

13L

04705/2020

I-04523/2020



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2001144759/2020

| | | | |
|-------------------|---------------|--------------------------|---------------|
| Set Forth Value : | ₹ 10,44,981/- | Market Value : | ₹ 10,99,980/- |
| Stamp Duty Paid : | ₹ 55,019/- | Registration Fees Paid : | ₹ 11,014/- |

| | |
|---|--|
| Seller(s) HIMGIRI VINIMAY PRIVATE LIMITED | Buyer(s) DENTOTA COMPLEX LLP & 1 other |
|---|--|

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 | 18.333 | 0.00000000 |
| TOTAL : | | 18.333 | |

Certified that the Document is admitted to Registration. The Signature Sheet and the enclosures attached thereto are filed to this document as per the statement.

[Signature]
Assistant Registrar
of North 24 Parganas, 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

Ravi Khaitan

Mr RAVI KHAITAN

5

Jitendra K. Singh

Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

Anil Chaudhury

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



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 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 Nayan Chand Dutta Street, Ground Floor,, 19/6, P.O:- AGARPARA, P.S:- Khardaha, Panihati, 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. DENTOTA COMPLEX LLP (PAN: AAQFD3400K) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

2. MOONHEIGHT REALTORS LLP (PAN: ABNFM7337A) , having it's office at 113, N. S. Road, 1st Floor, Room No - 06, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 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, Shyam Nagar Road, 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 madeand executed on the 12th day of September, 2020 (Two Thousand Twenty).

BETWEEN

HIMGIRI VINIMAY PRIVATE LIMITED, having PAN No.AABCH6709H, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 19/6, Nayan Chand 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, 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) DENTOTA COMPLEX LLP (PAN AAQFD3400K), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Joka, Diamond Harbour Road P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, Pin code - 700104, and (2) MOONHEIGHT REALTORS LLP (PAN ABNFM7337A), a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, both having their registered office at 113, N. S. Road, 1st Floor, Room No - 06, P.O- Khangra Patti, PS- Burra Bazar, KOLKATA -700001, all represented by its Authorised Signatory SRI SANTOSHAGARWAL, 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 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.04293 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 Jaladhar Naskar for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 18.3330 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 right appertaining thereto.

AND WHEREAS pursuant to a registered Deed of Conveyance dated 21st November, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11425 to 11436, being No.04361 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 18.330 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 right 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.10,44,981.00 (Rupees Ten Lacs Forty Four 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 10,44,981/- (Rupees TEN LAC FORTY FOUR 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 assign 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 10,99,980/- (Rupees TEN LAC NINETY

NINE 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: 884. West: 884. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 8.333 Decimal (8.333 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: 884. West: 884. North: 884. South: 884.



Memo of Consideration

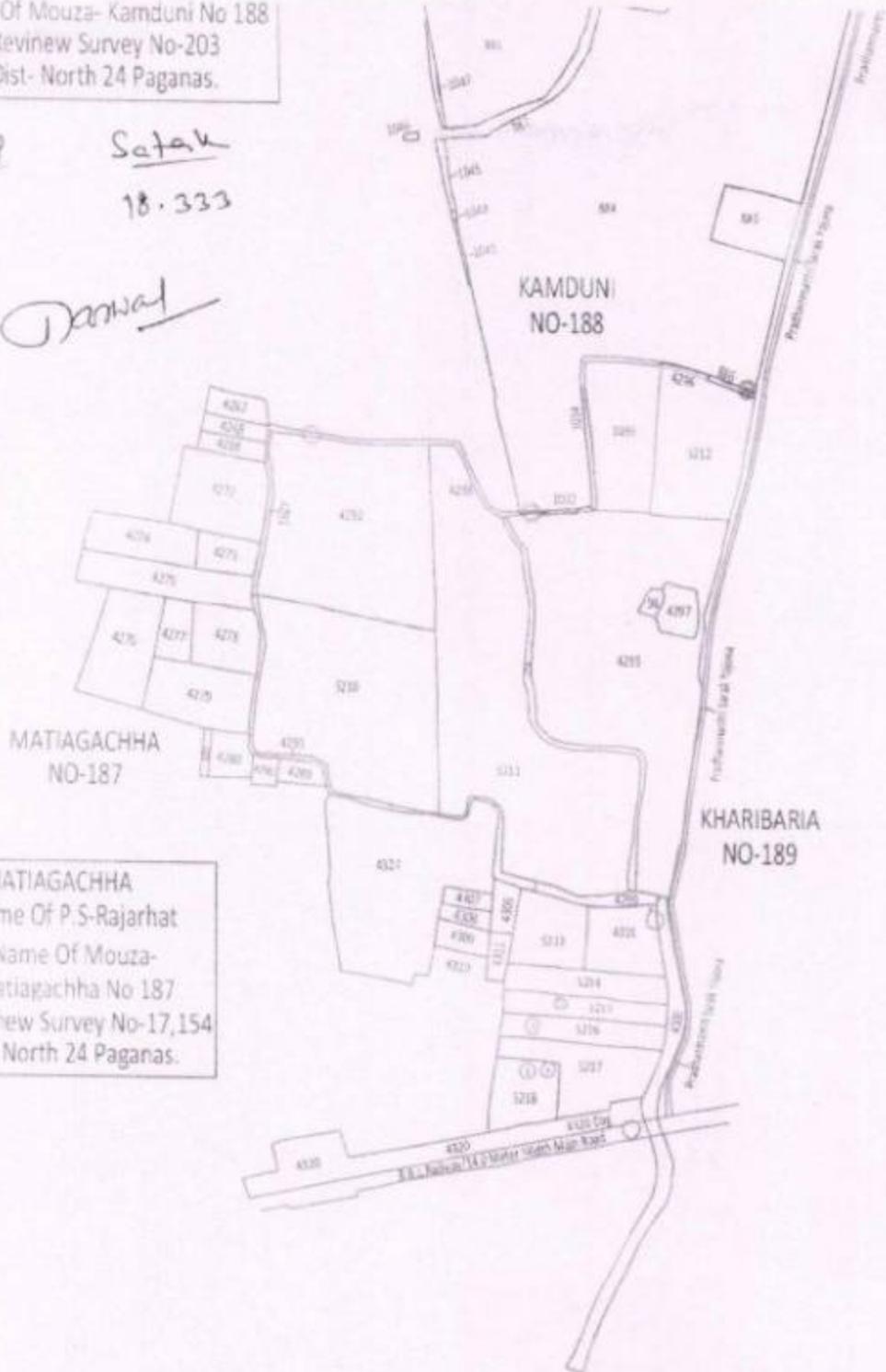
Rs. 10,44,981/- (Rupees TEN LAC FORTY FOUR THOUSAND NINE HUNDRED EIGHTY ONE only) paid by the PURCHASERS to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

