

9L  
04707/2020

F-04529/2020



Sale Deed



Scan for details

Further details? Scan this

Query No  
0000-2001140677/2020

Set Forth Value :	₹ 18,99,810/-	Market Value :	₹ 19,98,800/-
Stamp Duty Paid :	₹ 99,960/-	Registration Fees Paid :	₹ 20,002/-

Seller(s)  
HIMGIRI VINIMAY PRIVATE LIMITED

Buyer(s)  
Half Circle Towers 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	33.33	0.00000000
<b>TOTAL :</b>		<b>33.33</b>	

Certified that the document is admitted to registration. The Statutory Stamp and the enclosed charges related to this document are duly paid of this document.

*Ash*  
Assistant Registrar  
of Registration, 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 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 P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Murari Mohan Mitra Road, Agarpara, 12/1, P.O:- AGARPARA, P.S:- Khardaha, 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. Half Circle Towers LLP (PAN: AAMFH4976L) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

2. HERRINGBONE INFRACON LLP (PAN: AAMFH4196C) , having it's office at DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

3. HIGHREALTY PROMOTERS LLP (PAN: AAMFH4091G) , having it's office at DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

4. Highrex Realtors LLP (PAN: AAMFH4771M) , having it's office at DIAMOND HARBOUR ROAD, 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 (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at 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,

BETWEEN:

M/S. HIMGIRIVINIMAY PRIVATE LIMITED, PAN No. AABCH6709H, a Company having its registered office at 19/6, Nayan Chand Dutta Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata-700006, being represented by its Authorised Signatory MR. Pratosh Kumar Pathak, PAN CDYPP8761Q, Adhar : 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 context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the ONE PART

AND

(1) Half Circle Towers LLP (PAN AAMFH4976L), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.O - Joka, P.S - Thakurpukur, District - South 24 Parganas, Pincode - 700104 (2) HERRINGBONE INFRACON LLP (PAN AAMFH4196C), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.O - Joka, P.S - Thakurpukur, District - South 24 Parganas, Pincode - 700104 (3) HIGHREALTY PROMOTERS LLP (PAN AAMFH4091G), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.O - Joka, P.S - Thakurpukur, District - South 24 Parganas, Pincode - 700104, and (4) Highrex Realtors LLP (PAN AAMFH4771M), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.O - Joka, P.S - Thakurpukur, District - South 24 Parganas, Pincode - 700104, 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 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, CD Volume No.4, being No.04209, 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 Parimal Naskar for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 37.50 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.

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 11778 to 11790, being No.04389, 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 37.50 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 hereunderwritten 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 hereunderwritten TOGETHER WITH all easement rights and all right appertaining thereto, vacant and free from all encumbrances at or for a total consideration of Rs. 18,99,810/- (Rupees Eighteen Lacs Ninety Nine Thousand Eight Hundred Ten only), vacant and free from all encumbrances on the following terms and conditions.

**NOW THIS DEED WITNESSETH AS UNDER:**

That in consideration of Rs 18,99,810/- (Rupees EIGHTEEN LAC NINETY NINE THOUSAND EIGHT HUNDRED TEN ) 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 19,98,800/- (Rupees NINETEEN LAC NINETY EIGHT THOUSAND EIGHT HUNDRED ) 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: 875. North: 884. South: 1032.

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: 875. North: 884. South: 1032.

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: 875. North: 884. South: 1032.

All That piece and parcel of Bastu land measuring about 3.33 Decimal (3.33 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: 875. North: 884. South: 1032.

## Memo of Consideration

Rs. 18,99,810/- ( Rupees EIGHTEEN LAC NINETY NINE THOUSAND EIGHT HUNDRED TEN 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.

