

04700/2020

I-04519/2020

Sale Deed



Scan for details



Further details? Scan this

Query No
0000-2000952926/2020

Set Forth Value :	₹ 41,77,935/-	Market Value :	₹ 43,92,022/-
Stamp Duty Paid :	₹ 2,19,621/-	Registration Fees Paid :	₹ 43,934/-

Seller(s)	Buyer(s)
SHREE RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP & 4 others

Property Details :

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- 4292/5210, 4296, 4297, 4298	36.81	0.00000000
TOTAL :		36.81	

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are part of the document.

[Signature]
Deputy 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 PATHAK

SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Ravi Khaitan

Mr RAVI KHAITAN

5

eSigned

Mr JITENDRA KUMAR SINGH

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 Flat No: GROUND FLOOR, 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 PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at MURARI MOHAN MITRA ROAD, AGARPARA, Flat No: 3B, 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. HOUSEMOVER REALTORS LLP (PAN: AAMFH4366C) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

2. NEWLEIGH DEVELOPERS LLP (PAN: AAQFN8050M) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

3. HOMEPLAN HIRISE LLP (PAN: AAMFH6904Q) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

4. HOMEROOF ESTATES LLP (PAN: AAMFH4364A) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

5. HOSTHOME BUILDERS LLP (PAN: AAMFH4197D) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL , 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) HOUSEMOVER REALTORS LLP, having PAN No. AAMFH4366C, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, (2) NEWLEIGH DEVELOPERS LLP, having PAN No. AAQFN8050M, 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, (3) HOMEPLAN HIRISELLP, having PAN No. AAMFH6904Q Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin- 700104, West Bengal, (4) HOMEROOF ESTATES LLP, having PAN No. AAMFH4364A, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, AND (5) HOSTHOMEBUILDERS LLP, having PAN No. AAMFH4197D, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas,

Pin - 700104, WestBengal, 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. 4292/5210

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 Purchasers herein have approached the Vendor and the Vendor has agreed to sell to the Purchasers 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

0.1400 Satak in Dag No. 4296 for Rs. 15,890/- in the name of Housemover Realtors LLP

0.9300 Satak in Dag No. 4297 for Rs. 1,05,555.00/- in the name of Housemover Realtors LLP

0.2500 Satak in Dag No. 4298 for Rs. 28,375.00/- in the name of Newleigh Developers LLP

5.4900 Satak in Dag No. 4292/5210 for Rs. 6,23,115/- in the name of Housemover Realtors LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Homeplan Hirise LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Home Roof Estates LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Hosthome Builders 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. 41,77,935.00 (Rupees Forty One Lakhs Seventy Seven Thousand Nine Hundred Thirty Five 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.41,77,935.00 (Rupees Forty One Lakhs Seventy Seven Thousand Nine Hundred Thirty Five 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, pattas, 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 lis pendens;

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 covenant 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 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

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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. 4292/5210

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 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 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 Panchayet-II together with all easement rights and all appearing thereto as follows

0.1400 Satak in Dag No. 4296 for Rs. 15,890/- in the name of Housemover Realtors LLP

0.9300 Satak in Dag No. 4297 for Rs. 1,05,555.00/- in the name of Housemover Realtors LLP

0.2500 Satak in Dag No. 4298 for Rs. 28,375.00/- in the name of Newleigh Developers LLP

5.4900 Satak in Dag No. 4292/5210 for Rs. 6,23,115/- in the name of Housemover Realtors LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Homeplan Hirise LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Home Roof Estates LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000./- in the name of Hosthome Builders LLP

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 0.14 Decimal (0.14 Decimal), more or less, lying and situated in LR Plot No:- 4296 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: ROAD. West: 884. North: 884. South: 1033.

All That piece and parcel of Bastu land measuring about 0.93 Decimal (0.93 Decimal), more or less, lying and situated in LR Plot No:- 4297 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: ROAD. West: 4298. North: 4295. South: 4295.

All That piece and parcel of Bastu land measuring about 0.25 Decimal (0.25 Decimal), more or less, lying and situated in LR Plot No:- 4298 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: 4297. West: 4295. North: 4295. South: 4295.

