



Scan for details

04709/2020

### Sale Deed

F-04522/2020



Further details? Scan this

Query No  
0000-2001135535/2020

Set Forth Value :	₹ 18,99,981/-	Market Value :	₹ 19,98,980/-
Stamp Duty Paid :	₹ 99,969/-	Registration Fees Paid :	₹ 20,004/-

<b>Seller(s)</b>	<b>Buyer(s)</b>
HIMGIRI VINIMAY PRIVATE LIMITED	RAVISHING REALTY LLP & 3 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: Kamduni,	LR- 884	33.333	0.00000000
<b>TOTAL :</b>		<b>33.333</b>	

Certified that the Document is admitted to Registration. The Statement Sheet and the endorsement sheets submitted to this document are correct and true.



*[Signature]*  
Assistant Registrar  
of Parganas-I, 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.

Pratosh Kumar Pathak ,

eSigned

Mr PRATOSH KUMAR PATHAK

Mr SANTOSH AGARWAL

SIGNED, SEALED AND DELIVERED  
in the presence of:

4

eSigned

*Ravi Khaitan*

Mr RAVI KHAITAN

5

*Jitendra K. Singh.*

Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

*Anil Chaudhary*

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 28th day of September ,Two Thousand Twenty

**BETWEEN**

1. HIMGIRI VINIMAY PRIVATE LIMITED (PAN: AABCH6709H) , 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, 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. RAVISHING REALTY LLP (PAN: ABAFR1493D) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

2. Riseonic Builders LLP (PAN: ABAFR2062G) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

3. SAGENTUS TOWERS LLP (PAN: AEAFS3089R) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

4. ONI ESTATE LLP (PAN: AAGFO5986R) , 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 293Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 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)

BETWEEN

HIMGIRI VINIMAY PRIVATE LIMITED, having PAN No.AABCH6709H, a private limited companyincorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 19/6, NayanChand Dutta Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata -700006, represented by its Authorised Signatory MR. PRATOSHKUMAR PATHAK, having PAN CDYPP8761Q, Aadhar No. : 8529 4152 8220, Mobile No. 9051800049, son of Mr.Sudhir Kumar Pathak, by faith -Hindu, byNationality - 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 subjector context the same shall be deemed to mean and include its successors,persons/successors-in-office and assigns) of the ONE PART.

AND

(1) Ravishing Realty LLP, having PAN ABAFR1493D, LimitedLiability Partnership Firm incorporated under the provision of the LimitedLiability Partnership Act, 2008, having it's registeredoffice at havingits registered office at Kamduni More,P.O – Kamduni, P.S – Rajarhat, District – North 24 Parganas, Pin code – 700135,(2) Riseonic Builders LLP, having PAN ABAFR2062G, Limited LiabilityPartnership Firm incorporated under the provision of the Limited LiabilityPartnership Act, 2008, having its registered office at Kamduni More, P.O –Kamduni, P.S – Rajarhat, District – North 24 Parganas, Pin code – 700135, and (3) Sagentus Towers LLP, having PAN AEAFS3089R, LimitedLiability Partnership Firm incorporated under the provision of the LimitedLiability Partnership Act, 2008, having it's registeredoffice at Kamduni More, P.O – Kamduni, P.S – Rajarhat, District – North 24Parganas, Pin code – 700135, (4) ONI Estate LLP, having PAN AAGFO5986R, Limited LiabilityPartnership Firm incorporated under the provision of the Limited LiabilityPartnership Act, 2008, having it's registeredoffice at Kamduni More, P.O – Kamduni, P.S – Rajarhat, District – North 24Parganas, Pin code – 700135, all representedby its Authorised Signatory SRI SANTOSH AGARWAL, PAN No.AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, byfaith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293Gouri Nath Shastri Sarani, Shyam Nagar Road, BangurAvenue, 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 byor repugnant to the subject or context be deemed to mean and include itssuccessor or successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered Deed of Conveyance dated 06th November 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, being No. 04206 for the year 2007 entered into by and between (1) AMB BUILDWELL PVT. LTD., (2) SHREE RAM BUILDPROP PVT LTD., (3) SITARAM BUILDPROP PVT. LTD., (4) SITA DEVELOPERS PVT. LTD. AND (5) AMB REALTORS PVT. LTD. (therein referred to as the Vendors) sold, transferred and conveyed to Hemanta Kayal alias Hemanto Kayal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 33.3330 Satak comprised in R.S./L.R. Dag No. 884, under L.R. Khatian Nos. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S. Barasat, in the District of North 24-Parganas, Touzi No. 146, R.S. No. 163, under Additional District Sub-Registration office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet together with all easement rights and all rights appertaining thereto.

