



# Summary



## Sale Deed

Scan for details

Further details? Scan this

<b>Query No</b> 1904-2000903933/2021	<b>Serial No</b> 1904-005356/2021	<b>Deed No</b> I-1904-05275/2021
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<b>Set Forth Value :</b>	₹ 5,70,000/-	<b>Market Value :</b>	₹ 6,00,000/-
<b>Stamp Duty Paid :</b>	₹ 30,000/-	<b>Registration Fees Paid :</b>	₹ 6,000/-

<b>Seller(s)</b> SHREERAM BUILDPROP PRIVATE LIMITED	<b>Buyer(s)</b> ROOFCROWN REALCON 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- 884	10	0.00000000
<b>TOTAL :</b>		<b>10</b>	<b>0.00000000</b>



Certified that the Document is admitted to Registration. The stamp and the endorsement on the document are the part of the 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. SHREERAM BUILDPROP 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. ROOFCROWN REALCON LLP (PAN: ABBFR2013A) , having it's office at KUMARPARA ROAD, P.O:- LILUAH, P.S:- Liluah, Bally, District:-Howrah, West Bengal, India, PIN - 711204 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 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 Sali and Dangal 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 Panchayat 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 5,70,000/- (Rupees FIVE LAC SEVENTY THOUSAND ) 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 6,00,000/- (Rupees SIX LAC ) 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:- 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.

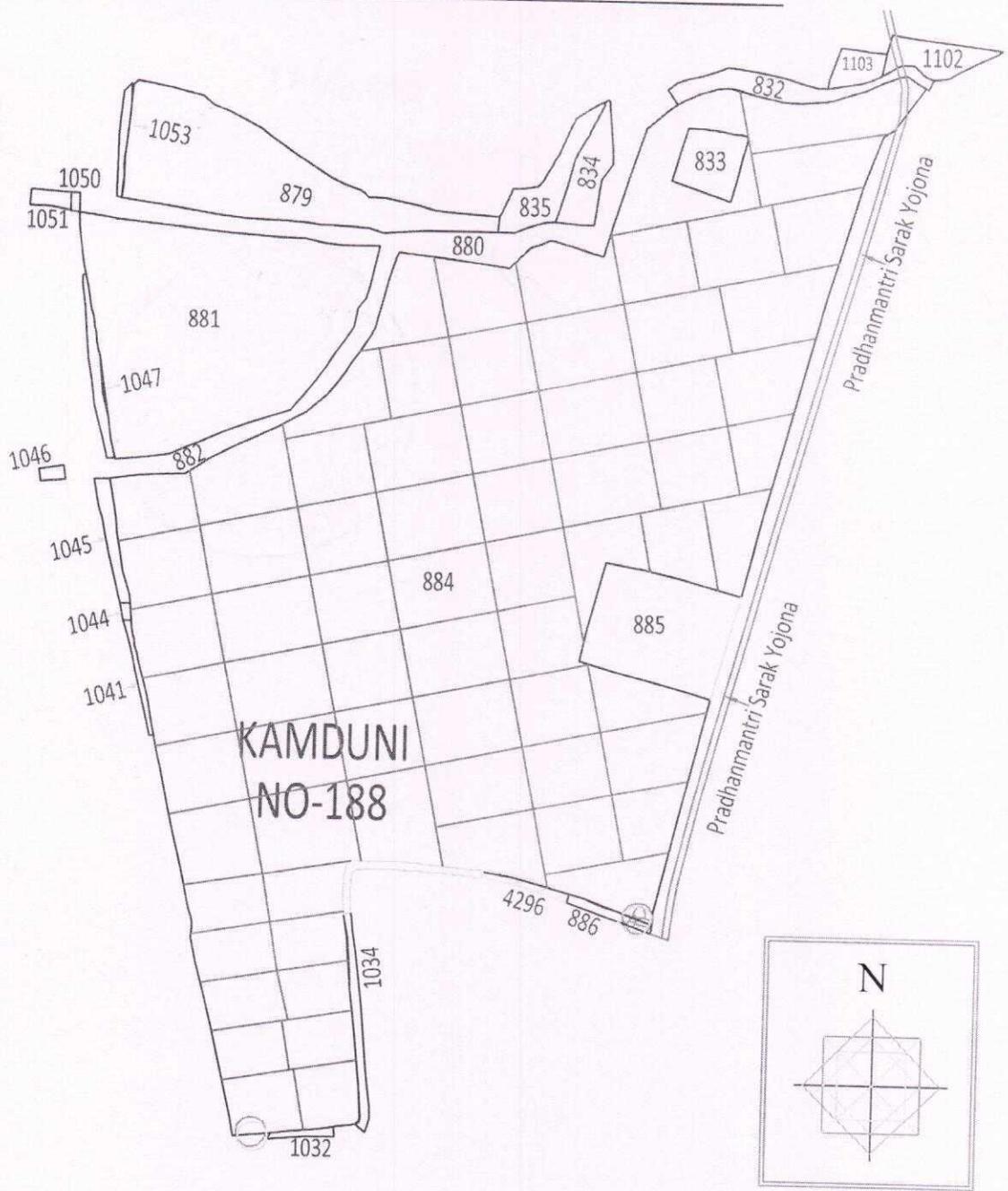
### Memo of Consideration

Rs. 5,70,000/- ( Rupees FIVE LAC SEVENTY THOUSAND 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 Cheque0003 dated 20-04-2021 of HDFC BANK LTD. (HDFC),	5,70,000/-
<b>T O T A L</b>			570000/-