All That piece and parcel of Bastu land measuring about 5.49 Decimal (5.49 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 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: 4292/5211. West: 4278. North: 873. 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:- 4292/5210 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: 4292/5211. West: 4278. North: 873. 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:- 4292/5210 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: 4292/5211. West: 4278. North: 873. 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:- 4292/5210 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: 4292/5211. West: 4278. North: 873. South: 4327.

Memo of Consideration

Rs. 41,77,935/- (Rupees FORTY ONE LAC SEVENTY SEVEN THOUSAND NINE HUNDRED THIRTY FIVE 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. No.	Date	Particulars	Amount
1.	14-08-2020	By Cheque000001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	1,21,445/-
2.	14-08-2020	By Cheque000004 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	28,375/-
3.	14-08-2020	By Cheque000002 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	6,23,115/-
4.	14-08-2020	By Cheque000001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
5.	14-08-2020	By Cheque000001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
6.	14-08-2020	By Cheque000001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
T O T A L			4177935/-

MOUZA MAP AT KAMDUNI & MATIAGACHHA

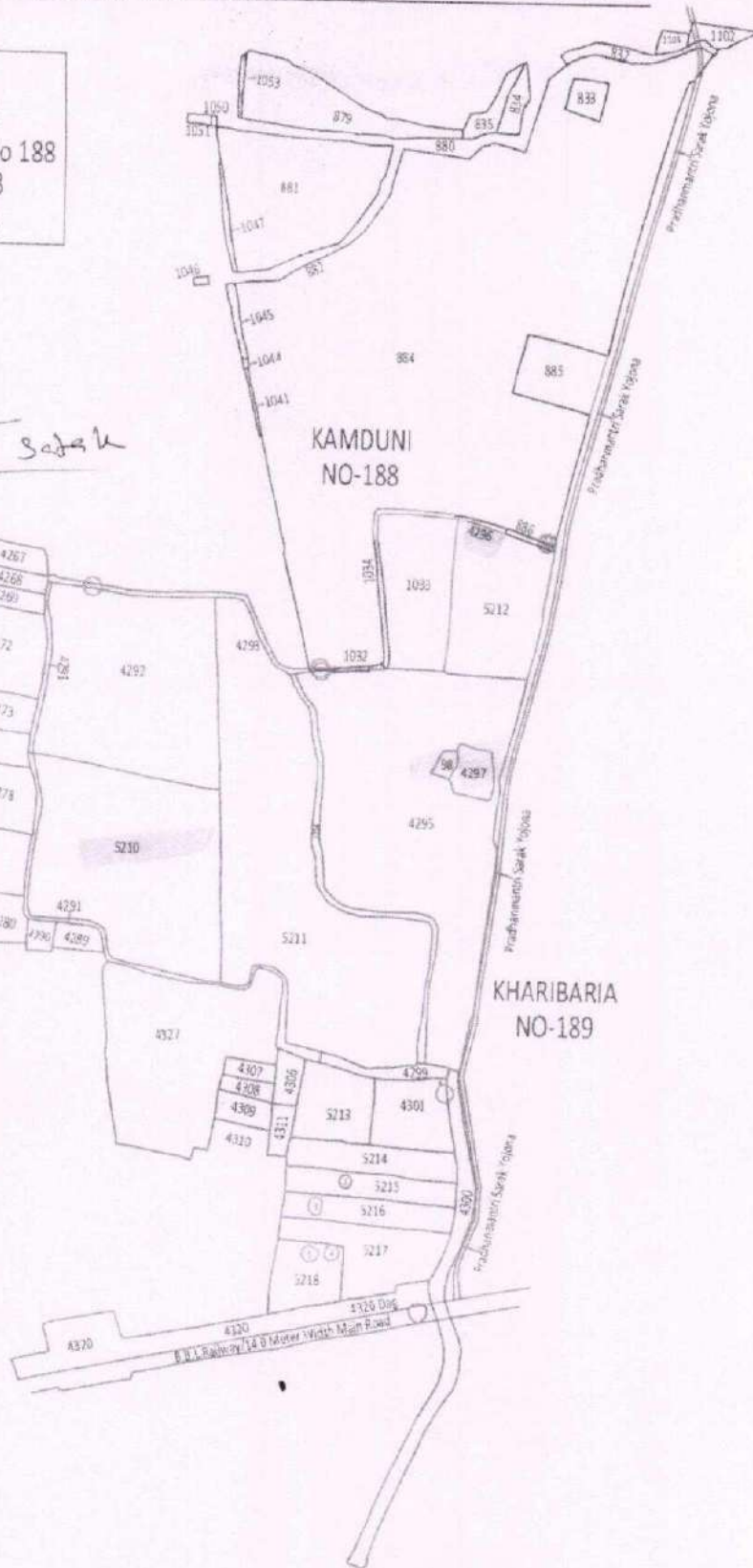
KAMDUNI
 Name Of P.S-Rajarhat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.