AND WHEREAS pursuant to 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. 3, Pages from 11839 to 11850, being No. 04394 for the year 2007 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali land measuring 33.3330 Satak comprised in R.S./L.R. Dag No. 884, under L.R. Khatian Nos. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S. Barasat, in the District of North 24 -Parganas under Additional District Sub-Registration Office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet TOGETHER WITH all easement rights and all rights appertaining thereto more fully and particularly described in the SCHEDULE hereunder written and delineated with RED Ink in the Plan/Map annexed hereto and hereinafter referred to as the "said Property".

AND WHEREAS the Vendor herein after purchase of the said Property has got its 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 herein has agreed to sell to the Purchasers ALL THAT the said Property mentioned

on the SCHEDULE hereunder written TOGETHER WITH all easement rights and all right appertaining thereto, vacant and free from all encumbrances at or for a total consideration of Rs.18,99,981.00 (Rupees Eighteen Lacs Ninety Nine Thousand Nine Hundred Eighty One only), vacant and free from all encumbrances on the following terms and conditions.

**NOW THIS DEED WITNESSETH AS UNDER:**

That in consideration of Rs 18,99,981/- (Rupees EIGHTEEN LAC NINETY NINE THOUSAND NINE HUNDRED EIGHTY ONE ) the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.

That the Seller hereby sells, conveys and assigns the land absolutely and forever with all rights, title and interest of the same, unto the Buyer who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.

That the actual physical possession of the said land has been handed over by the Seller to the Buyer who is in possession of the same at the time of registration of this Sale deed.

That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said land for the period prior to the date of execution of this Sale deed shall be paid and borne by the Seller and thereafter the same shall be paid and borne by the Buyer

That the Seller hereby agrees and assures the Buyer to help and assist him in getting the land transferred/mutated in the relevant department and any other concerned department and/or the Buyer shall have full right to get the land transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Seller.

That all right and easements attached with the said property have also been conveyed and transferred with the said land, unto the Buyer.

That the Seller has assured and delivered to the Buyer that the said land under Sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Seller and if it is proved otherwise at any time and the Buyer suffers any loss, then the Seller shall be fully liable and responsible for the same and the Buyer shall be entitled to recover all his/her losses from the Seller.

That the Buyer shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said land from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Seller.

That the Seller has delivered the previous title documents relating to the said property.

That the Seller hereby declares and assures to the Buyer that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.

That the market value of the property is Rs 19,98,980/- (Rupees NINETEEN LAC NINETY EIGHT THOUSAND NINE HUNDRED EIGHTY ) All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the Sale deed and mentioned Schedule B of this Sale deed.

### SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 909, at Mouza: Kamduni, J.L. Number 188, 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: 1034. West: 884. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 909, at Mouza: Kamduni, J.L. Number 188, 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: 1034. West: 884. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 909, at Mouza: Kamduni, J.L. Number 188, 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: 1034. West: 884. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 3.333 Decimal (3.333 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 909, at Mouza: Kamduni, J.L. Number 188, 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: 1034. West: 884. North: 884. South: 884.

## Memo of Consideration

Rs. 18,99,981/- ( Rupees EIGHTEEN LAC NINETY NINE THOUSAND NINE HUNDRED EIGHTY ONE 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.