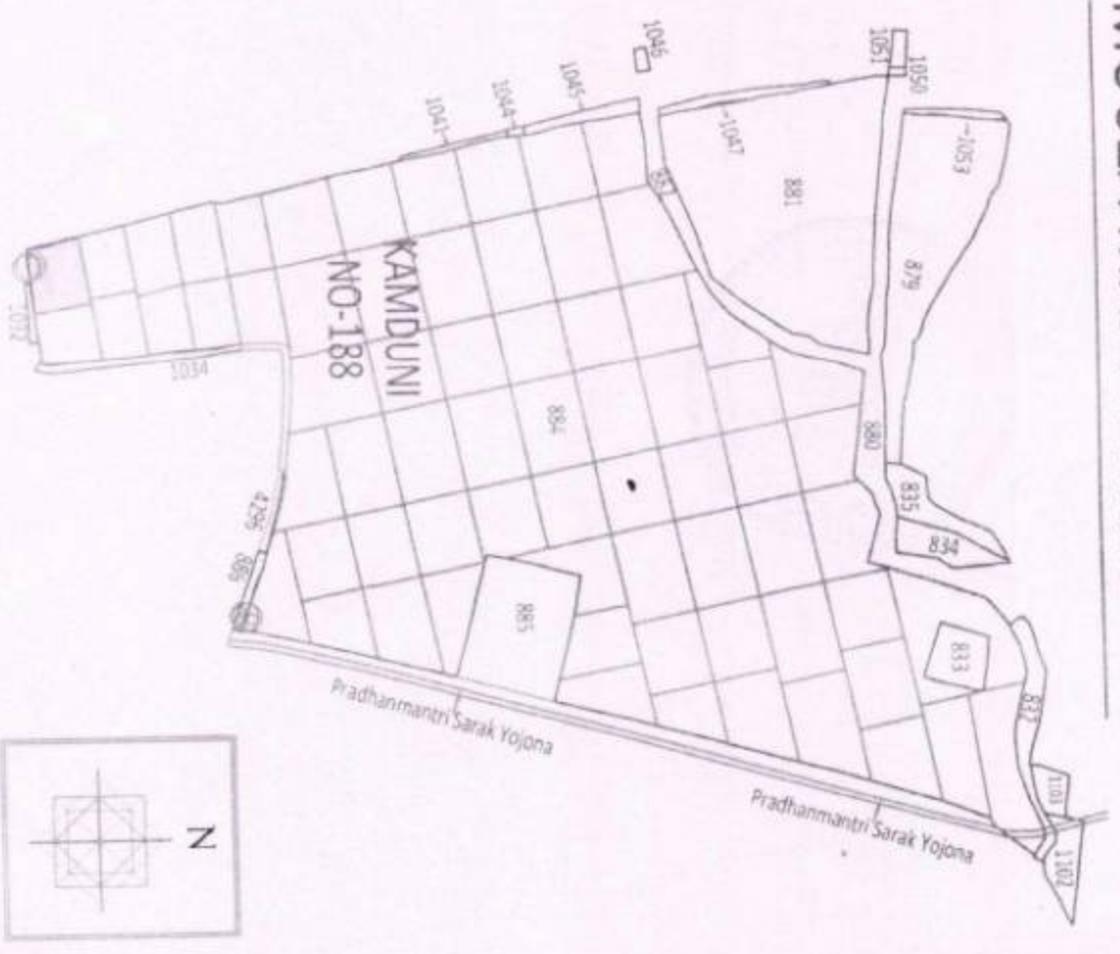
Sl. N o.	Date	Particulars	Amount
1.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
2.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
3.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
4.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	1,89,810/-
<b>T O T A L</b>			1899810/-

# MOUZA MAP AT KAMDUNI

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

Dag No      Area in Decimal  
884            33.333

*Daguni*



आयकर विभाग  
INCOME TAX DEPARTMENT

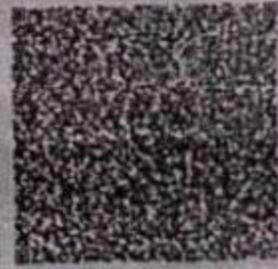


भारत सरकार  
GOVT. OF INDIA



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

26/09/2018

Pratosh Kumar Pathak




**भारत सरकार**  
 Government of India


 नाम: सर्फोश अग्रवाल  
 Sarfosh Agarwal  
 जन्म तिथि: 21/06/1969  
 लिंग: MALE



2220 8486 3948  
 UID - 2220 8486 3948 3948

आरक्षण:  , आरक्षण अनिर्दिष्ट

*Sarfosh*


**भारत सरकार**  
 Unique Identification Authority of India

पता:  
 श्याम निवास, 293 गौन नथ शास्त्री रोड,  
 श्याम नगर, बंगुरु एवेन्यू, नॉर्थ 24  
 पार्गना, बंगलुरु - 700055

**Address:**  
 Shyam residency, 293 Goun Nath Shastri  
 Road, Shyam Nagar Road, Shyam Nagar  
 Children Park, Bangur Avenue, North 24  
 Parganas,  
 West Bengal - 700055



2220 8486 3948  
 UID - 2220 8486 3948 3948



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. Smt. Ranchnabla Singh  
2 No. Dakshin Para 3rd Lane  
Ratna  
Haji  
West Bengal - 712250  
Mobile: 9874487340

Date: 07/11/2011

Ref. No: 0009851-00160681-00181333-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

Signature Not Verified  
Digitally Signed by SANTOSH  
AGARWAL  
Date: 9/28/2024 9:41:42 PM

 भारत सरकार  
GOVERNMENT OF INDIA

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



7758 4646 2965

আমার - সাধারণ মানুষের অধিকার

 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ক্রিয়াকর্ম: 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 1990 1950 1947  
help@uidai.gov.in www.uidai.gov.in PO Box No. 1947  
Bangalore 560 001

*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

**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)

Signature Not Verified  
Digitally Signed by RAVI  
KHAITAN  
Date: 9/28/2024 9:42:38 PM



Drafted by me:

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

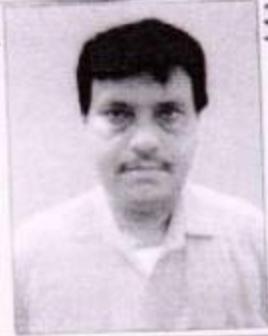
Admission and execution using eSign by :

Signature Not Verified  
Digitally Signed by Selected  
Name : Mr SANTOSH AGARWAL  
Date: 12/2/2020 9:41:15 PM

Digitally signed by DEBASIS PATRA  
Date: 2020.12.19 12:36:26 +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					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature	Pratosh Kumar Pathak				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address: Goun 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					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature	Santosh Agarwal				

1901-2001140677/2020

1901-004707/2020

I-1901-04524/2020

Set Forth Value :	₹ 18,99,810/-	Market Value :	₹ 19,98,800/-
Stamp Duty Paid :	₹ 99,960/-	Registration Fees Paid :	₹ 20,002/-

**Seller(s)**

HIMGIRI VINIMAY PRIVATE LIMITED

**Buyer(s)**

Half Circle Towers LLP &amp; 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.)
Kamduni	LR- 884	33.33	0.00000000
<b>TOTAL :</b>		<b>33.33</b>	<b>0.00000000</b>

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

19/12/2020 Query No:-19012001140677 / 2020 Deed No :I - 190104524 / 2020, Document is digitally signed.

Page 22 of 12



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 Chaudhary*

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

### Major Information of the Deed

Deed No :	I-1901-04524/2020	Date of Registration	02/12/2020
Query No / Year	1901-2001140677/2020	Office where deed is registered	
Query Date	17/09/2020 3:10:13 PM	1901-2001140677/2020	
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. 18,99,810/-	Rs. 19,98,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 99,960/- (Article:23)	Rs. 20,002/- (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	3.33 Dec	1,89,810/-	1,99,700/-	
		<b>TOTAL :</b>			<b>33.33Dec</b>	<b>18,99,810 /-</b>	<b>19,98,800 /-</b>	
		<b>Grand Total :</b>			<b>33.33Dec</b>	<b>18,99,810 /-</b>	<b>19,98,800 /-</b>	

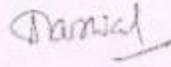
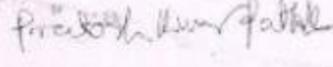
#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HIMGIRI VINIMAY PRIVATE LIMITED</b> 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

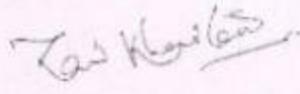
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Half Circle Towers LLP</b> P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>HERRINGBONE INFRACON LLP</b> DIAMOND HARBOUR ROAD, 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
3	<b>HIGHREALTY PROMOTERS LLP</b> DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>Highrex Realtors LLP</b> DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	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 4:47PM	 LTI 02/12/2020	 02/12/2020
	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: 22xxxxxxx3948 Status : Representative, Representative of : Half Circle Towers LLP (as REPRESENTATIVE), HERRINGBONE INFRACON LLP (as REPRESENTATIVE), HIGHREALTY PROMOTERS LLP (as REPRESENTATIVE), Highrex Realtors LLP (as REPRESENTATIVE)			
2	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 4:48PM	 LTI 02/12/2020	 02/12/2020
	Murari Mohan Mitra Road, Agarpara, 12/1, 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: 85xxxxxxx8220 Status : Representative, Representative of : HIMGIRI VINIMAY PRIVATE LIMITED (as REPRESENTATIVE)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAVI KHAITAN</b> Son of Late IMAL KUMAR KHAITAN P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN - 703055			
	02/12/2020	02/12/2020	02/12/2020

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	Half Circle Towers LLP-10 Dec

**Transfer of property for L2**

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

**Transfer of property for L3**

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

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	HIMGIRI VINIMAY PRIVATE LIMITED	Highrex Realtors LLP-3.33 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:ডিয়েট অগ্নন, Address:কুমার সাহ সাং-20 লাউডন স্ট্রীট 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:ডিয়েট অগ্নন, Address:কুমার সাহ সাং-20 লাউডন স্ট্রীট কোল - 16, Classification:শালি, Area:2.94000000 Acre,	HIMGIRI VINIMAY PRIVATE LIMITED

L3	LR Plot No:- 884, LR Khatian No:- 909	Owner:हिमगिरी विनिमय प्रा:लि: पञ्चे, Gurdian:डिरेक्ट अन्न, Address:कुमार साह सां-20 लाउडन ट्टीट कोल - 16, Classification:शालि, Area:2.94000000 Acre,	HIMGIRI VINIMAY PRIVATE LIMITED
L4	LR Plot No:- 884, LR Khatian No:- 909	Owner:हिमगिरी विनिमय प्रा:लि: पञ्चे, Gurdian:डिरेक्ट अन्न, Address:कुमार साह सां-20 लाउडन ट्टीट कोल - 16, Classification:शालि, 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 13,98,800/-



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 14:38 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, Half Circle Towers LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HERRINGBONE INFRACON LLP (LLP), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HIGHREALTY PROMOTERS LLP (LLP), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, Highrex Realtors LLP (LLP), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAVI KHAITAN, . . Son of Late IMAL KUMAR KHAITAN, 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

Indetified by Mr RAVI KHAITAN, . . Son of Late IMAL KUMAR KHAITAN, 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 20,086/- ( A(1) = Rs 19,988/- ,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 20,002/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 4:33PM with Govt. Ref. No: 192020210097273051 on 28-09-2020, Amount Rs: 20,002/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52656945 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. 99,960/- and Stamp Duty paid by by online = Rs 99,960/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 4:33PM with Govt. Ref. No: 192020210097273051 on 28-09-2020, Amount Rs: 99,960/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52656945 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 239187 to 239197

being No 190104524 for the year 2020.



Digitally signed by DEBASIS PATRA  
Date: 2020.12.19 12:36:32 +05:30  
Reason: Digital Signing of Deed.

(Debasis Patra) 12/19/2020 12:34:32 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.



(This document is digitally signed.)

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✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
2 DEC 2020