4296 - 0.14
 4297 - 0.93
 4298 - 0.75
 4294/5210 - 35.49
36.810 Satak
Santosh Agarwal

MATIAGACHHA
 NO-187












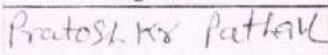
MATIAGACHHA
 Name Of P.S-Rajarhat
 Name Of Mouza-
 Matiagachha No 187
 Revinew Survey No-17,154
 Dist- North 24 Paganas.












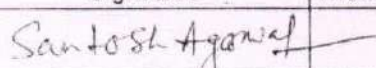
KHARIBARIA
 NO-189



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					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
<p>Mr PRATOSH PATHAK Address : MURARI MOHAN MITRA ROAD, AGARPARA, Flat No: 3B, 12/1, P O - AGARPARA, P.S.- Khardaha, Khardah, District:- North 24-Parganas, West Bengal, India, PIN - 700058</p>					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
<p>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</p>					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					



सत्यमेव जयते



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 Smt. Ramchhabla Singh
2 No. Dakshin Para 3rd Lane
Rahra
Hugli
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No: 00000451-00160681-00183333-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

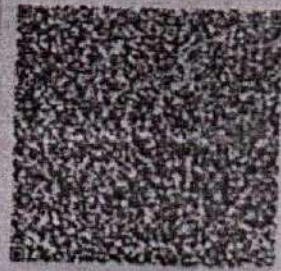


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

जन्म की तारीख /

Date of Birth
01/03/1977

Pratosh Kumar Pathak

हस्ताक्षर / Signature

26092018

Pratosh Kumar Pathak



भारत सरकार
GOVERNMENT OF INDIA


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




7758 4646 2965


স্বাক্ষর - 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, Bangur Avenue, West
Bengal, 700055

 1947
1 00 190 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

S. Khaitan


ভারত সরকার
Government of India



নাম সন্তোষ
Santosh Agarwal
জন্ম তারিখ/DOB 21/06/1969
সঙ্গ MALE

2220 8486 3948
UID 9105 9681 3601 3948



ভারত সরকার
 भारत सरकार, भारत प्रविष्ट

Santosh


ভারতীয় চিহ্নিতকরণ কর্তৃক
Unique Identification Authority of India

ঠিকানা:
শ্রীমতী সন্তোষ, ২৯৩ গৌন নথ শাস্ত্রী সড়ক, শ্রীমতী সন্তোষ নগর রোড, শ্রীমতী নগর শিশুদের পার্ক, বাগুরু এভিনিউ, পূর্ববঙ্গ - ৭০০০৫৫

Address:
Shyam residency, 293 goun nath shastri sardak, shyam nagar road, shyam nagar children park, Bagur Avenue, North 24 Parganas, West Bengal - 700055



QR Code with Photo/Signature

2220 8486 3948
UID 9105 9681 3601 3948

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 2:53:26 PM

WITNESSES :

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

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

Signature Not Verified
Digitally Signed by RAVI
KHAITAN
Date: 9/11/2020 9:08:55 PM