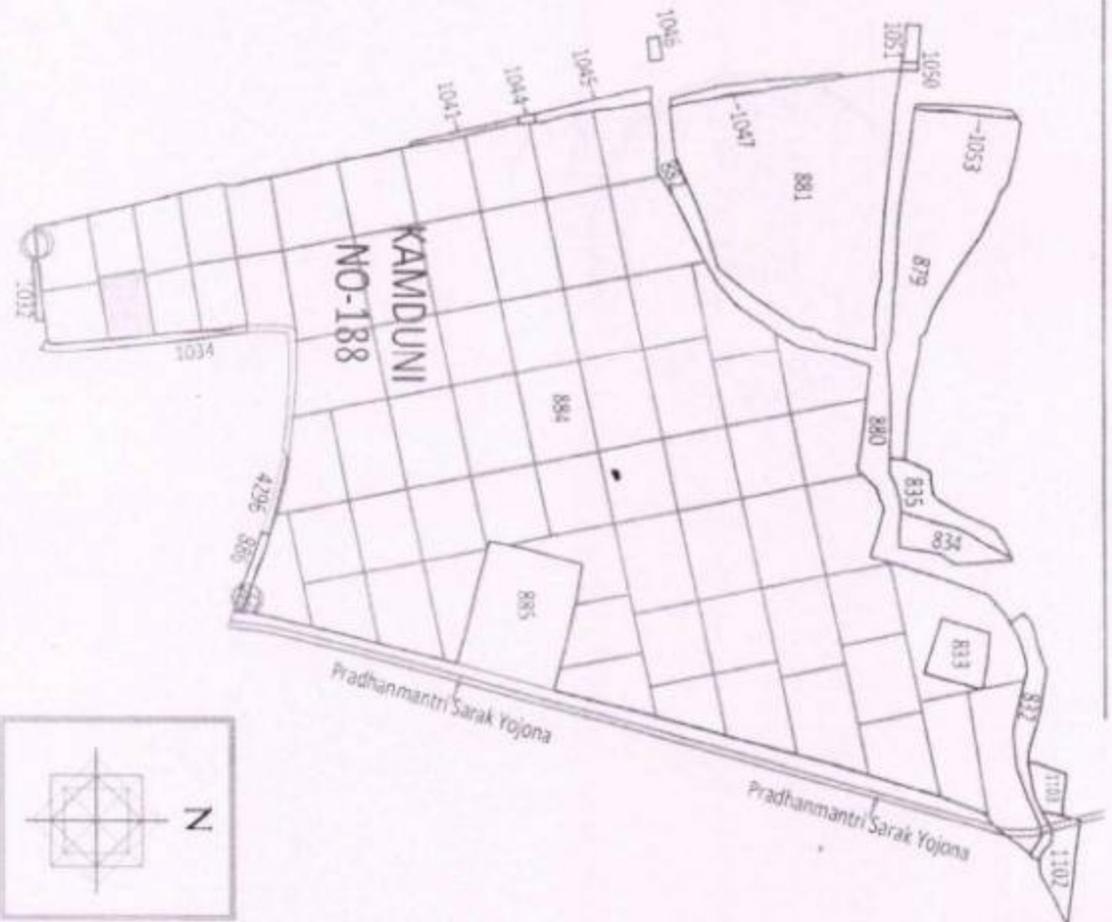
Sl. No.	Date	Particulars	Amount
1.	15-09-2020	By Cheque00005 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
2.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
3.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
4.	15-09-2020	By Cheque00004 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	1,89,981/-
<b>T O T A L</b>			1899981/-

