

04698/2020

I-04517/2020



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000952941/2020

Set Forth Value :	₹ 16,01,485/-	Market Value :	₹ 16,93,200/-
Stamp Duty Paid :	₹ 84,680/-	Registration Fees Paid :	₹ 16,946/-

Seller(s)	Buyer(s)
SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP & 1 other

Property Details :

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4291, 4293, 4301/5216, 4306	14.11	0.00000000
TOTAL :		14.11	

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are true & correct copies of the Document.

[Signature]
 Additional Registrar
 of Assurances-I, Kolkata



02 DEC 2020

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

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK



SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr JITENDRA KUMAR SINGH

5

eSigned

Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. *Anil Chaudhury*

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

04698/2020

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/131 dated: 11/09/2020

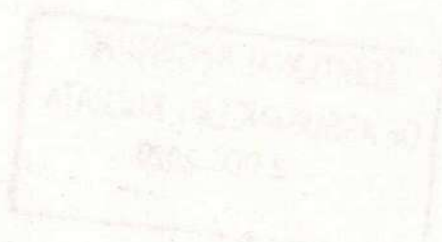
This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000952941/2020. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal



This is a system generated certificate and can be verified from <https://wbregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".



Directorate of Registration & Stamp Revenue
Government of West Bengal
e-Deed

DEED OF SALE

THIS DEED OF SALE is made and executed on this 11th day of September, Two Thousand Twenty

BETWEEN

1. SITA RAM BUILDPROP PRIVATE LIMITED (PAN: AAJCS5389L), having its office at 19/6, Nayan Chand Dutta 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 (PAN: CDYPP8761Q) , son of Late SUDHIR KUMAR PATHAK, residing at MURARI MOHAN MITRA, 12/1, 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. SUMMERMEAD DEVELOPERS LLP (PAN: ADZFS6292E) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

2. PERING DEVELOPERS LLP (PAN: AAXFP7837K) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at GOURI NATH SHASTRI, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

hereinafter referred to and called as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs/respective successor-in-office/successor-in-interest, executors,administrators, representatives,successors and assigns)

THIS DEED OF CONVEYANCE made and executed on the 10th day of August, 2020 (Two ThousandTwenty).

BETWEEN:

M/S. SITARAM BUILDPROP PVT. LTD., PAN No. AAJCS5389L, a Company incorporated under the Provisionsof the Companies Act, 1956, having its registered

office at 19/6, Nayan ChandDutt Street, Ground Floor, P.O. BeadonStreet, P.S. Burtolla, Kolkata – 700006, represented by its Authorised Signatory MR. PRATOSH KUMAR PATHAK, having PAN CDYPP8761Q, Aadhar No. 8529 4152 8220, Mobile No.9051800049, son of Mr. Sudhir Kumar Pathak, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at Flat - 3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, North 24 Parganas, P.O. Agarpara, P.S.Khardah, Kolkata - 700058, hereinafter referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the ONE PART.

AND

(1) SUMMERMEAD DEVELOPERS LLP, having PAN No. ADZFS6292E, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24 Parganas, West Bengal, (2) PERING DEVELOPERS LLP, having PAN No. AAXFP7837K, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24 Parganas, West Bengal, both represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata -700055, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the SECOND PART.

WHEREAS by a registered Indenture dated 14th November, 2007 registered in the office of A.D.S.R, Barasat, in Book No.I, CD Volume No.I, Pages from 1446 to 1461 being Deed No.00080 for the year 2008 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali, Bandh and Doba land measuring 77.4325 Satak out of 1718 Satak comprised in R.S./L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211 and 4306 along with other properties under L.R. Khatian No. 2664 at Mouza - Matiagachha, J.L. No.187, R. S. No.154, Touzi No.1552, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District - North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all right appertaining thereto as follows :

1.6146 Satak out of 69 Satak in R.S/ L.R Dag No.4291

0.3744 Satak out of 16 Satak in R.S/ L.R Dag No.4293

0.1170 Satak out of 5 Satak in R.S/ L.R Dag No.4296

0.7722 Satak out of 33 Satak in R.S/ L.R Dag No.4297

0.2106 Satak out of 9 Satak in R.S/ L.R Dag No.4298

29.5781 Satak out of 631 Satak in R.S/ L.R Dag No.4292/5210

43.6406 Satak out of 931 Satak in R.S/ L.R Dag No.4292/5211

1.1250 Satak out of 24 Satak in R.S/ L.R Dag No.4306

more fully and particularly described in SCHEDULE "A" hereunder written.

