



# Summary



## Sale Deed

Scan for details

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<b>Query No</b> 1904-2000911234/2021	<b>Serial No</b> 1904-005320/2021	<b>Deed No</b> I-1904-05238/2021
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<b>Set Forth Value :</b>	₹ 4,72,300/-	<b>Market Value :</b>	₹ 4,97,154/-
<b>Stamp Duty Paid :</b>	₹ 24,868/-	<b>Registration Fees Paid :</b>	₹ 4,979/-

<b>Seller(s)</b> SITA DEVELOPERS PRIVATE LIMITED	<b>Buyer(s)</b> DOVIMO BUILDERS LLP
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### 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- 832, 833, 834, 835, 879/1053, 880/1050, 880/1051, 881, 882/1046, 882/1047, 884/1041, 884/1044, 884/1045, 886, 886/1032, 886/1034	8.2859	0.00000000
<b>TOTAL :</b>		<b>8.2859</b>	<b>0.00000000</b>



Certified that the Document is admitted to Registration. The ... and the endorsement the ... are the part of this ...

Additional Registrar  
of Assurance-IV, Kolkata

19 JUN 2021

Mohul Mukhopadhyay 16/07/2021  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV 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 7th day of June ,Two Thousand Twenty-One

**BETWEEN**

1. SITA DEVELOPERS PRIVATE LIMITED (PAN: AAJCS8049R) , having it's office at 19/6 NAYAN CHAND DUTT 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 , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, 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. DOVIMO BUILDERS LLP (PAN: AAQFD3398C) , having it's office at DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, 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 PURCHASER (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)

WHEREAS some KamalKumar Bangal was well seized and possessed of and sufficiently entitled to theSali, Danga, Khal and Bandh land measuring an area of 51.31 Satak out of total619 satak comprised in R.S/L.R Dag No. 833, 834, 880/1051, 884/1044, 884/1045,882/1047, 879, 881, 832, 835, 886, 886/1032, 886/1034, 884/1041, 882/1046,880/1050, 879/1053 along with some other properties under L.R Khatian No. 55,Mouza – Kamduni, J. L. No. 188, P.S – Barasat, in the district of North 24Parganas, by virtue of records of rights.

WHEREAS Kamal KumarBangal was the recorded owner in respect of – 1.8348 Satak out of 22 Satakcomprised in R.S/L.R Dag No. 833, 1.6680 Satak out of 20

Satak comprised in R.S/L.R Dag No. 834, 0.336 Satak out of 04 Satak comprised in R.S/L.R Dag No.880/1051, 0.0834 Satak out of 01 Satak comprised in R.S/L.R Dag No. 884/1044, 0.8340 Satak out of 10 Satak comprised in R.S/L.R Dag No. 884/1045, 0.5004 Satak out of 06 Satak comprised in R.S/L.R Dag No. 882/1047, 12.1764 Satak out of 146 Satak comprised in R.S/L.R Dag No. 879, 26.5212 Satak out of 318 Satak comprised in R.S/L.R Dag No. 881, 2.252 Satak out of 27 Satak comprised in R.S/L.R Dag No. 832, 1.918 Satak out of 23 Satak comprised in R.S/L.R Dag No.835, 0.104 Satak out of 2.5 Satak comprised in R.S/L.R Dag No. 886, 0.250 Satak out of 3 Satak comprised in R.S/L.R Dag No. 886/1032, 1.668 Satak out of 20 Satak comprised in R.S/L.R Dag No. 886/1034, 0.334 Satak out of 4 Satak comprised in R.S/L.R Dag No. 884/1041, 0.167 Satak out of 23 Satak comprised in R.S/L.R Dag No. 882/1046, 0.083 Satak out of 1 Satak comprised in R.S/L.R Dag No. 880/1050, 0.584 Satak out of 7 Satak comprised in R.S/L.R Dag No. 879/1053, being total of 51.31 Satak under L.R. Khaitan No. 55 respectively at Mouza –Kamduni, J.L. No. 188, P.S – Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

AND WHEREAS some Dilip Ghosh (Bangal), one son of said Kamal Krishna Ghosh (Bangal) died in the year 1992 before the death of his father, leaving behind his son named Mohanta Ghosh (Bangal), daughter named Chumki Ghosh (Bangal), only wife named Saraswati Ghosh (Bangal) and mother Kanak Lata Ghosh (Bangal) as his lawful heirs.

AND WHEREAS Kamal Krishna Ghosh (Bangal) died on January 2002, thus leaving behind his three sons viz. Bholanath Bangal, Dipak Bangal, Nayan Bangal, one daughter namely Shila Bangal alias Manta Ghosh (Bangal), only wife Kanak Lata Bangal, daughter-in-law viz. Saraswati Ghosh (Bangal), one grand son viz. Mohanta Ghosh (Bangal) and one grand daughter Chumki Bangal as his lawful heirs and they became the joint owners of the aforesaid land measuring a total area of 51.31 Satak under L.R. Khaitan No. 55 respectively at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat in the District of North 24 Parganas, by virtue of records of succession.

WHEREAS by a registered Deed of Conveyance dated 14th September 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, CD Volume No. 3, Pages from 6004 to 6021 being No.04001 for the year 2007 entered into by and between Bholanath Bangal, Dipak Bangal, Nayan Bangal, Shila Bangal alias Manta Ghosh (Bangal), Kanak Lata Bangal, Saraswati Ghosh (Bangal), Mohanta Ghosh (Bangal), Chumki Bangal (therein referred to as the Vendors) and Madan Mohan Mandal (therein referred to as the Confirming Party) sold, transferred and conveyed to Sita Developers Private Limited for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali and Danga land measuring 43.9518 Satak comprised in R.S/L.R Dag No. 833, 834, 879, 881, 880/1051, 884/1044, 884/1045 and 882/1047 along with other properties under L.R. Khaitan No. 55 respectively at Mouza –Kamduni, J.L. No. 188, P.S – Rajarhat 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.

WHEREAS by a registered Deed of Conveyance dated 03rd October 2008, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, CD Volume No. 5, Pages from 8553 to 8564 being No. 05876 for the year 2008 entered into by and between Nayan Bangal (therein referred to as the Vendors) and Madan Mohan Mandal (therein referred to as the Confirming Party) sold, transferred and conveyed to Sita Developers Private Limited for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali and Danga land measuring 8.552 Satak comprised in R.S/L.R. Dag No. 832, 835, 886, 833, 834, 879, 881, 880/1051, 884/1044, 884/1045, 882/1047, 886/1032, 886/1034, 884/1041, 882/1046, 880/1050 along with other properties under L.R. Khaitan No. 55 respectively at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat 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.

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.

**NOW THIS DEED WITNESSETH AS UNDER:**

That in consideration of Rs 4,72,300/- (Rupees FOUR LAC SEVENTY TWO THOUSAND THREE HUNDRED ) 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 4,97,154/- (Rupees FOUR LAC NINETY SEVEN THOUSAND ONE HUNDRED FIFTY FOUR ) 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 0.375 Decimal (0.375 Decimal), more or less, lying and situated in LR Plot No:- 832 and corresponding LR Khatian No:- 903, 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: BY DAG NO.1103. West: BY DAG NO.880. North: BY VACANT PLOTS OF LAND. South: BY DAG NO.833.

All That piece and parcel of Bastu land measuring about 2.1408 Decimal (2.1408 Decimal), more or less, lying and situated in LR Plot No:- 833 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY DAG NO.884. North: BY DAG NO.832. South: BY DAG NO.884.

All That piece and parcel of Bastu land measuring about 1.946 Decimal (1.946 Decimal), more or less, lying and situated in LR Plot No:- 834 and corresponding LR Khatian No:- 903, 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: BY DAG NO.880. West: BY DAG NO.835. North: BY VACANT PLOTS OF LAND. South: BY DAG NO.880.

All That piece and parcel of Bastu land measuring about 0.32 Decimal (0.32 Decimal), more or less, lying and situated in LR Plot No:- 835 and corresponding LR Khatian No:- 903, 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: BY DAG NO.834. West: BY DAG NO.879. North: BY VACANT PLOTS OF LAND. South: BY DAG NO.880.

All That piece and parcel of Bastu land measuring about 0.9287 Decimal (0.9287 Decimal), more or less, lying and situated in LR Plot No:- 881 and corresponding LR Khatian No:- 903, 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: 1047. North: 879. South: 882.

All That piece and parcel of Bastu land measuring about 0.017 Decimal (0.017 Decimal), more or less, lying and situated in LR Plot No:- 886 and corresponding LR Khatian No:- 903, 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: 8 Feet Road. West: 4296. North: 884. South: 5212.

All That piece and parcel of Bastu land measuring about 0.097 Decimal (0.097 Decimal), more or less, lying and situated in LR Plot No:- 879/1053 and corresponding LR Khatian No:- 903, 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: BY DAG NO.879. West: BY VACANT PLOTS OF LAND. North: BY VACANT PLOTS OF LAND. South: BY DAG NO.881.

All That piece and parcel of Bastu land measuring about 0.014 Decimal (0.014 Decimal), more or less, lying and situated in LR Plot No:- 880/1050 and corresponding LR Khatian No:- 903, 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: BY DAG NO.880. West: BY DAG NO.1051. North: BY VACANT PLOTS OF LAND. South: BY DAG NO.1047.

All That piece and parcel of Bastu land measuring about 0.3896 Decimal (0.3896 Decimal), more or less, lying and situated in LR Plot No:- 880/1051 and corresponding LR Khatian No:- 903, 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: BY DAG NO.880/1050. West: BY VACANT PLOTS OF LAND. North: BY VANCANT PLOTS OF LAND. South: BY DAG NO.1046.

All That piece and parcel of Bastu land measuring about 0.028 Decimal (0.028 Decimal), more or less, lying and situated in LR Plot No:- 882/1046 and corresponding LR Khatian No:- 903, 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: BY DAG NO.882. West: BY VACANT PLOTS OF LAND. North: BY DAG NO.1051. South: BY DAG NO.1045.

All That piece and parcel of Bastu land measuring about 0.5834 Decimal (0.5834 Decimal), more or less, lying and situated in LR Plot No:- 882/1047 and corresponding LR Khatian No:- 903, 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: BY DAG NO.881. West: BY VACANT PLOTS OF LAND. North: BY DAG NO.1051. South: BY DAG NO.882.

All That piece and parcel of Bastu land measuring about 0.056 Decimal (0.056 Decimal), more or less, lying and situated in LR Plot No:- 884/1041 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY VACANT PLOTS OF LAND. North: BY DAG NO.1044. South: BY DAG NO.884.

All That piece and parcel of Bastu land measuring about 0.0974 Decimal (0.0974 Decimal), more or less, lying and situated in LR Plot No:- 884/1044 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY VACANT PLOTS OF LAND. North: BY DAG NO. 1045. South: BY DAG NO.1041.

All That piece and parcel of Bastu land measuring about 0.973 Decimal (0.973 Decimal), more or less, lying and situated in LR Plot No:- 884/1045 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY VACANT PLOTS OF LAND. North: BY DAG NO.882. South: BY DAG NO.1044.

All That piece and parcel of Bastu land measuring about 0.042 Decimal (0.042 Decimal), more or less, lying and situated in LR Plot No:- 886/1032 and corresponding LR Khatian No:- 903, 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: BY DAG NO.886/1033. West: BY DAG NO.4293. North: BY DAG NO.884. South: BY DAG NO.4295.

All That piece and parcel of Bastu land measuring about 0.278 Decimal (0.278 Decimal), more or less, lying and situated in LR Plot No:- 886/1034 and corresponding LR Khatian No:- 903, 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: BY DAG NO.1033. West: BY DAG NO.884. North: BY DAG NO.884. South: BY DAG NO.1032.

### Memo of Consideration

Rs. 4,72,300/- ( Rupees FOUR LAC SEVENTY TWO THOUSAND THREE HUNDRED only) paid by the PURCHASER 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.	20-04-2021	By Cheque00003 dated 20-04-2021 of HDFC BANK LTD. (HDFC).	4,72,300/-
<b>TOTAL</b>			472300/-

# MOUZA MAP AT KAMDUNI & MATIAGACHHA

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

**MATIAGACHHA**  
NO-187

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

**KHARIBARIA**  
NO-189



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

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: 6/7/2021 12:04:16 PM

**WITNESSES :**

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

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

Validity unknown

Digitally Signed by JITENDRA  
KUMAR SINGH

Date: 6/7/2021 12:04:47 PM

Validity unknown

Digitally Signed by RAVI  
KHAITAN

Date: 6/7/2021 12:05:20 PM

Drafted by me:

ANIL CHOUDHURY  
Licence/Enrolment No.: F/145/1991  
HIGH COURT BAR ASSOCIATION



Admission and execution using eSign by :

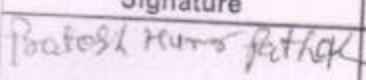
Validity unknown

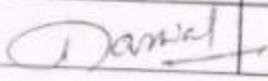
Digitally Signed by Selected  
Name : Mr SAMFOSH AGARWAL  
Date: 7/6/2021 4:57:25 AM

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2021.07.16 14:13:39 +05:30  
Reason: Digital Signing of Deed.



# Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr PRATOSH KUMAR PATHAK Address : P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

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



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220012298931  
GRN Date: 23/05/2021 16:28:31  
BRN : 1450038474  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: HDFC Bank  
BRN Date: 23/05/2021 16:05:55  
Payment Ref. No: 2000911234/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: VINEET KHETAN  
Address: 1, NETAJI SUBHAS ROAD  
Mobile: 9830339883  
EMail: ravi.k@dtcgroup.in  
Depositor Status: Others  
Query No: 2000911234  
Applicant's Name: Mr Samrat Roy  
Identification No: 2000911234/5/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000911234/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	24868
2	2000911234/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	4979
			<b>Total</b>	<b>29847</b>

IN WORDS: TWENTY NINE THOUSAND EIGHT HUNDRED FORTY SEVEN ONLY.

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

-----  
Mr JITENDRA KUMAR SINGH

5 eSigned

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Mr RAVI KHAITAN

Drafted by me:

1.

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ANIL CHOUDHURY  
Licence No.: F/145/1991  
HIGH COURT BAR ASSOCIATION

### Major Information of the Deed

Deed No :	I-1904-05238/2021	Date of Registration	19/06/2021
Query No / Year	1904-2000911234/2021	Office where deed is registered	
Query Date	08/05/2021 3:14:20 PM	1904-2000911234/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 0]		
Set Forth value	Market Value		
Rs. 4,72,300/-	Rs. 4,97,154/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,868/- (Article:23)	Rs. 5,063/- (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-832 (RS :-832 )	LR-903	Bastu	Khal	0.375 Dec	21,375/-	22,500/-	
L2	LR-833 (RS :-833 )	LR-903	Bastu	Shali	2.1408 Dec	1,22,025/-	1,28,448/-	
L3	LR-834 (RS :-834 )	LR-903	Bastu	Shali	1.946 Dec	1,10,922/-	1,16,760/-	
L4	LR-835 (RS :-835 )	LR-903	Bastu	Khal	0.32 Dec	18,240/-	19,200/-	
L5	LR-881 (RS :-881 )	LR-903	Bastu	Shali	0.9287 Dec	52,936/-	55,722/-	
L6	LR-886 (RS :-886 )	LR-903	Bastu	Baluband h	0.017 Dec	969/-	1,020/-	
L7	LR-879/1053 (RS :-879/1053 )	LR-903	Bastu	Baluband h	0.097 Dec	5,529/-	5,820/-	
L8	LR-880/1050 (RS :-880/1050 )	LR-903	Bastu	Baluband h	0.014 Dec	798/-	840/-	
L9	LR-880/1051 (RS :-880/1051 )	LR-903	Bastu	Shali	0.3896 Dec	22,207/-	23,376/-	
L10	LR-882/1046 (RS :-882/1046 )	LR-903	Bastu	Baluband h	0.028 Dec	1,596/-	1,680/-	

L11	LR-882/1047 (RS :- 882/1047 )	LR-903	Bastu	Shali	0.5834 Dec	33,254/-	35,004/-
L12	LR-884/1041 (RS :- 884/1041 )	LR-903	Bastu	Baluband h	0.056 Dec	3,192/-	3,360/-
L13	LR-884/1044 (RS :- 884/1044 )	LR-903	Bastu	Danga	0.0974 Dec	5,552/-	5,844/-
L14	LR-884/1045 (RS :- 884/1045 )	LR-903	Bastu	Shali	0.973 Dec	55,461/-	58,380/-
L15	LR-886/1032 (RS :- 886/1032 )	LR-903	Bastu	Baluband h	0.042 Dec	2,394/-	2,520/-
L16	LR-886/1034 (RS :- 886/1034 )	LR-903	Bastu	Baluband h	0.278 Dec	15,850/-	16,680/-
		<b>TOTAL :</b>			<b>8.2859Dec</b>	<b>4,72,300 /-</b>	<b>4,97,154 /-</b>
		<b>Grand Total :</b>			<b>8.2859Dec</b>	<b>4,72,300 /-</b>	<b>4,97,154 /-</b>

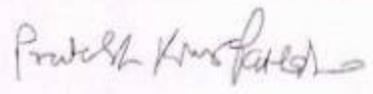
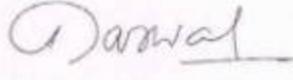
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SITA DEVELOPERS PRIVATE LIMITED</b> 19/6 NAYAN CHAND DUTT STREET, City:- Kolkata, , P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx9R,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	<b>DOVIMO BUILDERS LLP</b> DIAMOND HARBOUR ROAD, City:- Diamond Harbour, , P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 19/06/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office	<b>Photo</b>  Jun 19 2021 11:09AM	<b>Finger Print</b>  LTI 19/06/2021	<b>Signature</b>  19/06/2021
Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, City:- Khardah, , P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : SITA DEVELOPERS PRIVATE LIMITED (as REPRESENTATIVE)				
2	<b>Name</b> <b>Mr SANTOSH AGARWAL (Presentant)</b> Son of Mr LATE MOTILAL AGARWAL Date of Execution - 07/06/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office	<b>Photo</b>  Jun 19 2021 11:10AM	<b>Finger Print</b>  LTI 19/06/2021	<b>Signature</b>  19/06/2021
293, Gouri Nath Shastri Sarani, City:- Dum Dum, , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : DOVIMO BUILDERS LLP (as REPRESENTATIVE)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAMRAT ROY</b> Son of Mr SANKAR ROY 78, Municipal Office Lane, City:- Dum Dum, , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	 19/06/2021	 19/06/2021	 19/06/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.375 Dec

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.028 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.5834 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.056 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.0974 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.973 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.042 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.278 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-2.1408 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-1.946 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.32 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.9287 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.017 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.097 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.014 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SITA DEVELOPERS PRIVATE LIMITED	DOVIMO BUILDERS LLP-0.3896 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:- 832, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 833, LR Khatian No:- 903	Owner:এ.এম.বি.বুলওয়েলপ্রঃ সিঃ পলক ডিভেলপার, Gurdian:মোলাভন দে, Address:504 ওনসাল ডাবল মহাবীদি - ১, Classification:খদি, Area:0.01000000 Acre,	SITA DEVELOPERS PRIVATE LIMITED
L3	LR Plot No:- 834, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 835, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 881, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 886, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 879/1053, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 880/1050, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 880/1051, LR Khatian No:- 903	Owner:এ.এম.বি.বুলওয়েলপ্রঃ সিঃ পলক ডিভেলপার, Gurdian:মোলাভন দে, Address:504 ওনসাল ডাবল মহাবীদি - ১, Classification:খদি,	SITA DEVELOPERS PRIVATE LIMITED
L10	LR Plot No:- 882/1046, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 882/1047, LR Khatian No:- 903	Owner:এ.এম.বি.বুলওয়েলপ্রঃ সিঃ পলক ডিভেলপার, Gurdian:মোলাভন দে, Address:504 ওনসাল ডাবল মহাবীদি - ১, Classification:খদি, Area:0.01000000 Acre,	SITA DEVELOPERS PRIVATE LIMITED
L12	LR Plot No:- 884/1041, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.

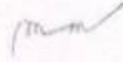
L13	LR Plot No:- 884/1044, LR Khatian No:- 903	Owner:এ.এম.বি.বুলওয়েলভ্রাঃ পিঃ পক্ষে ডিরেক্টর, Gurdian:বেলাভন দে, Address:504 ওলসাল ডবল মহালীনি - ১, Classification:ডাঙ্গা,	SITA DEVELOPERS PRIVATE LIMITED
L14	LR Plot No:- 884/1045, LR Khatian No:- 903	Owner:এ.এম.বি.বুলওয়েলভ্রাঃ পিঃ পক্ষে ডিরেক্টর, Gurdian:বেলাভন দে, Address:504 ওলসাল ডবল মহালীনি - ১, Classification:শদি, Area:0.01000000 Acre.	SITA DEVELOPERS PRIVATE LIMITED
L15	LR Plot No:- 886/1032, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 886/1034, LR Khatian No:- 903		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190405238 / 2021

On 05-06-2021

**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 4,97,154/-



Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 19-06-2021

**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 10:46 hrs on 19-06-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL ,

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

Execution is admitted on 19-06-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, SITA DEVELOPERS PRIVATE LIMITED (Private Limited Company), 19/6 NAYAN CHAND DUTT STREET, City:- Kolkata, , P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Identified by Mr SAMRAT ROY, , Son of Mr SANKAR ROY, 78, Municipal Office Lane, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 19-06-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, DOVIMO BUILDERS LLP (LLP), DIAMOND HARBOUR ROAD, City:- Diamond Harbour, , P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr SAMRAT ROY, , Son of Mr SANKAR ROY, 78, Municipal Office Lane, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

**Payment of Fees**

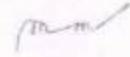
Certified that required Registration Fees payable for this document is Rs 5,063/- ( A(1) = Rs 4,972/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 4,979/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:28PM with Govt. Ref. No: 192021220012298931 on 23-05-2021, Amount Rs: 4,979/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1450038474 on 23-05-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,868/- and Stamp Duty paid by by online = Rs 24,868/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:28PM with Govt. Ref. No: 192021220012298931 on 23-05-2021, Amount Rs: 24,868/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1450038474 on 23-05-2021, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 266470 to 266498

being No 190405238 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2021.07.16 14:13:48 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 16-07-2021 14:13:33  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

19 JUN 2021