| Sl. N o. | Date | Particulars | Amount |
|------------------|------------|---|------------|
| 1. | 15-09-2020 | By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 5,70,000/- |
| 2. | 15-09-2020 | By Cheque00003 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 4,74,981/- |
| T O T A L | | | 1044981/- |

Name Of Mouza- Kamduni No 188
Review Survey No-203
Dist- North 24 Paganas.

Daf Satak
884 18.333

Damal



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

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

आयकर विभाग
INCOME TAX DEPARTMENT

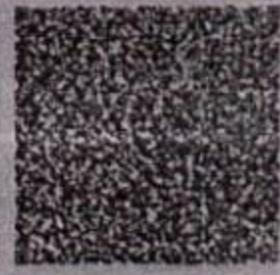


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

26/02/2013

जन्म की तारीख /
Date of Birth

01/03/1977

Pratosh Kumar Pathak
हस्ताक्षर / Signature

Pratosh Kumar Pathak


भारत सरकार
Government of India


 नाम: Santosh Agarwal
 जन्म तिथि: 21/06/1969
 लिंग: MALE



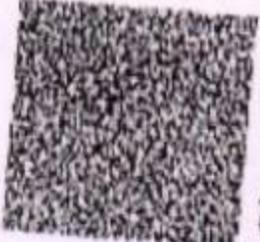
2220 8486 3948
 UID - 2220 8486 3948 3584
 भारत सरकार, नया दिल्ली, भारत

Santosh


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
 293 गौन नथ शास्त्री नगर, बंगुर
 बंगुर, बंगुर, बंगुर, बंगुर, बंगुर
 पिन कोड - 700055

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



2220 8486 3948
 UID - 2220 8486 3948 3584



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To: Jendra Kumar Singh
S/O. Sri. Ramchandra Singh
2 No. Dakshin Para 3rd Lane
Katra
Hugli
West Bengal - 712290
Mobile: 9874497340

Date: 07/11/2013

Ref. No. 0009851-00160681-00181313-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jendra Kumar Singh
Year of Birth: 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार



Jendra Kumar Singh


भारत सरकार
GOVERNMENT OF INDIA


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



7758 4646 2965

আধার - 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
 1400 150 1947

 naii@unbi.gov.in

 www.unbi.gov.in

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

- 2 . 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 9:58:30 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: MORE PUKUR, Serampur,
Serampore, District:-Hooghly, West Bengal, India, PIN - 712200)

Validity unknown

Digitally Signed by RAVI
KHAITAN

Date: 9/28/2020 9:59:14 PM

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

Digitally Signed by Selected
Name : Mr SANJOSH AGARWAL
Date: 12/2/2020 5:10:17 PM

Digitally signed by DEBASIS PATRA
Date: 2020.12.19 12:31:37 +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 |
| (Right Hand) | | | | | |
| Pratosh Kumar Pathak | | | | | |

| 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 |
| (Right Hand) | | | | | |
| Santosh Agarwal | | | | | |

1901-2001144759/2020

1901-004705/2020

I-1901-04523/2020

| | | | |
|-------------------|---------------|--------------------------|---------------|
| Set Forth Value : | ₹ 10,44,981/- | Market Value : | ₹ 10,99,980/- |
| Stamp Duty Paid : | ₹ 55,019/- | Registration Fees Paid : | ₹ 11,014/- |