# 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 4:09:41 PM

**WITNESSES :**

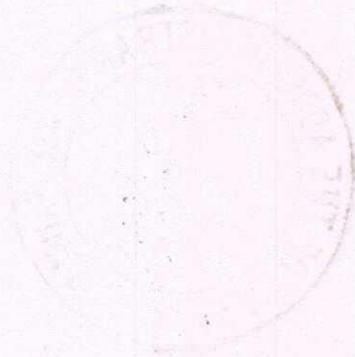
SIGNED, SEALED AND DELIVERED  
by the Parties in the presence of:

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

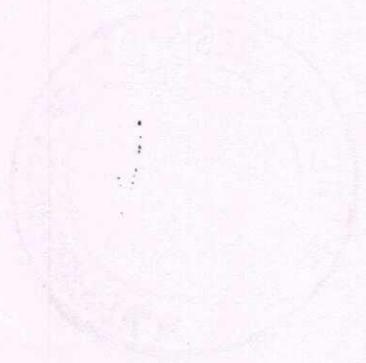
Digitally Signed by RAVI  
KHAITAN

Date: 5/26/2021 4:17:35 PM



Drafted by me:

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



Admission and execution using eSign by :

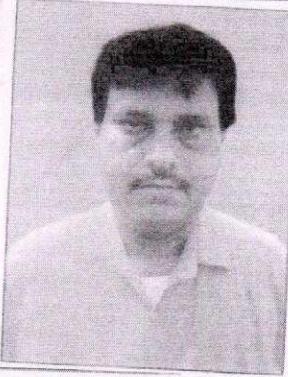
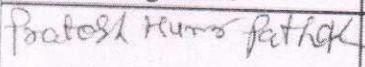
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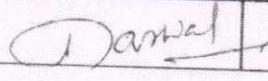
Digitally Signed by Selected  
Name : Mr SANJOSH AGARWAL  
Date: 7/6/2021 4:49:33 PM

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2021.07.17 18:01:59 +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: 192021220012299481  
GRN Date: 23/05/2021 16:46:09  
BRN : 1450050216  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: HDFC Bank  
BRN Date: 23/05/2021 16:05:43  
Payment Ref. No: 2000903933/1/2021  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: VINEET KHETAN  
Address: 1, NETAJI SUBHAS ROAD  
Mobile: 9830339883  
Depositor Status: Others  
Query No: 2000903933  
Applicant's Name: Mr SAMRAT ROY  
Identification No: 2000903933/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000903933/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	30000
2	2000903933/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	6000
			<b>Total</b>	<b>36000</b>

IN WORDS: THIRTY SIX THOUSAND 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

*Jitendra K Singh*

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-1904-05275/2021	Date of Registration	19/06/2021
Query No / Year	1904-2000903933/2021	Office where deed is registered	
Query Date	06/05/2021 2:23:41 PM	1904-2000903933/2021	
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. 5,70,000/-	Rs. 6,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,000/- (Article:23)	Rs. 6,084/- (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-884 (RS :-884 )	LR-904	Bastu	Shali	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>10Dec</b>	<b>5,70,000 /-</b>	<b>6,00,000 /-</b>	

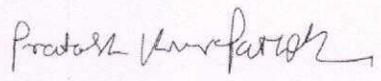
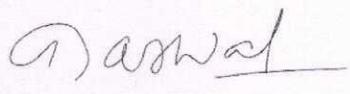
#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHREERAM BUILDPROP 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.:: 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	<b>ROOFCROWN REALCON LLP</b> KUMARPARA ROAD, City:- Bally, , P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: ABxxxxxx3A,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 11:46AM	<b>Finger Print</b>  LTI 19/06/2021	<b>Signature</b>  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: 85xxxxxxx8220 Status : Representative, Representative of : SHREERAM BUILDPROP PRIVATE LIMITED (as REPRESENTATIVE)				
2	<b>Name</b> <b>Mr SANTOSH AGARWAL (Presentant )</b> 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	<b>Photo</b>  Jun 19 2021 11:46AM	<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: 22xxxxxxx3948 Status : Representative, Representative of : ROOFCROWN REALCON 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	SHREERAM BUILDPROP PRIVATE LIMITED	ROOFCROWN REALCON LLP-10 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

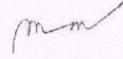
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 884, LR Khatian No:- 904		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190405275 / 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 6,00,000/-



**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 11:04 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, SHREERAM BUILDPROP 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, ROOFCROWN REALCON LLP (LLP), KUMARPARA ROAD, City:- Bally, , P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

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**

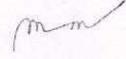
Certified that required Registration Fees payable for this document is Rs 6,084/- ( A(1) = Rs 6,000/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:46PM with Govt. Ref. No: 192021220012299481 on 23-05-2021, Amount Rs: 6,000/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1450050216 on 23-05-2021, Head of Account 0030-03-104-001-16

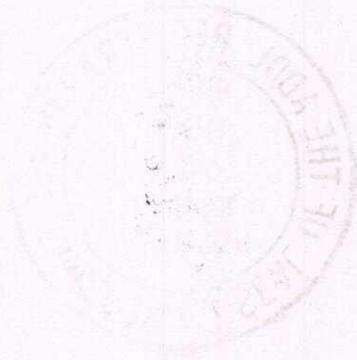
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30,000/- and Stamp Duty paid by by online = Rs 30,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:46PM with Govt. Ref. No: 192021220012299481 on 23-05-2021, Amount Rs: 30,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1450050216 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 273890 to 273911  
being No 190405275 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2021.07.17 18:02:05 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17-07-2021 18:01:34  
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

11 9 JUN 2026