AND WHEREAS by another registered Deed of Conveyance dated 10th May, 2016 registered in the office of Additional Registrar of Assurance - IV, Kolkata in Book No. I, Volume No. 1904-2016, Pages from 184410 to 184440 being Deed No. 190405070 for the year 2016 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali land measuring 14 Satak more or less out of 77 Satak comprised in R.S./L.R. Dag Nos. 4301/5216, under L.R. Khatian No. 1938, 2923, lying and situate at Mouza - Matiagachha, J.L. No. 187, Touzi No. 1550, under P.S. Barasat, District- North 24-Parganas, under Additional District Sub-Registration office at Barasat more fully and particularly described in SCHEDULE "B" hereunder written.

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.

ANDWHEREAS since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule "A" and "B" properties as an Owner thereof.

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor herein has agreed to sell to the Purchasers ALL THAT piece and parcel of Sali, Bandh and Doba land comprised in R.S. / L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211 4306 and 4301/5216 along with other properties under L.R. Khatian No. 2664, 1938, 2923 and presently L.R. Khatian No. 4029 & 4331 at Mouza - Matiagachha, J.L. No.187, R. S. No.154, Touzi Nos.1552 and 1550, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all appearing thereto as follows:

1.6100 Satak in Dag No. 4291 for Rs. 1,82,735/- in the name of Summermead Developers LLP

0.3700 Satak in Dag No. 4293 for Rs. 41,995/- in the name of Summermead Developers LLP

1.1300 Satak in Dag No. 4306 for Rs. 1,28,255/- in the name of Summermead Developers LLP

1.00 Satak in Dag No. 4301/5216 for Rs. 1,13,500/- in the name of Summermead Developers LLP

10.00 Satak in Dag No. 4301/5216 for Rs. 11,35,000/- in the name of Pering Developers LLP

more fully and particularly described in SCHEDULE "C" hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs.16,01,485.00 (Rupees Sixteen Lakhs One Thousand Four Hundred Eighty Five only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.16,01,485.00 (Rupees Sixteen Lakhs One Thousand Four Hundred Eighty Five only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, Purchaser No.3, Purchaser No.4, Purchaser No.5, respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title ALL THAT said "Property" HOWSOEVER otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH the land or ground whereupon or on part whereof the same is erected and built TOGETHER FURTHER WITH all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "Property" or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD, POSSESS AND ENJOY the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid AND THAT the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever

from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER THAT the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASERS as follows:-

a) The Vendor is otherwise well and sufficiently entitled to the said "Property" described in the SCHEDULE "C" hereunder written and the same is his self-acquired property. Its title to the said "Property" is free and marketable;

b) No other person except the Vendor has any right, claim or demand in respect of the said "Property" or any part thereof;

c) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said "Property" and the said "Property" is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said "Property";

d) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said "Property";

e) There are no proceedings instituted by or against the Vendor in respect of the said "Property" and pending in any Court or before any authority and the said "Property" is not under any lis pendens;

f) The Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said "Property";

g) The Vendor hereby covenants with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said "Property" and every part thereof in the aforesaid manner.

SCHEDULE A ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali, Bandh and Doba land measuring 77.4325 Satakout of 1718 Satak comprised in R.S./L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211 and 4306 along with other properties under L.R. Khatian

No.2664 at Mouza - Matiagachha, J.L. No.187,R. S. No.154, Touzi No.1552, under P.S. Barasat thereafter Sashan, NowRajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the locallimits of Kirtipur Gram Panchayet-II together with all easement rights and allright appertaining thereto as follows :

1.6146 Satak out of 69 Satak in R.S/ L.R Dag No.4291

0.3744 Satak out of 16 Satak in R.S/ L.R Dag No.4293

0.1170 Satak out of 5 Satak in R.S/ L.R Dag No.4296

0.7722 Satak out of 33 Satak in R.S/ L.R Dag No.4297

0.2106 Satak out of 9 Satak in R.S/ L.R Dag No.4298

29.5781 Satak out of 631 Satak in R.S/ L.R Dag No.4192/5210

43.6406 Satak out of 931 Satak in R.S/ L.R Dag No.4292/5211

1.1250 Satak out of 24 Satak in R.S/ L.R Dag No.4306

SCHEDULE B ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali land measuring 14 Satak more or less out of 77Satak comprised in R.S./L.R. Dag Nos.4301/5216, under L.R. Khatian No.1938, newL.R. Khatian No.2923 lying and situate at Mouza -Matiagachha, J.L. No.187, Touzi No.1550, under P.S. Barasat, District- North 24-Parganas, under Additional District Sub-Registration officeat Barasat.

