

244/2021

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286/2021



Sale Deed



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Further details? Scan this

Query No
0000-2000953375/2020

Set Forth Value : ₹ 38,22,680/- Market Value : ₹ 40,37,559/-
Stamp Duty Paid : ₹ 2,01,898/- Registration Fees Paid : ₹ 40,390/-

Seller(s) Buyer(s)
SITA RAM BUILDPROP PRIVATE LIMITED LUXERIOR DEVELOPERS LLP & 4 others

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4292/5210, 4296, 4297, 4298, 4301/5216	33.68	0.00000000
TOTAL :		33.68	

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kumar Singh

Mr JITENDRA KUMAR SINGH

5

Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. Anil Chaudhury

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

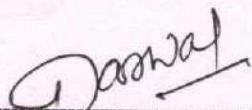


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Absolute Sale on the day, month and year first above written.

eSigned

Mr PRATOSH KUMAR PATHAK

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

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK





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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 2nd day of December ,Two Thousand Twenty

BETWEEN

1. SITA RAM BUILDPROP PRIVATE LIMITED (PAN: AAJCS5389L) , having it's office at 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) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at MURARI MOHAN MITRA ROAD, 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. LUXERIOR DEVELOPERS LLP (PAN: AAIFL4242P) , 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. ONI ESTATE LLP (PAN: AAGFO5986R) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

3. NEXO VANT CONCLAVE LLP (PAN: AAQFN8457Q) , 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

4. NINTHQUARTER PROMOTERS LLP (PAN: AAQFN8458B) , 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

5. HOUSEMOVER REALTORS LLP (PAN: AAMFH4366C) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , son of Late MOTILAL AGARWAL, residing at P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

THIS DEED OF CONVEYANCE 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 Provisions of 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 orrepugnant to the subject or context the same shall be deemed to mean andinclude its successors, persons/successors-in-office and assigns) of the ONE PART.

AND

(1) LUXERIOR DEVELOPERS LLP, having PAN No. AAIFL4242P, Limited LiabilityPartnership Firm incorporated under the provision of the Limited LiabilityPartnership Act, 2008, having it's registeredoffice at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24Parganas, West Bengal, (2) ONI ESTATE LLP, having PAN No. AAGFO5986R, LimitedLiability Partnership Firm incorporated under the provision of the Limited LiabilityPartnership Act, 2008, having it's registeredoffice at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24Parganas, West Bengal, (3) NEXOANT CONCLAVE LLP, having PAN No. AAQFN8457Q, Limited Liability PartnershipFirm incorporated under the provision of the Limited Liability Partnership Act,2008, having it's registeredoffice at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24Parganas, West Bengal, (4) NINTHQUARTERPROMOTERS LLP, having PAN No.AAQFN8458B, Limited LiabilityPartnership Firm incorporated under the provision of the Limited LiabilityPartnership Act, 2008, having it's registeredoffice at Kamduni More, Rajarhat, PO – Kamduni, PS – Rajarhat, North 24Parganas, West Bengal, (5) HOUSEMOVER REALTORS LLP, having PAN No. AAMFH4366C, Limited Liability Partnership Firm incorporatedunder the provision of the Limited Liability Partnership Act, 2008, having it's registered office at DiamondHarbour Road, P.S – Bishnupur, P.O – Joka, District – South 24 Parganas, WestBengal, all represented by its Authorised Signatory SRI SANTOSHAGARWAL, 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 293Gouri Nath Shastri Sarani, Shyam Nagar Road, BangurAvenue, 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.

AND WHEREAS 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

0.1200 Satak in Dag No. 4296 for Rs. 13,620/- in the name of Luxeriors Developers LLP

0.7700 Satak in Dag No. 4297 for Rs. 87,395/- in the name of ONI Developers LLP

0.2100 Satak in Dag No. 4298 for Rs. 23,835/- in the name of Luxeriors Developers LLP

9.5800 Satak in Dag No. 4292/5210 for Rs. 10,87,330/- in the name of Luxeriors Developers LLP

10.00Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Nexovant ConclaveLLP

10.00Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Ninthquarter Promoters LLP

3.00Satak in Dag No. 4301/5216 for Rs. 3,40,500/- in the name of Housemover Realtors LLP

more fully and particularly described in SCHEDULE“C” hereunder written and hereinafter referred to as the said “Property” ator for a total consideration of Rs.38,22,680.00 (Rupees Thirty Eight LakhsTwenty Two Thousand Six Hundred Eighty only), vacant and free from allencumbrances on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:

NOW THIS INDENTUREWITNESSETH that in pursuance of the said agreement and inconsideration of the sum of Rs.38,22,680.00(Rupees Thirty Eight Lakhs Twenty Two Thousand Six Hundred Eighty only), paidto the Vendor by the Purchasers at or immediately before the executionof these presents (the receipt whereof the Vendor doth hereby admit andacknowledge and of and from the same and every part thereof acquit, release anddischarge the Purchasers, itsuccessors and assigns and every one of them and also the said “Property”), they theVendor as beneficial Owner doth by these presents indefeasibly grant, sell,convey, and transfer, assign and assure unto the Purchasers, (i.e. PurchaserNo.1, Purchaser No.2, Purchaser No.3, Purchaser No.4, Purchaser No.5,respectively), itsuccessors and assigns vacant, free from encumbrances, attachment andother defects in title ALL THAT said “Property” HOWSOEVER otherwise the said “Property” now orheretofore were or was situate, butted, bounded, called, known, numbered,described and distinguished TOGETHERWITH the land or ground whereupon or on part whereof the same is erectedand built TOGETHER FURTHER WITH allhouses, 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 anypart thereof belonging or in any wise appertaining to or with the same or anypart thereof usually held, used, occupied or enjoyed or reputed to belong or beappurtenant thereto AND thereversion and reversions, remainder and remainders, rents, issues and profitsthereof and of every part thereof together furthermore all the estate, right,title, inheritance, use, trust, property, claim and demand whatsoever both atlaw and in equity of the Vendor into and upon the said “Property” or every part thereof AND al deeds, pattas, muniments, writings and evidences of title which in any wiserelate to the said land or any part or parcel thereof and which now are orhereafter 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 declares 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 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-Matiagahha, 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

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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 77 Satak comprised in R.S. / L.R. Dag Nos.4301/5216, under L.R. Khatian No.1938 new L.R. Khatian No.2923 lying and situate at Mouza-Matiagahha, J.L. No.187, Touzi No.1550, under P.S. Barasat, District- North 24-Parganas, under Additional District Sub-Registration office at Barasat.

SCHEDULE C ABOVE REFERRED TO :

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.4029 & 4331 at Mouza - Matiagahha, 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

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0.7700 Satak in Dag No. 4297 for Rs. 87,395/- in the name of ONI Developers LLP

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9.5800 Satak in Dag No. 4292/5210 for Rs. 10,87,330/- in the name of Luxerior Developers LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Nexovant Conclave LLP

10.00 Satak in Dag No. 4292/5210 for Rs. 11,35,000/- in the name of Ninthquarter

3.00 Satak in Dag No. 4301/5216 for Rs. 3,40,500/- in the name of Housemover Realtors LLP

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 0.12 Decimal (0.12 Decimal), more or less, lying and situated in LR Plot No:- 4296 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: ROAD. West: 884. North: 884. South: 4295/5212.

All That piece and parcel of Bastu land measuring about 0.77 Decimal (0.77 Decimal), more or less, lying and situated in LR Plot No:- 4297 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: ROAD. West: 4298. North: 4295. South: 4295.

All That piece and parcel of Bastu land measuring about 0.21 Decimal (0.21 Decimal), more or less, lying and situated in LR Plot No:- 4298 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: 4297. West: 4295. North: 4295. South: 4295.

All That piece and parcel of Bastu land measuring about 9.58 Decimal (9.58 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 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: 4292/5211. West: 4291. North: 4292. South: 4327.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 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: 4292/5211. West: 4291. North: 4292. South: 4327.

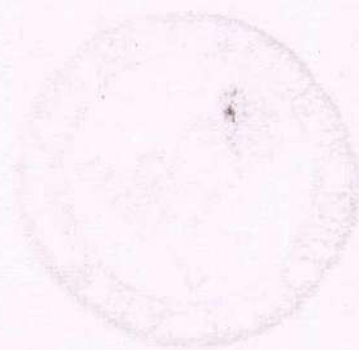
All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 and corresponding LR Khatian No:- 4029, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: 4292/5211. West: 4291. North: 4292. South: 4327.

All That piece and parcel of Bastu land measuring about 3 Decimal (3 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. 38,22,680/- (Rupees THIRTY EIGHT LAC TWENTY TWO THOUSAND SIX HUNDRED EIGHTY only) paid by the PURCHASERS to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. N o.	Date	Particulars	Amount
1.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,24,785/-
2.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	87,395/-
3.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
4.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
5.	14-08-2020	By Cheque00003 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	3,40,500/-
T O T A L			3822680/-



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.

4296 - 0.12
 4297 - 0.77
 4298 - 0.21
 4297/5210 - 28.58
 4301/5216 - 3.00
33.68 *sejeh*

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.

KHARIBARIA
 NO-189



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

Photo and Ten Fingerprint of Vendor/Buyer

PECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Mr PRATOSH KUMAR
PATHAK
Address: MURARI MOHAN
MITRA ROAD, 12/1, P.O.-
AGARPARA, P.S.-
Khardaha, Khardah, District:-
North 24-Parganas, West
Bengal, India, PIN - 700058

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature

Pratosh Kr Pathak

PECIMEN 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

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
Rishra
Hugli
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No.: 0000851-00160681-00183333-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

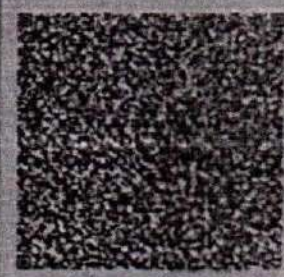


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

26092013

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 সাল / 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.uidai.gov.in

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

Ravi Khaitan


भारत सरकार
Government of India


 नाम: संतोष अग्रवाल
 Santosh Aggarwal
 जन्मदिनांक/DOB: 21/06/1969
 लिंग/ GENDER: MALE

2220 8486 3948
 VID: 2105 9681 3681 3584
 आसाम - असम, आसाम परिषद



Santosh


भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

पता: (निवासी) - 293, गौन नाथ शास्त्री सफरी, श्याम नगर, बंगुर एवेन्यू, बंगुर, पश्चिम बंगाल, 700055
 Address:
 shyam residency, 293 goun nath shastri safari, shyam nager road, shyam nager children park, Bangur Avenue, North 24 Parganas, West Bengal - 700055

2220 8486 3948
 VID: 2105 9681 3681 3584



QR Code with Aadhaar

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 PRATOSH
KUMAR PATHAK
Date: 12/2/2024 3:17:51 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)

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 PRATOSH KUMAR PATHAK
Date: 1/11/2021 6:46:58 PM

Digitally signed by DEBASIS PATRA
Date: 2021.01.29 17:52:20 +05:30
Reason: Digital Signing of Deed.

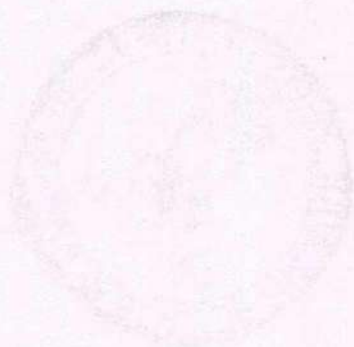











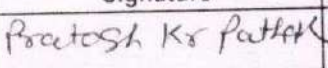











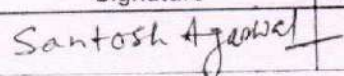


Photo and Ten Fingerprint of Vendor/Buyer

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

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					



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1901-2000953375/2020	1901-000244/2021	I-1901-00286/2021

Set Forth Value :	₹ 38,22,680/-	Market Value :	₹ 40,37,559/-
Stamp Duty Paid :	₹ 2,01,898/-	Registration Fees Paid :	₹ 40,390/-

Seller(s)	Buyer(s)
SITA RAM BUILDPROP PRIVATE LIMITED	LUXERIOR DEVELOPERS LLP & 4 others.

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Matiagachha	LR- 4292/5210, 4296, 4297, 4298, 4301/5216	33.68	0.00000000
TOTAL :		33.68	0.00000000

Debasis Patra 29/01/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

247/20-1

Sale Deed



Scan for details



Further details? Scan this

Query No
0000-2000953375/2020

Set Forth Value :	₹ 38,22,680/-	Market Value :	₹ 40,37,559/-
Stamp Duty Paid :	₹ 2,01,898/-	Registration Fees Paid :	₹ 40,390/-

Seller(s)	Buyer(s)
SITA RAM BUILDPROP PRIVATE LIMITED	LUXERIOR DEVELOPERS LLP & 4 others

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4292/5210, 4296, 4297, 4298, 4301/5216	33.68	0.00000000
TOTAL :		33.68	

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kr Singh
Mr JITENDRA KUMAR SINGH

5 Ravi Khaitan
Mr RAVI KHAITAN

Drafted by me:

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

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

Mr PRATOSH KUMAR PATHAK



Major Information of the Deed

Deed No :	I-1901-00286/2021	Date of Registration	14/01/2021
Query No / Year	1901-2000953375/2020	Office where deed is registered	
Query Date	13/08/2020 6:57:57 PM	1901-2000953375/2020	
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. 38,22,680/-	Rs. 40,37,559/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,01,898/- (Article:23)	Rs. 40,390/- (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-4296 (RS :-4296)	LR-4029	Bastu	Baluband h	0.12 Dec	13,620/-	14,386/-	
L2	LR-4297 (RS :-4297)	LR-4029	Bastu	Shali	0.77 Dec	87,395/-	92,308/-	
L3	LR-4298 (RS :-4298)	LR-4029	Bastu	Doba	0.21 Dec	23,835/-	25,175/-	
L4	LR-4292/5210 (RS :-4292/5210)	LR-4029	Bastu	Shali	9.58 Dec	10,87,330/-	11,48,450/-	
L5	LR-4292/5210 (RS :-4292/5210)	LR-4029	Bastu	Shali	10 Dec	11,35,000/-	11,98,800/-	
L6	LR-4292/5210 (RS :-)	LR-4029	Bastu	Shali	10 Dec	11,35,000/-	11,98,800/-	
L7	LR-4301/5216 (RS :-4301/5216)	LR-4331	Bastu	Shali	3 Dec	3,40,500/-	3,59,640/-	
		TOTAL :			33.68Dec	38,22,680 /-	40,37,559 /-	
		Grand Total :			33.68Dec	38,22,680 /-	40,37,559 /-	



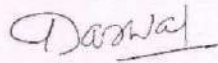
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SITA RAM BUILDPROP PRIVATE LIMITED Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx9L,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	LUXERIOR DEVELOPERS LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	ONI ESTATE LLP P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	NEXOANT CONCLAVE LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	NINTHQUARTER PROMOTERS LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	HOUSEMOVER REALTORS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office			
		Jan 11 2021 4:34PM	LTI 11/01/2021	11/01/2021
	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 Not Provided by UIDAI Status : Representative, Representative of : LUXERIOR DEVELOPERS LLP (as REPRESENTATIVE), ONI ESTATE LLP (as REPRESENTATIVE), NEXOANT CONCLAVE LLP (as REPRESENTATIVE), NINTHQUARTER PROMOTERS LLP (as REPRESENTATIVE), HOUSEMOVER REALTORS LLP (as REPRESENTATIVE)			

2

Name	Photo	Finger Print	Signature
Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office			
Jan 11 2021 4:35PM	LTI 11/01/2021	11/01/2021	

MURARI MOHAN MITRA ROAD, 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: 85xxxxxxxx8220 Status : Representative, Representative of : SITA RAM BUILDPROP PRIVATE LIMITED (as REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAVI KHAITAN Son of Late NIRMAL 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			
	11/01/2021	11/01/2021	11/01/2021
Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	LUXERIOR DEVELOPERS LLP-0.12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	ONI ESTATE LLP-0.77 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	LUXERIOR DEVELOPERS LLP-0.21 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	LUXERIOR DEVELOPERS LLP-9.58 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	NEXO VANT CONCLAVE LLP-10 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	NINTHQUARTER PROMOTERS LLP-10 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SITA RAM BUILDPROP PRIVATE LIMITED	HOUSEMOVER REALTORS LLP-3 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:- 4296, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:বঁধ,	SITA RAM BUILDPROP PRIVATE LIMITED
L2	LR Plot No:- 4297, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:শাপি, Area:0.01000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L3	LR Plot No:- 4298, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:ডোবা,	SITA RAM BUILDPROP PRIVATE LIMITED

L4	LR Plot No:- 4292/5210, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:गति, Area:0.29000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L5	LR Plot No:- 4292/5210, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:गति, Area:0.29000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L6	LR Plot No:- 4292/5210, LR Khatian No:- 4029	Owner:sitaram bildrop pvt ltd, Gurdian:504 ansa bhava, Address:16 k g marg new delhi 1, Classification:गति, Area:0.29000000 Acre,	SITA RAM BUILDPROP PRIVATE LIMITED
L7	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:गति, 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 40,37,559/-



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

On 11-01-2021

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

Presented for registration at 15:42 hrs on 11-01-2021, 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 11-01-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, LUXERIOR DEVELOPERS LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, ONI ESTATE LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, NEXO VANT CONCLAVE LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, NINTHQUARTER PROMOTERS LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, HOUSEMOVER REALTORS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAVI KHAITAN, , , Son of Late NIRMAL 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 11-01-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, SITA RAM BUILDPROP PRIVATE LIMITED (Private Limited Company), 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 Late NIRMAL 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 40,474/- (A(1) = Rs 40,376/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 40,390/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2020 10:59AM with Govt. Ref. No: 192020210081169901 on 11-09-2020, Amount Rs: 40,390/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51992813 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. 2,01,898/- and Stamp Duty paid by online = Rs 2,01,898/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2020 10:59AM with Govt. Ref. No: 192020210081169901 on 11-09-2020, Amount Rs: 2,01,898/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51992813 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

On 14-01-2021

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.



Abhijit Basu
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 32478 to 32489

being No 190100286 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.01.29 17:52:30 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 1/29/2021 5:52:06 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
11 JAN 2021