Seller(s)
HIMGIRI VINIMAY PRIVATE LIMITED

Buyer(s)
DENTOTA COMPLEX LLP & 1 other

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.) |
|----------------|------------|-----------------------|------------------------------|
| Kamduni | LR- 884 | 18.333 | 0.00000000 |
| TOTAL : | | 18.333 | 0.00000000 |



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



Scan for details

04705/20

Sale Deed

I-045/21



Further details? Scan this

Query No
0000-2001144759/2020

| | | | |
|-------------------|---------------|--------------------------|---------------|
| Set Forth Value : | ₹ 10,44,981/- | Market Value : | ₹ 10,99,980/- |
| Stamp Duty Paid : | ₹ 55,019/- | Registration Fees Paid : | ₹ 11,014/- |

Seller(s)
HIMGIRI VINIMAY PRIVATE LIMITED

Buyer(s)
DENTOTA COMPLEX LLP & 1 other

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 | 18.333 | 0.00000000 |
| | | TOTAL : | 18.333 |

Certified that the Document is admitted to the Register in the Register Office and the same is duly registered in the Register Office at the Sub-division.

[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

Ravi Khaitan

Mr RAVI KHAITAN

5

Jitendra Kumar Singh

Mr JITENDRA KUMAR SINGH

Drafted by me:

1

Anil Chaudhury

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

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1901-04523/2020 | Date of Registration | 02/12/2020 |
| Query No / Year | 1901-2001144759/2020 | Office where deed is registered | |
| Query Date | 18/09/2020 11:12:50 AM | 1901-2001144759/2020 | |
| 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. 10,44,981/- | Rs. 10,99,980/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 55,019/- (Article:23) | Rs. 11,014/- (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 Use 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/- | 6,00,000/- | |
| L2 | LR-884 (RS :884) | LR-909 | Bastu | Shali | 8.333 Dec | 4,74,981/- | 4,99,980/- | |
| TOTAL : | | | | | 18.333Dec | 10,44,981 /- | 10,99,980 /- | |
| Grand Total : | | | | | 18.333Dec | 10,44,981 /- | 10,99,980 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | HIMGIRI VINIMAY PRIVATE LIMITED 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 :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | DENTOTA COMPLEX LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

2 **MOONHEIGHT REALTORS LLP**
 113, N. S. Road, 1st Floor, Room No - 06, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata,
 West Bengal, India, PIN - 700001 , PAN No.:: ABxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status
 :Organization, Executed by: Representative

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| | Name Photo Finger Print Signature |
| 1 | <p>Mr SANTOSH AGARWAL (Presentant) 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</p>   <p>Dec 2 2020 4:46PM LTI 02/12/2020</p> <p>02/12/2020</p> <p>Gouri Nath Shastri Sarani, Shyam Nagar Road, 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 : DENTOTA COMPLEX LLP (as REPRESENTATIVE), MOONHEIGHT REALTORS LLP (as REPRESENTATIVE)</p> |
| 2 | <p>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</p>   <p>Dec 2 2020 4:46PM LTI 02/12/2020</p> <p>02/12/2020</p> <p>Nayan Chand Dutta Street, Ground Floor,, 19/6, P.O:- AGARPARA, P.S:- Khardaha, Panihati, 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)</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p>Mr RAVI KHAITAN Son of Late NIRMAL KUMAR KHAITAN BANGUR, P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055</p>   <p>02/12/2020 02/12/2020 02/12/2020</p> | | | |
| Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|----------------------------|
| 1 | HIMGIRI VINIMAY PRIVATE LIMITED | DENTOTA COMPLEX LLP-10 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|-----------------------------------|
| 1 | HIMGIRI VINIMAY PRIVATE LIMITED | MOONHEIGHT REALTORS LLP-8.333 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 অফিস, Address:কুমার সাহ সাং-20 লাউডন ষ্ট্রীট 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 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 10,99,980/-



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 14:35 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, DENTOTA COMPLEX LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104;
REPRESENTATIVE, MOONHEIGHT REALTORS LLP (LLP), 113, N. S. Road, 1st Floor, Room No - 06, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, BANGUR, 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, HIMGIRI VINIMAY PRIVATE LIMITED (Private Limited Company), 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, 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 11,098/- (A(1) = Rs 11,000/- ,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 11,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2020 4:41PM with Govt. Ref. No: 192020210097287131 on 28-09-2020, Amount Rs: 11,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52657522 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. 55,019/- and Stamp Duty paid by by online = Rs 55,019/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2020 4:41PM with Govt. Ref. No: 192020210097287131 on 28-09-2020, Amount Rs: 55,019/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 52657522 on 28-09-2020, 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 239177 to 239186

being No 190104523 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.12.19 12:31:42 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 12/19/2020 12:31:09 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.



(This document is digitally signed.)



✓
ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA
2 DEC 2020