# MOUZA MAP AT KAMDUNI

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

Dag No. Area in Decimal  
884 33.333

*Dammy*



आयकर विभाग  
INCOME TAX DEPARTMENT

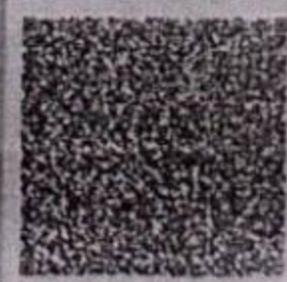


भारत सरकार  
GOVT. OF INDIA



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


**सर्वोच्च सरकार**  
**Government of India**


 नाम: सरोश अग्रवाल  
 Saratosh Agarwal  
 जन्म तिथि: 21/06/1969  
 लिंग: MALE



**2220 8486 3948**  
 YID: 3103 3083 3583 3584  
 भारतीय जनता पार्टी, भारतीय जनता पार्टी

*Handwritten signature*


**सर्वोच्च सरकार**  
**Unique Identification Authority of India**

पता:  
 293 गौन नथ चैस्टन रोड, श्याम नगर  
 बंगुर एवेन्यू, बंगुर रोड, बंगुर रोड, बंगुर रोड,  
 बंगुर रोड - 700055

**Address:**  
 Shyam residency, 293 goun nath chastein  
 sarain, shyam nagar road, shyam nagar  
 children park, Bangur Avenue, North 24  
 Parganas,  
 West Bengal - 700055



**2220 8486 3948**  
 YID: 3103 3083 3583 3584



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 Mr. Ramchandra Singh  
2 No. Gokhale Park 3rd Lane  
Rajura  
Hugli  
West Bengal - 712290  
Mobile: 9874497340

Date: 07/11/2011

Ref. No.: 9000851-00160981-00181111-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

**4353 4807 0521**

आधार - आम आदमी का अधिकार

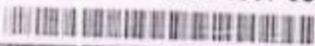


भारत सरकार  
GOVERNMENT OF INDIA

Jitendra Kumar Singh  
Year of Birth: 1980  
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

*Jitendra Kumar Singh*

भारत सरकार  
GOVERNMENT OF INDIA



Ravi Khaitan  
Ravi Khaitan  
জন্ম বর্ষ / Year of Birth : 1977  
পুংসব / Male



7758 4646 2965

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা,  
E/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  
1800 130 1347

help@uidai.gov.in

www.uidai.gov.in

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

- S. Khaitan

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

Validity unknown

Digitally Signed by SANTOSH  
AGARWAL

Date: 9/28/2020 9:11:50 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, BANGUR AVENUE, 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 RAMCHHABILA SINGH, Aadhaar No.:  
43xxxxxx0521 (2, DAKSHINPARA 3RD LANE, Post Office: MOREPUKUR, Serampur,  
Rishra, District:-Hooghly, West Bengal, India, PIN - 712250)

Validity unknown

Digitally Signed by RAVI  
KHAITAN

Date: 9/28/2020 9:12:51 PM



Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

Digitally Signed by Selected  
Name : Mr SANJOSH AGARWAL  
Date: 12/2/2020 5:12:23 PM

Digitally signed by DEBASIS PATRA  
Date: 2020.12.19 12:52:19 +05:30  
Reason: Digital Signing of Deed.

32

### 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, Khardah, District:- North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
<i>Pratosh Kumar Pathak</i>	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr: SANTOSH AGARWAL Address: Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
<i>Santosh Agarwal</i>	(Right Hand)				

1901-2001135535/2020

1901-004704/2020

I-1901-04522/2020

Set Forth Value : ₹ 18,99,981/- Market Value : ₹ 19,98,980/-  
Stamp Duty Paid : ₹ 99,969/- Registration Fees Paid : ₹ 20,004/-

**Seller(s)**

HIMGIRI VINIMAY PRIVATE LIMITED

**Buyer(s)**

RAVISHING REALTY LLP & 3 others.

**Property Details :**

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

Mcuza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	33.333	0.00000000
<b>TOTAL :</b>		<b>33.333</b>	<b>0.00000000</b>

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



01709/2020

Sale Deed

I-040



Scan for details

Further details? Scan this

Query No  
0000-2001135535/2020

Set Forth Value :	₹ 18,99,981/-	Market Value :	₹ 19,98,980/-
Stamp Duty Paid :	₹ 99,969/-	Registration Fees Paid :	₹ 20,004/-

Seller(s)	Buyer(s)
HIMGIRI VINIMAY PRIVATE LIMITED	RAVISHING REALTY LLP & 3 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: Kamduni,	LR- 804	33.333	0.00000000
		<b>TOTAL :</b>	<b>33.333</b>

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet's attached to this document are also on file 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.