Signature Not Verified
Digitally Signed by JITENDRA
KUMAR SINGH
Date: 9/11/2020 9:42:29 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 9:38:50 PM

Digitally signed by DEBASIS PATRA
Date: 2020.12.19 12:46:30 +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)					
<p>Mr PRATOSH PATHAK Address : MURARI MOHAN MITRA ROAD, AGARPARA, Flat No 3B, 12/1, P O - AGARPARA, P.S.- Khardaha, Khardah, District.- North 24-Parganas, West Bengal, India, PIN - 700058</p>					
	Signature	Thumb	Fore	Middle	Ring
<i>Pratosh K Pathak</i>	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
<p>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</p>					
	Signature	Thumb	Fore	Middle	Ring
<i>Santosh Agarwal</i>	(Right Hand)				



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1901-2000952926/2020	1901-004700/2020	I-1901-04519/2020

Set Forth Value :	₹ 41,77,935/-	Market Value :	₹ 43,92,022/-
Stamp Duty Paid :	₹ 2,19,621/-	Registration Fees Paid :	₹ 43,934/-

Seller(s)	Buyer(s)
SHREE RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP & 4 others.

Property Details :

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- 4292/5210, 4296, 4297, 4298	36.81	0.00000000
TOTAL :		36.81	0.00000000

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

047001

I-0431-1



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000952926/2020

Set Forth Value :	₹ 41,77,935/-	Market Value :	₹ 43,92,022/-
Stamp Duty Paid :	₹ 2,19,621/-	Registration Fees Paid :	₹ 43,934/-

Seller(s)	Buyer(s)
SHREE RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP & 4 others

Property Details :

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- 4292/5210, 4296, 4297, 4298	36.81	0.00000000
TOTAL :		36.81	

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are a part of this document.



[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 PATHAK

SIGNED, SEALED AND DELIVERED
in the presence of:

4 eSigned *Ravi Khaitan*

Mr RAVI KHAITAN

5 eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1. *Anil Chaudhury*

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

Major Information of the Deed

Deed No :	I-1901-04519/2020	Date of Registration	02/12/2020
Query No / Year	1901-2000952926/2020	Office where deed is registered	
Query Date	13/08/2020 5:28:37 PM	1901-2000952926/2020	
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. 41,77,935/-		Rs. 43,92,022/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,19,621/- (Article:23)		Rs. 43,934/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4296 (RS :-4296)	LR-4031	Bastu	Baluband h	0.14 Dec	15,890/-	16,704/-	
L2	LR-4297 (RS :-4297)	LR-4031	Bastu	Shali	0.93 Dec	1,05,555/-	1,10,964/-	
L3	LR-4298 (RS :-4298)	LR-4031	Bastu	Doba	0.25 Dec	28,375/-	29,829/-	
L4	LR-4292/5210 (RS :-4292/5210)	LR-4031	Bastu	Shali	5.49 Dec	6,23,115/-	6,55,045/-	
L5	LR-4292/5210 (RS :-4292/5210)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,93,160/-	
L6	LR-4292/5210 (RS :-4292/5210)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,93,160/-	
L7	LR-4292/5210 (RS :-4292/5210)	LR-4031	Bastu	Shali	10 Dec	11,35,000/-	11,93,160/-	
		TOTAL :			36.81Dec	41,77,935 /-	43,92,022 /-	
		Grand Total :			36.81Dec	41,77,935 /-	43,92,022 /-	



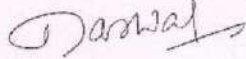


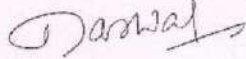


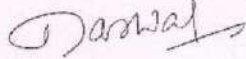
Seller Details :



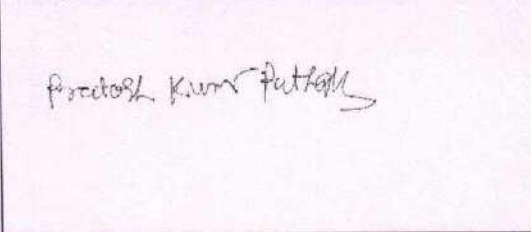
SI No	Name,Address,Photo,Finger print and Signature
1	SHREE RAM BUILDPROP PRIVATE LIMITED Flat No: GROUND FLOOR, 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status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