SCHEDULE C ABOVE REFERRED TO :

ALL THAT piece and parcel of 14.1100Satak of Sali, Bandh and Doba land comprised in R.S./L.R. DagNos. 4291, 4293, 4306 and 4301/5216 along with other properties under L.R.Khatian No.4029 & 4331 at Mouza - Matiagachha, J.L. No.187, R. S. No.154, Touzi Nos.1552 and 1550,under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat,District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-IItogether with all easement rights and all appearing thereto as follows:

1.6100Satak in Dag No. 4291 for Rs. 1,82,735/- in the name of Summermead Developers LLP

0.3700Satak in Dag No. 4293 for Rs. 41,995/-in the name of Summermead DevelopersLLP

1.1300Satak in Dag No. 4306 for Rs. 1,28,255/- in the name of Summermead Developers LLP

1.00Satak in Dag No. 4301/5216 for Rs. 1,13,500/- in the name of Summermead Developers LLP

10.00Satak in Dag No. 4301/5216 for Rs. 11,35,000/- in the name of Pering Developers LLP

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 1.61 Decimal (1.61 Decimal), more or less, lying and situated in LR Plot No:- 4291 and corresponding LR Khatian No:- 4029, at Mouza: Matiagachha, J.L. Number 187, 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: 4292. West: 4272. North: 4266. South: 4278.

All That piece and parcel of Bastu land measuring about 0.37 Decimal (0.37 Decimal), more or less, lying and situated in LR Plot No:- 4293 and corresponding LR Khatian No:- 4029, at Mouza: Matiagachha, J.L. Number 187, 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: 1033. West: 4292, North: 884. South: 4292/5211.

All That piece and parcel of Bastu land measuring about 1.13 Decimal (1.13 Decimal), more or less, lying and situated in LR Plot No:- 4306 and corresponding LR Khatian No:- 4029, at Mouza: Matiagachha, J.L. Number 187, 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: 4301/5213. West: 4308. North: 4291. South: 4311.

All That piece and parcel of Bastu land measuring about 1 Decimal (1 Decimal), more or less, lying and situated in LR Plot No:- 4301/5216 and corresponding LR Khatian No:- 4331, at Mouza: Matiagachha, J.L. Number 187, 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: 4300. West: 4303. North: 4301/5215. South: 4301/5217.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4301/5216 and corresponding LR Khatian No:- 4331, at Mouza: Matiagachha, J.L. Number 187, 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: 4300. West: 4303. North: 4301/5215. South: 4301/5217.



Memo of Consideration

Rs. 16,01,485/- (Rupees SIXTEEN LAC ONE THOUSAND FOUR HUNDRED EIGHTY FIVE only) paid by the PURCHASERS to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. No.	Date	Particulars	Amount
1.	14-08-2020	By Cheque0002 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	4,66,485/-
2.	14-08-2020	By Cheque0001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
T O T A L			1601485/-