*Pratosh Kumar Pathak*

eSigned

Mr PRATOSH KUMAR PATHAK

Mr SANTOSH AGARWAL

SIGNED, SEALED AND DELIVERED  
in the presence of:

4

eSigned

*Ravi Khaitan*

-----  
Mr RAVI KHAITAN

5

*Jitendra K. Singh*

-----  
Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

*Anil Chaudhary*

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

### Major Information of the Deed

Deed No :	I-1901-04522/2020	Date of Registration	02/12/2020
Query No / Year	1901-2001135535/2020	Office where deed is registered	
Query Date	16/09/2020 10:10:45 AM	1901-2001135535/2020	
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. 18,99,981/-	Rs. 19,98,980/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 99,969/- (Article:23)	Rs. 20,004/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-884 (RS :-884 )	LR-909	Bastu	Shali	10 Dec	5,70,000/-	5,99,700/-	
L2	LR-884 (RS :-884 )	LR-909	Bastu	Shali	10 Dec	5,70,000/-	5,99,700/-	
L3	LR-884 (RS :-884 )	LR-909	Bastu	Shali	10 Dec	5,70,000/-	5,99,700/-	
L4	LR-884 (RS :-884 )	LR-909	Bastu	Shali	3.333 Dec	1,89,981/-	1,99,880/-	
		<b>TOTAL :</b>			<b>33.333Dec</b>	<b>18,99,981 /-</b>	<b>19,98,980 /-</b>	
		<b>Grand Total :</b>			<b>33.333Dec</b>	<b>18,99,981 /-</b>	<b>19,98,980 /-</b>	

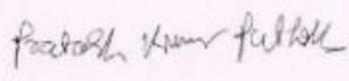
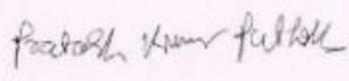
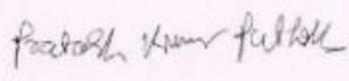
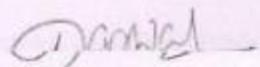
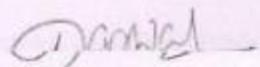
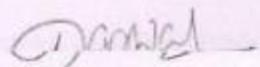
#### Seller Details :

Sl -No	Name,Address,Photo,Finger print and Signature
1	<b>HIMGIRI VINIMAY PRIVATE LIMITED</b> 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

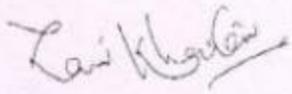
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAVISHING REALTY LLP</b> P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Riseonic Builders LLP</b> P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	<b>SAGENTUS TOWERS LLP</b> P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AExxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>ONI ESTATE LLP</b> P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl 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> <b>Mr PRATOSH KUMAR PATHAK</b>                      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                 </td> <td>                       Dec 2 2020 4:43PM                 </td> <td>                       LTI                      02/12/2020                 </td> <td>                       02/12/2020                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PRATOSH KUMAR PATHAK</b> 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 4:43PM	 LTI 02/12/2020	 02/12/2020	MURARI MOHAN MITRA ROAD, 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 : HIMGIRI VINIMAY PRIVATE LIMITED (as REPRESENTATIVE)		
Name	Photo	Finger Print	Signature									
<b>Mr PRATOSH KUMAR PATHAK</b> 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 4:43PM	 LTI 02/12/2020	 02/12/2020									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SANTOSH AGARWAL (Presentant)</b>                      Son of Late MOTILAL AGARWAL                      Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office                 </td> <td>                       Dec 2 2020 4:46PM                 </td> <td>                       LTI                      02/12/2020                 </td> <td>                       02/12/2020                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SANTOSH AGARWAL (Presentant)</b> Son of Late MOTILAL AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office	 Dec 2 2020 4:46PM	 LTI 02/12/2020	 02/12/2020	293Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 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 : RAVISHING REALTY LLP (as REPRESENTATIVE), Riseonic Builders LLP (as REPRESENTATIVE), SAGENTUS TOWERS LLP (as REPRESENTATIVE), ONI ESTATE LLP (as REPRESENTATIVE)		
Name	Photo	Finger Print	Signature									
<b>Mr SANTOSH AGARWAL (Presentant)</b> Son of Late MOTILAL AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office	 Dec 2 2020 4:46PM	 LTI 02/12/2020	 02/12/2020									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAVI KHAITAN</b> Son of Late NIRMAL KUMAR KHAITAN BANGUR AVENUE, 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 PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	HIMGIRI VINIMAY PRIVATE LIMITED	RAVISHING REALTY LLP-10 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	HIMGIRI VINIMAY PRIVATE LIMITED	Riseonic Builders LLP-10 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	HIMGIRI VINIMAY PRIVATE LIMITED	SAGENTUS TOWERS LLP-10 Dec