Buyer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	HOUSEMOVER REALTORS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	NEWLEIGH DEVELOPERS LLP P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	HOMEPLAN HIRISE LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	HOMEROOF ESTATES LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	HOSTHOME BUILDERS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 2 2020 2:58PM</td> <td>LTI 02/12/2020</td> <td>02/12/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	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					Dec 2 2020 2:58PM	LTI 02/12/2020	02/12/2020	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, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : HOUSEMOVER REALTORS LLP (as REPRESENTATIVE), NEWLEIGH DEVELOPERS LLP (as REPRESENTATIVE), HOMEPLAN HIRISE LLP (as REPRESENTATIVE), HOMEROOF ESTATES LLP (as REPRESENTATIVE), HOSTHOME BUILDERS LLP (as REPRESENTATIVE)		
Name	Photo	Finger Print	Signature													
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																
	Dec 2 2020 2:58PM	LTI 02/12/2020	02/12/2020													

2	Name	Photo	Finger Print	Signature
	Mr PRATOSH 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	 <small>Dec 2 2020 2:59PM</small>	 <small>LTI 02/12/2020</small>	 <small>02/12/2020</small>
MURARI MOHAN MITRA ROAD, AGARPARA, Flat No: 3B, 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, , 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 LUMAR KHAITAN Block/Sector: B, Flat No: FLAT-1A, 152/2, P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN - 700055	 <small>02/12/2020</small>	 <small>02/12/2020</small>	 <small>02/12/2020</small>
Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH PATHAK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP-0.14 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP-0.93 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP-5.49 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	HOMEPLAN HIRISE LLP-10 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	HOMEROOF ESTATES LLP-10 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SHREE RAM BUILDPROP PRIVATE LIMITED	HOSTHOME BUILDERS 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:- 4296, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:बॉध,	SHREE RAM BUILDPROP PRIVATE LIMITED

L2	LR Plot No:- 4297, 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:0.01000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L3	LR Plot No:- 4298, LR Khatian No:- 4031	Owner:shree ram buildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1 , Classification:ডোবা,	SHREE RAM BUILDPROP PRIVATE LIMITED
L4	LR Plot No:- 4292/5210, 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:0.39000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L5	LR Plot No:- 4292/5210, 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:0.39000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L6	LR Plot No:- 4292/5210, 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:0.39000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED
L7	LR Plot No:- 4292/5210, 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:0.39000000 Acre,	SHREE RAM BUILDPROP PRIVATE LIMITED

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 14:40 hrs on 02-12-2020, at the Office of the A.R.A. - I KOLKATA by Mr SANTOSH AGARWAL ,,

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 - 43,92,022/-

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

Execution is admitted on 02-12-2020 by Mr SANTOSH AGARWAL, REPRESENTATIVE, HOUSEMOVER REALTORS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, NEWLEIGH DEVELOPERS LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, HOMEPLAN HIRISE LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HOMEROOF ESTATES LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HOSTHOME BUILDERS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAVI KHAITAN, , , Son of Late NIRMAL LUMAR KHAITAN, Sector: B, Flat No: FLAT-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 PATHAK, REPRESENTATIVE, SHREE RAM BUILDPROP PRIVATE LIMITED (Private Limited Company), Flat No: GROUND FLOOR, 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr RAVI KHAITAN, , , Son of Late NIRMAL LUMAR KHAITAN, Sector: B, Flat No: FLAT-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 44,018/- (A(1) = Rs 43,920/- ,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 43,934/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2020 2:39PM with Govt. Ref. No: 192020210079301831 on 09-09-2020, Amount Rs: 43,934/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51935333 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. 2,19,621/- and Stamp Duty paid by by online = Rs 2,19,621/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2020 2:39PM with Govt. Ref. No: 192020210079301831 on 09-09-2020, Amount Rs: 2,19,621/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51935333 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 239221 to 239231

being No 190104519 for the year 2020.



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