

04695/2020

I-04515/2020



Scan for details

Sale Deed



Further details? Scan this

Query No
0000-2000936687/2020

Set Forth Value :	₹ 1,04,44,270/-	Market Value :	₹ 1,04,74,148/-
Stamp Duty Paid :	₹ 6,28,468/-	Registration Fees Paid :	₹ 1,04,755/-

Seller(s)	Buyer(s)
AMB REALTORS PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP & 9 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: Matlagachha,	LR- 4292/5210, 4296, 4297, 4298, 4307, 4327	92.02	0.00000000
TOTAL :		92.02	

Certified that the document is admitted to registration. The Stamp Duty and the registration fees are paid to this document.

[Signature]
A. R. A.
District-4, 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

Ravi Khaitan

Mr RAVI KHAITAN

5

eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

Anil Chaudhury

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



Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/126 dated: 08/09/2020

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000936687/2020. 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 5th day of September ,Two
Thousand Twenty

BETWEEN

1. AMB REALTORS PRIVATE LIMITED (PAN: AAFCA9493B) , having it's
office at Flat No: GROUND FLOOR, 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 , Aadhaar No.: 85xxxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at AGARPARA, Block/Sector: MURARI MOHAN MITRA ROAD, Flat No: 3B, 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. NEWLEIGH DEVELOPERS LLP (PAN: AAQFN8050M) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and
2. BARROW REALTORS LLP (PAN: AAVFB4120D) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and
3. BIRCHBURY HIRISE LLP (PAN: AAVFB3583A) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and
4. HOMEMOVER BUILDCON LLP (PAN: AAMFH4363H) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and
5. HALF CIRCLE TOWERS LLP (PAN: AAMFH4976L) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and
6. HERRINGBONE INFRACON LLP (PAN: AAMFH4196C) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and
7. HIGHREALTY PROMOTERS LLP (PAN: AAMFH4091G) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

8. HIGHREX REALTORS LLP (PAN: AAMFH4771M) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

9. HOMECROWN INFRAPROPERTIES LLP (PAN: AAMFH4096B) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

10. HOMEPAD REALTORS LLP (PAN: AAMFH4261L) , 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 , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at SHYAM NAGAR, Block/Sector: GOURI NATH SHASTRI SARANI, 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 Thousand Twenty).

BETWEEN

M/S. AMB REALTORS PVT. LTD., PAN No. AAFCA9493B, a Company incorporated under the Provisions of the Companies Act, 1956, having its registered office at 19/6, Nayan Chand Dutt Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata - 700006, represented by its Authorised Signatory MR. PRATOSH KUMAR PATHAK, having PANCDYPP8761Q, Aadhar No. 8529 41528220, 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

AND

(1) NEWLEIGH DEVELOPERS LLP, having PAN No. AAQFN8050M, 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) BARROW REALTORS LLP, having PAN No. AAVFB4120D, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (3) BIRCHBURY HIRISE LLP, having PAN No. AAVFB3583A, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (4) HOMEMOVER BUILDCON LLP, having PAN No. AAMFH4363H, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (5) HALF CIRCLE TOWERS LLP, having PAN No. AAMFH4976L, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (6) HERRINGBONE INFRACON LLP, having PAN No. AAMFH4196C, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (7) HIGH REALTY PROMOTERS LLP, having PAN No. AAMFH4091G, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (8) HIGHREX REALTORS LLP, having PAN No. AAMFH4771M, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (9) HOMECROWN INFRA PROPERTIES LLP, having PAN No. AAMFH4096B, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, (10) HOMEPAD REALTORS LLP, having PAN No. AAMFH4261L, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, West Bengal, all represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 22208486 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 Deed of Conveyance dated 14th November, 2007 registered in the office of A.D.S.R, Barasat, in Book No.I, CD Volume No.I, Pages from 1433 to 1445, being Deed No.00079 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 107.2326 Satak out of 2062 Satak comprised in R.S. / L.R. Dag Nos.4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211, 4306 and 4327 along with other properties under previously L. R. Khatian No. 2668, Now L. R. Khatian No. 3890 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 more fully and particularly described in SCHEDULE "A" hereunder written.

AND WHEREAS by another registered Deed of Conveyance dated 31st January, 2008 registered in the office of A.D.S.R, Barasat, in Book No.I, CD Volume No.I, Pages from 12681 to 12695, being Deed No.00823 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 Danga and Bastu land measuring 52 Satak comprised in R.S. / L.R. Dag Nos.4359, 4307 and 4387 under previously L. R. Khatian No. 2234, 2235 and 2236, Now L. R. Khatian No.3890 at Mouza - