



Summary



Sale Deed

Scan for details

Further details? Scan this

| | | |
|---|--------------------------------------|-------------------------------------|
| Query No 1904-2000903563/2021 | Serial No 1904-005357/2021 | Deed No I-1904-05272/2021 |
|---|--------------------------------------|-------------------------------------|

| | | | |
|--------------------------|--------------|---------------------------------|--------------|
| Set Forth Value : | ₹ 5,41,600/- | Market Value : | ₹ 5,70,102/- |
| Stamp Duty Paid : | ₹ 28,505/- | Registration Fees Paid : | ₹ 5,701/- |

| | |
|--|---|
| Seller(s) SHREE RAM BUILD PROP PRIVATE LIMITED | Buyer(s) TOWNRISE PROMOTERS LLP |
|--|---|

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- 833, 884, 884/1044, 884/1045 | 9.5017 | 0.00000000 |
| TOTAL : | | 9.5017 | 0.00000000 |



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

Additional Registrar
of Assurances-IV, Kolkata

19 JUN 2021

Mohul Mukhopadhyay 17/07/2021
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 26th day of May ,Two Thousand Twenty-One

BETWEEN

1. SHREE RAM BUILD PROP PRIVATE LIMITED (PAN: AAJCS6923J) ,
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-3B, 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. TOWNRISE PROMOTERS LLP (PAN: AAQFT1310C) , having its office at 113, N.S.ROAD, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL , Aadhaar No.: 22xxxxxx3948, son of 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 Sambhu Nath Bangal was the recorded owner in respect of – 1.8348 Satak out of 22 Satak comprised in R.S/L.R Dag No. 833, 1.6680 Satak out of 20 Satak comprised in R.S/L.R Dag No. 834, 0.3336 Satak out of 04 Satak comprised in R.S/L.R Dag No. 880/1051, 207.2490 Satak out of 2485 Satak comprised in R.S/L.R Dag No. 884, 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, being total of 251.2008 Satak comprised in R.S/L.R Dag No. 884, 881, 879, 833, 834, 880/1051, 884/1044, 884/1045 and 882/1047 along with other properties under L.R. Khaitan No. 291 respectively at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

WHEREAS by a registered Deed of Conveyance dated 05th 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 6037 to 6052 being No.04003 for the year 2007 entered into by and between Sambhu Nath Bangal alias Sambhu Nath Ghosh (therein referred to as the Vendors) and Madan Mohan Mandal (therein referred to as the Confirming Party) sold, transferred and conveyed to Shree Ram Build Prop Private Limited for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Saliand Dangaland measuring 251.2008 Satak comprised in R.S./L.R. Dag No. 884, 881, 879, 833, 834, 880/1051, 884/1044, 884/1045 and 882/1047 along with other properties under L.R. Khaitan No. 291 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 Ashok Kumar Bangal was the recorded owner in respect of – 3.665 Satak out of 22 Satak comprised in R.S./L.R Dag No. 833, 3.332 Satak out of 20 Satak comprised in R.S./L.R Dag No. 834, 0.666 Satak out of 04 Satak comprised in R.S./L.R Dag No.880/1051, 13.50 Satak out of 2485 Satak comprised in R.S./L.R Dag No. 884, 0.166 Satak out of 01 Satak comprised in R.S./L.R Dag No. 884/1044, 1.666 Satak out of 10 Satak comprised in R.S./L.R Dag No. 884/1045, 0.999 Satak out of 06 Satak comprised in R.S./L.R Dag No. 882/1047, being total of 23.994 Satak comprised in R.S./L.R Dag No. 884, 833, 834, 880/1051, 884/1044, 884/1045 and 882/1047 along with other properties under L.R. Khaitan No. 26 respectively at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

WHEREAS by a registered Deed of Conveyance dated 17th August 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.I, CD Volume No. 3, Pages from 6098 to 6111 being No.04007 for the year 2007 entered into by and between Ashok Kumar Bangal (therein referred to as the Vendors) and Pulin Mandal (therein referred to as the Confirming Party) sold, transferred and conveyed to Shree Ram Build Prop Private Limited for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Saliand Dangaland measuring 23.994 Satak comprised in R.S./L.R Dag No. 884, 833, 834, 880/1051, 884/1044, 884/1045 and 882/1047 along with other properties under L.R. Khaitan No. 26 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 5,41,600/- (Rupees FIVE LAC FORTY ONE THOUSAND SIX 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 5,70,102/- (Rupees FIVE LAC SEVENTY THOUSAND ONE HUNDRED TWO) 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 5.5 Decimal (5.5 Decimal), more or less, lying and situated in LR Plot No:- 833 and corresponding LR Khatian No:- 904, 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 ,buted and bounded as follows: East: Dag No.884. West: Dag No. 884. North: Dag No.832. South: Dag No.884.

All That piece and parcel of Bastu land measuring about 0.25 Decimal (0.25 Decimal), more or less, lying and situated in LR Plot No:- 884/1044 and corresponding LR Khatian No:- 904, 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 ,buted and bounded as follows: East: BY DAG NO.884. West: BY DAG NO.1043. North: BY DAG NO. 884/1045. South: BY DAG NO.884/1041.

All That piece and parcel of Bastu land measuring about 2.5 Decimal (2.5 Decimal), more or less, lying and situated in LR Plot No:- 884/1045 and corresponding LR Khatian No:- 904, 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 ,buted and bounded as follows: East: BY DAG NO.884. West: BY DAG NO.85. North: BY DAG NO.882. South: BY DAG NO.884/1044.

All That piece and parcel of Bastu land measuring about 1.2517 Decimal (1.2517 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 904, 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.885. West: BY DAG NO. 875. North: BY DAG NO. 880. South: BY DAG NO. 886/1034.

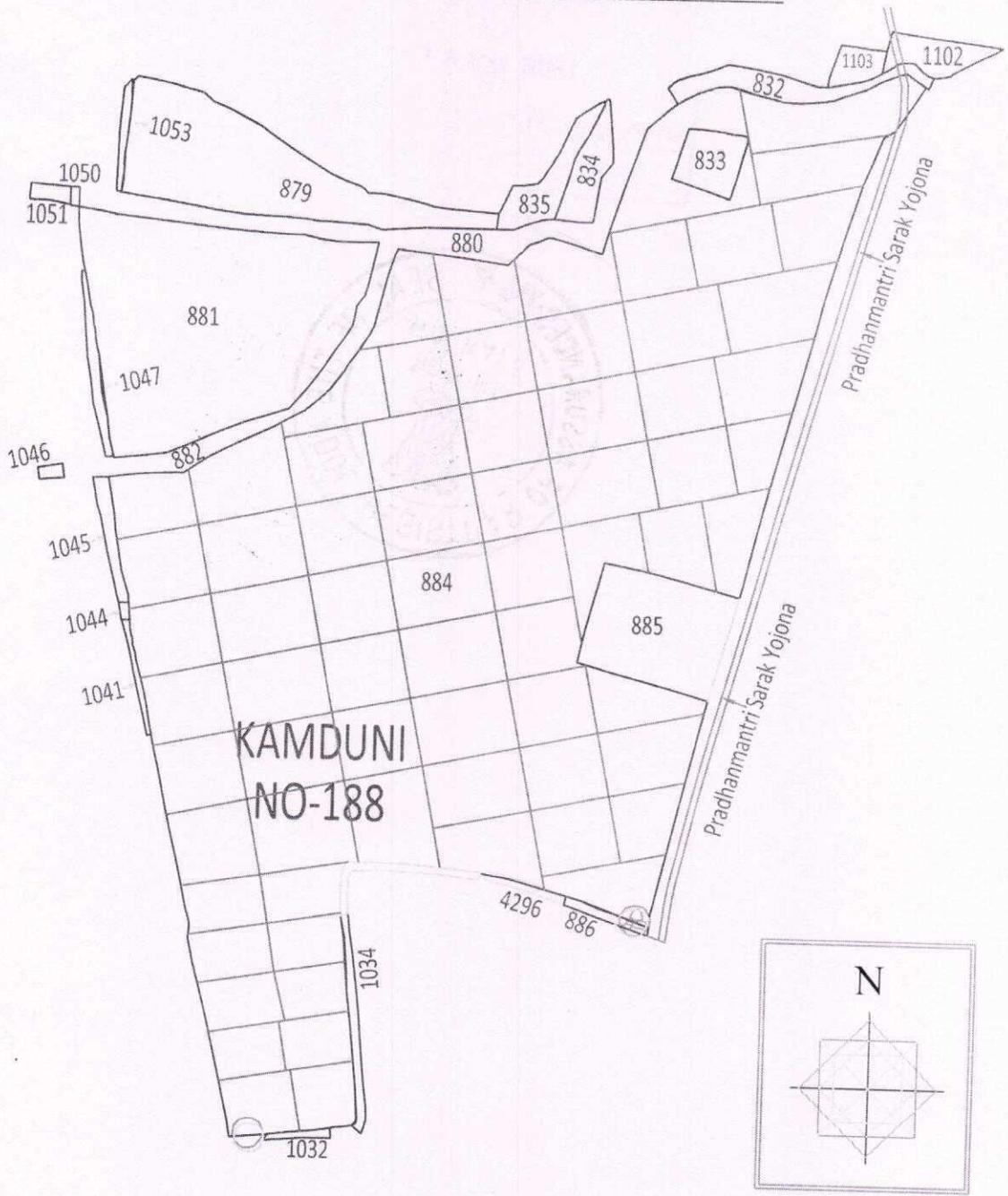
Memo of Consideration

Rs. 5,41,600/- (Rupees FIVE LAC FORTY ONE THOUSAND SIX 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 Cheque0002 dated 20-04-2021 of HDFC BANK LTD. (HDFC), | 5,41,600/- |
| T O T A L | | | 541600/- |

MOUZA MAP AT KAMDUNI

hat
No 188
203
nas.



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: 5/26/2021 3:32:23 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: 5/26/2021 3:35:02 PM

Validity unknown

Digitally Signed by RAVI
KHAITAN
Date: 5/26/2021 3:33:06 PM

Drafted by me:

ANIL CHOUDHRY
Licence/Enrolment No.: F/145/1991
HIGH COURT AT CALCUTTA

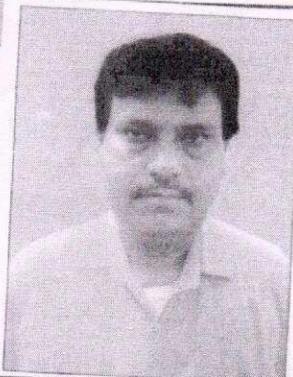
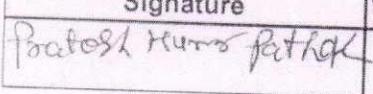
Admission and execution using eSign by :

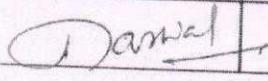
Validity unknown

Digitally Signed by Selected
Name : Mr SANJOSH AGARWAL
Date: 7/6/2021 4:46:32 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.07.17 17:56:03 +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: 192021220012299391
GRN Date: 23/05/2021 16:44:00
BRN : 1450048714
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 23/05/2021 16:05:27
Payment Ref. No: 2000903563/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: VINEET KHETAN
Address: 1, NETAJI SUBHAS ROAD
Mobile: 9830339883
Depositor Status: Others
Query No: 2000903563
Applicant's Name: Mr SAMRAT ROY
Identification No: 2000903563/1/2021
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000903563/1/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 28505 |
| 2 | 2000903563/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5701 |
| | | | Total | 34206 |

IN WORDS: THIRTY FOUR THOUSAND TWO HUNDRED SIX ONLY.

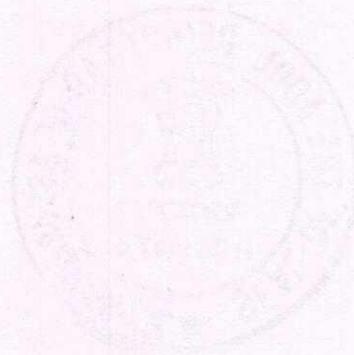
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Absolute Sale on the day, month and year first above written.

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

Mr RAVI KHAITAN

Drafted by me:

1.

ANIL CHOUDHRY
Licence No.: F/145/1991
HIGH COURT AT CALCUTTA

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1904-05272/2021 | Date of Registration | 19/06/2021 |
| Query No / Year | 1904-2000903563/2021 | Office where deed is registered | |
| Query Date | 06/05/2021 1:47:29 PM | 1904-2000903563/2021 | |
| Applicant Name, Address & Other Details | SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7450045030, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | Market Value | | |
| Rs. 5,41,600/- | Rs. 5,70,102/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 28,505/- (Article:23) | Rs. 5,785/- (Article:A(1)) | | |
| 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-833 (RS :-833) | LR-904 | Bastu | Shali | 5.5 Dec | 3,13,500/- | 3,30,000/- | |
| L2 | LR-884/1044 (RS :- 884/1044) | LR-904 | Bastu | Danga | 0.25 Dec | 14,250/- | 15,000/- | |
| L3 | LR-884/1045 (RS :- 884/1045) | LR-904 | Bastu | Shali | 2.5 Dec | 1,42,500/- | 1,50,000/- | |
| L4 | LR-884 (RS :-884) | LR-904 | Bastu | Shali | 1.2517 Dec | 71,350/- | 75,102/- | Width of Approach Road: 8 Ft., |
| TOTAL : | | | | | 9.5017Dec | 5,41,600 /- | 5,70,102 /- | |
| Grand Total : | | | | | 9.5017Dec | 5,41,600 /- | 5,70,102 /- | |