MOUZA MAP AT KAMDUNI & MATIAGACHHA

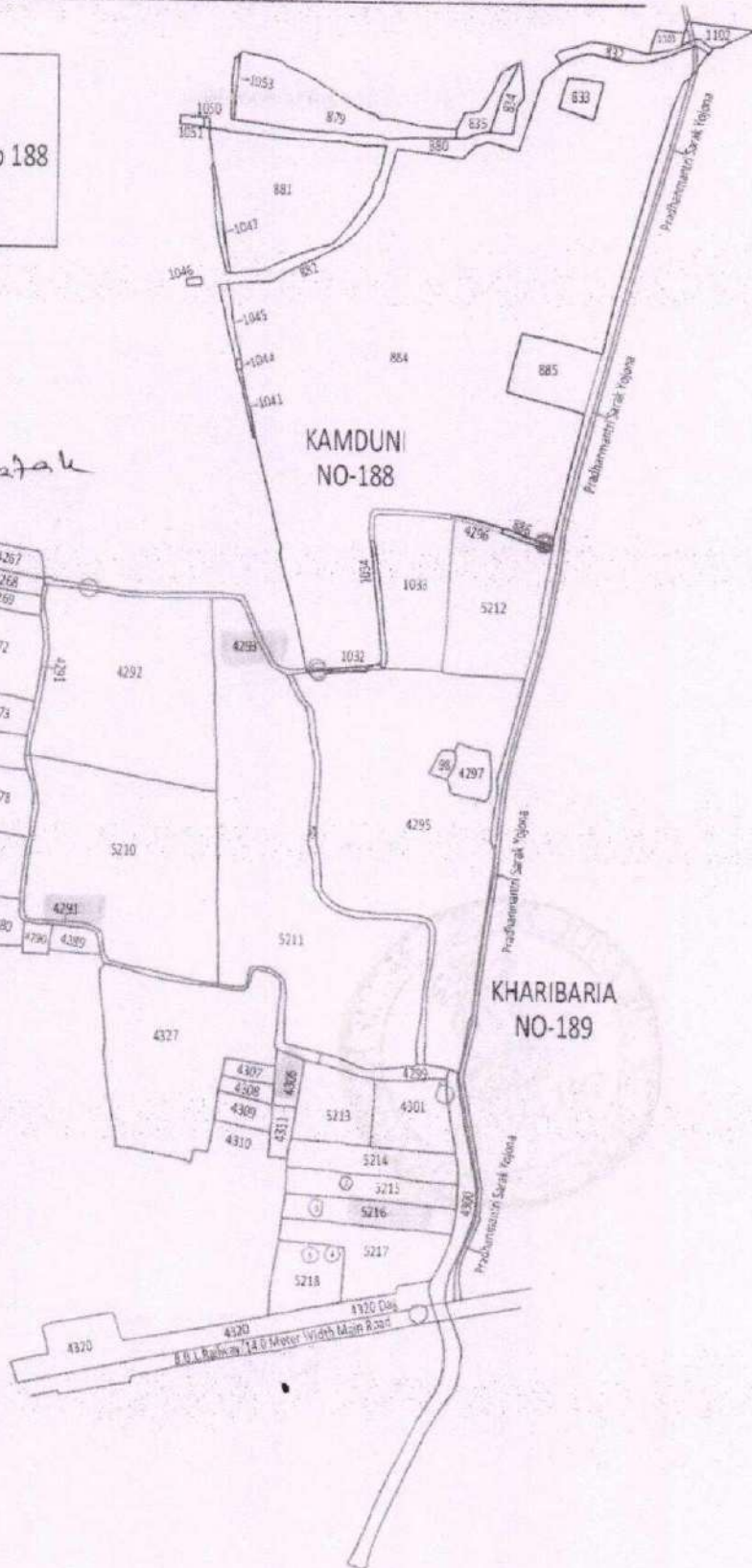
KAMDUNI
 Name Of P.S-Rajarhat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.

4281 - 1.61
 4283 - 0.37
 4306 - 1.13
 4301/5216 - 21.00
14.11 Satak

Santosh Agarwal












MATIAGACHHA
 NO-187












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



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

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : MURARI MOHAN MITRA, 12/1, P.O:- AGARPARA, P.S.- Khardaha, Khardah, District:- North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
(Right Hand)					
Pratosh Kr Pathak					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : GOURI NATH SHASTRI, 293, P.O:- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
(Right Hand)					
Santosh Agarwal					



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To
Jitendra Kumar Singh
S/O Shri Ramchhabla Singh
2 No. Dakshin Para 3rd Lane
Rajhira
Hugli
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No: 00000851-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth : 1980
Male



4353 4807 0521



आधार — आम आदमी का अधिकार

Jitendra Kumar Singh



आयकर विभाग
INCOME TAX DEPARTMENT

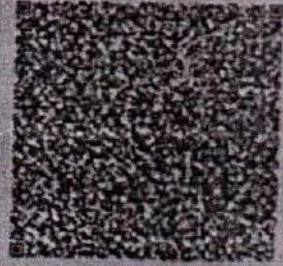


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



26092018

नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

जन्म की तारीख /

Date of Birth

01/03/1977

Pratosh Kumar Pathak

हस्ताक्षर / Signature

Pratosh Kumar Pathak



भारत सरकार
GOVERNMENT OF INDIA


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




7758 4646 2965


আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা: S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur
Avenue, Kolkata, West Bengal,
700055

Address: S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur Avenue,
Kolkata, Bangur Avenue, West
Bengal, 700055

 1947
1800 180 1947

 help@uidai.gov.in

 www
www.uidai.gov.in

 P.O. Box No. 1947
Bengaluru-560 001

S. Khaitan


भारत सरकार
 Government of India



नाम: सन्तोषी अग्रवाल
 Santoshi Agarwal
 जन्मदिनांक/DOB: 21/06/1969
 लिंग/SEX: MALE