**Transfer of property for L4**

SI No	From	To. with area (Name-Area)
1	HIMGIRI VINIMAY PRIVATE LIMITED	ONI ESTATE LLP-3.333 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 884, LR Khatian No:- 909	Owner:হিমগিরি ভিনিময় প্রা:লি: পক্ষে, Gurdian:ডিরেক্ট অঙ্গন, Address:কুমার সাহ সাং-20 লাউডন ট্রাট কোল - 16, Classification:শালি, Area:2.94000000 Acre,	HIMGIRI VINIMAY PRIVATE LIMITED
L2	LR Plot No:- 884, LR Khatian No:- 909	Owner:হিমগিরি ভিনিময় প্রা:লি: পক্ষে, Gurdian:ডিরেক্ট অঙ্গন, Address:কুমার সাহ সাং-20 লাউডন ট্রাট কোল - 16, Classification:শালি, Area:2.94000000 Acre,	HIMGIRI VINIMAY PRIVATE LIMITED

L3	LR Plot No:- 884, LR Khatian No:- 909	Owner:হিমগিরি ভিনিময় প্রা:লি: পক্ষে, Gurdian:ডিরেক্ট অফিস, Address:কুমার সাহ সাং-20 লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:2.94000000 Acre,	HIMGIRI VINIMAY PRIVATE LIMITED
L4	LR Plot No:- 884, LR Khatian No:- 909	Owner:হিমগিরি ভিনিময় প্রা:লি: পক্ষে, Gurdian:ডিরেক্ট অফিস, Address:কুমার সাহ সাং-20 লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:2.94000000 Acre,	HIMGIRI VINIMAY PRIVATE LIMITED

On 27-09-2020

**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 19,98,980/-



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 14:32 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 PRATOSH KUMAR PATHAK, REPRESENTATIVE, HIMGIRI VINIMAY 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, BANGUR AVENUE, 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 SANTOSH AGARWAL, REPRESENTATIVE, RAVISHING REALTY LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, Riseonic Builders LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, SAGENTUS TOWERS LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, ONI ESTATE 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, BANGUR AVENUE, 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 20,088/- ( A(1) = Rs 19,990/- ,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 20,004/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:26PM with Govt. Ref. No: 192020210097155331 on 28-09-2020, Amount Rs: 20,004/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52652716 on 28-09-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 99,969/- and Stamp Duty paid by by online = Rs 99,969/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:26PM with Govt. Ref. No: 192020210097155331 on 28-09-2020, Amount Rs: 99,969/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52652716 on 28-09-2020, Head of Account 0030-02-103-003-02

*Debasis Patra*

**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 239242 to 239252

being No 190104522 for the year 2020.



Digitally signed by DEBASIS PATRA  
Date: 2020.12.19 12:52:39 +05:30  
Reason: Digital Signing of Deed.

(Debasis Patra) 12/19/2020 12:51:39 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.



(This document is digitally signed.)

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8. ✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
2 DEC 2020