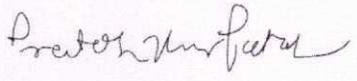
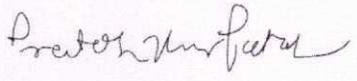
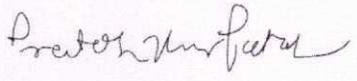
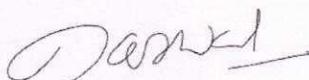
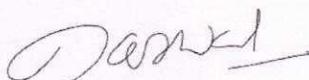
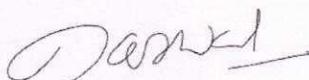
Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | SHREE RAM BUILD PROP PRIVATE LIMITED 19/6, NAYAN CHAND DUTT STREET, City:- Kolkata, , P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | TOWNRISE PROMOTERS LLP 113, N.S.ROAD, City:- Kolkata, , P.O:- KHANGRAPATTI, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | |
|--|--|--|---|--------------|-----------|--|--|--|---|--|--|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PRATOSH KUMAR PATHAK 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 </td> <td>  Jun 19 2021 12:41PM </td> <td>  LTI 19/06/2021 </td> <td>  19/06/2021 </td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Mr PRATOSH KUMAR PATHAK 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 |  Jun 19 2021 12:41PM |  LTI 19/06/2021 |  19/06/2021 | FLAT-3B, 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 : SHREE RAM BUILD PROP PRIVATE LIMITED (as REPRESENTATIVE) | | |
| Name | Photo | Finger Print | Signature | | | | | | | | | |
| Mr PRATOSH KUMAR PATHAK 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 |  Jun 19 2021 12:41PM |  LTI 19/06/2021 |  19/06/2021 | | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 26/05/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office </td> <td>  Jun 19 2021 12:40PM </td> <td>  LTI 19/06/2021 </td> <td>  19/06/2021 </td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 26/05/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office |  Jun 19 2021 12:40PM |  LTI 19/06/2021 |  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 : TOWNRISE PROMOTERS LLP (as REPRESENTATIVE) | | |
| Name | Photo | Finger Print | Signature | | | | | | | | | |
| Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 26/05/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office |  Jun 19 2021 12:40PM |  LTI 19/06/2021 |  19/06/2021 | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SAMRAT ROY 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 | | |
|-----------------------------|--------------------------------------|-----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SHREE RAM BUILD PROP PRIVATE LIMITED | TOWNRISE PROMOTERS LLP-5.5 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SHREE RAM BUILD PROP PRIVATE LIMITED | TOWNRISE PROMOTERS LLP-0.25 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SHREE RAM BUILD PROP PRIVATE LIMITED | TOWNRISE PROMOTERS LLP-2.5 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SHREE RAM BUILD PROP PRIVATE LIMITED | TOWNRISE PROMOTERS LLP-1.2517 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:- 833, LR Khatian No:- 904 | Owner:শ্রীরাম বিল্ড প্রফ প্রাঃলিঃ পক্ষে, Gurdian:ডিরেক্টর শ্যাম, Address:সুন্দর মহেশ্বরী সাং-504 ওনসাল ভবন নয়াদিপলী-1, Classification:শালি, Area:0.06000000 Acre, | SHREE RAM BUILD PROP PRIVATE LIMITED |
| L2 | LR Plot No:- 884/1044, LR Khatian No:- 904 | Owner:শ্রীরাম বিল্ড প্রফ প্রাঃলিঃ পক্ষে, Gurdian:ডিরেক্টর শ্যাম, Address:সুন্দর মহেশ্বরী সাং-504 ওনসাল ভবন নয়াদিপলী-1, Classification:ডাঙ্গা, | SHREE RAM BUILD PROP PRIVATE LIMITED |
| L3 | LR Plot No:- 884/1045, LR Khatian No:- 904 | Owner:শ্রীরাম বিল্ড প্রফ প্রাঃলিঃ পক্ষে, Gurdian:ডিরেক্টর শ্যাম, Address:সুন্দর মহেশ্বরী সাং-504 ওনসাল ভবন নয়াদিপলী-1, Classification:শালি, Area:0.03000000 Acre, | SHREE RAM BUILD PROP PRIVATE LIMITED |
| L4 | LR Plot No:- 884, LR Khatian No:- 904 | | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 190405272 / 2021

On 18-05-2021

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 5,70,102/-

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 11:05 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, SHREE RAM BUILD PROP 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

Indetified 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, TOWNRISE PROMOTERS LLP (LLP), 113, N.S.ROAD, City:- Kolkata, , P.O:- KHANGRAPATTI, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified 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

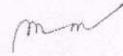
Certified that required Registration Fees payable for this document is Rs 5,785/- (A(1) = Rs 5,701/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 5,701/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:44PM with Govt. Ref. No: 192021220012299391 on 23-05-2021, Amount Rs: 5,701/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1450048714 on 23-05-2021, Head of Account 0030-03-104-001-16

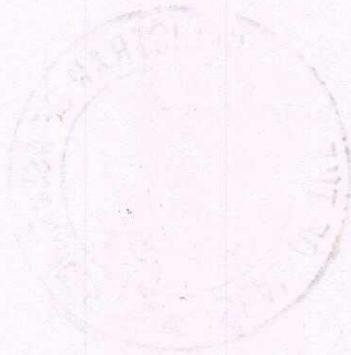
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,505/- and Stamp Duty paid by by online = Rs 28,505/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:44PM with Govt. Ref. No: 192021220012299391 on 23-05-2021, Amount Rs: 28,505/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1450048714 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 273822 to 273844
being No 190405272 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.07.17 17:56:09 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17-07-2021 17:54:58
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