2220 8486 3948

VID: 9105 9681 3681 3584

आयताम आयताम, आयताम परिचय

Handwritten signature


भारतीय विशिष्ट पहचान प्राधिकार
 Unique Identification Authority of India

पता:
 श्याम रेसिडेंसी, 293 गौन नाथ शास्त्री सारणी, श्याम नगर
 बार्गुर रोड, बार्गुर एवेन्यू, नॉर्थ 24 पार्गणेश,
 पश्चिम बंगाल - 700055



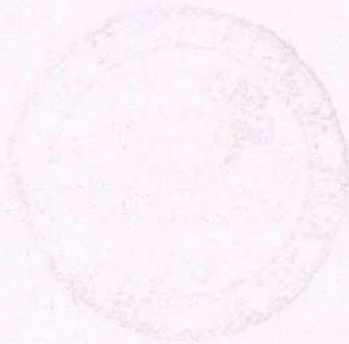
Address:
 shyam residency, 293 goun nath shastri
 sarani, shyam nagar road, shyam nagar
 children park, Barqur Avenue, North 24
 Parganes,
 West Bengal - 700055

2220 8486 3948

VID: 9105 9681 3681 3584

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

Signature Not Verified
Digitally Signed by SANTOSH
AGARWAL
Date: 9/11/2024 3:15:34 PM



WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

1. Mr JITENDRA KUMAR SINGH, son of 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 Late NIRMAL KUMAR KHAITAN, Aadhaar No.:
77xxxxxx2965 (152/2, BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE,
Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN -
700055)

Signature Not Verified
Digitally Signed by JITENDRA
KUMAR SINGH
Date: 9/11/2024 9:46:26 PM

Signature Not Verified
Digitally Signed by RAVI
KHAITAN
Date: 9/11/2024 9:16:29 PM

Drafted by me:

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

Admission and execution using eSign by :

Signature Not Verified

Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 12/2/2020 9:31:31 PM

Digitally signed by ABHIJIT BASU
Date: 2021.01.14 11:44:41 +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 : MURARI MOHAN
MITRA, 12/1, P.O:-
AGARPARA, P.S:-
Khardaha, Khardah, District -
North 24-Parganas, West
Bengal, India, PIN - 700058



Signature Thumb Fore Middle Ring Little

(Right Hand)

Pratosh Ks Pathak

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER



Little Ring Middle Fore Thumb

(Left Hand)

Mr SANTOSH AGARWAL
Address : GOURI NATH
SHASTRI, 293, P.O:-
BANGUR AVENUE, P.S:-
Dum Dum, South Dum Dum,
District:-North 24-Parganas,
West Bengal, India, PIN -
700055



Signature Thumb Fore Middle Ring Little

(Right Hand)

Santosh Agarwal



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1901-2000952941/2020	1901-004698/2020	I-1901-04517/2020

Set Forth Value :	₹ 16,01,485/-	Market Value :	₹ 16,93,200/-
Stamp Duty Paid :	₹ 84,680/-	Registration Fees Paid :	₹ 16,946/-

Seller(s)	Buyer(s)
SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP & 1 other

Property Details :

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Matiagachha	LR- 4291, 4293, 4301/5216, 4306	14.11	0.00000000
TOTAL :		14.11	0.00000000

Abhijit Basu 14/01/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

046901

1-000-1



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000952941/2020

Set Forth Value :	₹ 16,01,485/-	Market Value :	₹ 16,93,200/-
Stamp Duty Paid :	₹ 84,680/-	Registration Fees Paid :	₹ 16,946/-

Seller(s)	Buyer(s)
SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP & 1 other

Property Details :
 Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4291, 4293, 4301/5216, 4306	14.11	0.00000000
TOTAL :		14.11	

Certified that the Document is admitted to Registration. The Signature Sheet and the undivided shares, mentioned in this document are the part of this document.

[Signature]
 Assistant Registrar
 of Registration, Kolkata

A. R. A.
7

02 DEC 2020

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

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK

SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr JITENDRA KUMAR SINGH

5

eSigned

Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. *Anil Choudhury*

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

Major Information of the Deed

Deed No :	I-1901-04517/2020	Date of Registration	02/12/2020
Query No / Year	1901-2000952941/2020	Office where deed is registered	
Query Date	13/08/2020 5:30:50 PM	1901-2000952941/2020	
Applicant Name, Address & Other Details	RAVI KHAITAN 152/2, BLOCK-B, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9830339883, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,01,485/-	Rs. 16,93,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 84,680/- (Article:23)	Rs. 16,946/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, 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-4291 (RS :-4291)	LR-4029	Bastu	Baluband h	1.61 Dec	1,82,735/-	1,93,200/-	
L2	LR-4293 (RS :-4293)	LR-4029	Bastu	Shali	0.37 Dec	41,995/-	44,400/-	
L3	LR-4306 (RS :-)	LR-4029	Bastu	Doba	1.13 Dec	1,28,255/-	1,35,600/-	
L4	LR-4301/5216 (RS :- 4301/5216)	LR-4331	Bastu	Shali	1 Dec	1,13,500/-	1,20,000/-	
L5	LR-4301/5216 (RS :- 4301/5216)	LR-4331	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	
		TOTAL :			14.11Dec	16,01,485 /-	16,93,200 /-	
		Grand Total :			14.11Dec	16,01,485 /-	16,93,200 /-	



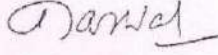


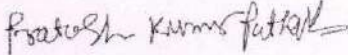
Seller Details :

S No	Name,Address,Photo,Finger print and Signature
1	SITA RAM BUILDPROP PRIVATE LIMITED 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUMMERMEAD DEVELOPERS LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ADxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	PERING DEVELOPERS LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 11/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office	 Dec 2 2020 2:55PM	 LTI 02/12/2020	 02/12/2020
	GOURI NATH SHASTRI, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : SUMMERMEAD DEVELOPERS LLP (as REPRESENTATIVE), PERING DEVELOPERS LLP (as REPRESENTATIVE)			
2	Name	Photo	Finger Print	Signature
	Mr PRATOSH KUMAR PATHAK Son of Late SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office	 Dec 2 2020 2:56PM	 LTI 02/12/2020	 02/12/2020
	MURARI MOHAN MITRA, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SITA RAM BUILDPROP PRIVATE LIMITED (as REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAVI KHAITAN Son of Mr NIMAL KUMAR KHAITAN BLOCK-B, BANGUR AVENUE, 152/2, P O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN - 700055			
	02/12/2020	02/12/2020	02/12/2020

Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-1.61 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-0.37 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-1.13 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	SUMMERMEAD DEVELOPERS LLP-1 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	PERING DEVELOPERS LLP-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:বঁধ, Area:0.02000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L2	LR Plot No:- 4293, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:বঁধ, Area:0.01000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED

L3	LR Plot No:- 4306, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:शक्ति, Area:0.02000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L4	LR Plot No:- 4301/5216, LR Khatian No:- 4331	Owner:Sitaram Buildprop Pvt Ltd ., Gurdian:Krishna Kanhai Agarwa, Address:19/6 Nayanchand Dutt Street, Kol-07 , Classification:शक्ति, Area:0.14000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L5	LR Plot No:- 4301/5216, LR Khatian No:- 4331	Owner:Sitaram Buildprop Pvt Ltd ., Gurdian:Krishna Kanhai Agarwa, Address:19/6 Nayanchand Dutt Street, Kol-07 , Classification:शक्ति, Area:0.14000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED

On 10-09-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 16,93,200/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 02-12-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:28 hrs on 02-12-2020, at the Office of the A.R.A. - I KOLKATA by Mr SANTOSH AGARWAL .,

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

Execution is admitted on 02-12-2020 by Mr SANTOSH AGARWAL, REPRESENTATIVE, SUMMERMEAD DEVELOPERS LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, PERING DEVELOPERS LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr RAVI KHAITAN, , Son of Mr NIMAL KUMAR KHAITAN, BLOCK-B, BANGUR AVENUE, 152/2, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 02-12-2020 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, SITA RAM BUILDPROP PRIVATE LIMITED (LLP), 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr RAVI KHAITAN, , Son of Mr NIMAL KUMAR KHAITAN, BLOCK-B, BANGUR AVENUE, 152/2, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,030/- (A(1) = Rs 16,932/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,946/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2020 11:02AM with Govt. Ref. No: 192020210081172121 on 11-09-2020, Amount Rs: 16,946/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51992959 on 11-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,680/- and Stamp Duty paid by by online = Rs 34,680/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2020 11:02AM with Govt. Ref. No: 192020210081172121 on 11-09-2020, Amount Rs: 84,680/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51992959 on 11-09-2020, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 8426 to 8436

being No 190104517 for the year 2020.



Digitally signed by ABHIJIT BASU
Date: 2021.01.14 11:44:45 +05:30
Reason: Digital Signing of Deed.

(Abhijit Basu) 1/14/2021 11:44:30 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 DEC 2020