p>				

Name	Photo	Finger Print	Signature
Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office			
	Dec 2 2020 2:57PM	LTI 02/12/2020	02/12/2020
MURARI MOHAN MITRA ROAD, AGARPARA, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : SHREE RAM BUILDPROP PRIVATE LIMITED (as REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAVI KHAITAN Son of Late NIRMAL KUMAR KHAITAN Block/Sector: B, Flat No: 1A, 152/2, P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055			
	02/12/2020	02/12/2020	02/12/2020
Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-1.94 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-0.45 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-1.35 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	SWEETPALM REALTORS LLP-10 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	UDAYA INFRASTRUCTURE LLP-10 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	WHICHWOOD NIWAS LLP-10 Dec

Transfer of property for L7

SI.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	REGALESTATE PROMOTERS LLP-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:बाँध, Area:0.02000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED

L3	LR Plot No:- 4306, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:শালি, Area:0.02000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L4	LR Plot No:- 4292/5211, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:শালি, Area:0.40000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L5	LR Plot No:- 4292/5211, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:শালি, Area:0.40000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L6	LR Plot No:- 4292/5211, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:শালি, Area:0.40000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L7	LR Plot No:- 4292/5211, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:শালি, Area:0.40000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700123

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 4293, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:বাঁধ, Area:0.01000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED

On 10-09-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 51,64,819/-



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

On 02-12-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:15 hrs on 02-12-2020, at the Office of the A.R.A. - I KOLKATA by Mr SANTOSH AGARWAL .,

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 02-12-2020 by Mr SANTOSH AGARWAL, REPRESENTATIVE, SUMMERMEAD DEVELOPERS LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, SWEETPALM REALTORS LLP (LLP), KUMAR PARA ROAD, 6/1/B, P.O:- LILUAH, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204; REPRESENTATIVE, UDAYA INFRASTRUCTURE LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, WHICHWOOD NIWAS LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, REGALESTATE PROMOTERS LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, Sector: B, Flat No: 1A, 152/2, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 02-12-2020 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, SHREE RAM BUILDPROP PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, Sector: B, Flat No: 1A, 152/2, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,746/- (A(1) = Rs 51,648/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,662/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2020 2:45PM with Govt. Ref. No: 192020210079309631 on 09-09-2020, Amount Rs: 51,662/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51935635 on 09-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,58,261/- and Stamp Duty paid by by online = Rs 2,53,261/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2020 2:45PM with Govt. Ref. No: 192020210079309631 on 09-09-2020, Amount Rs: 2,58,261/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 51935635 on 09-09-2020, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 239209 to 239220

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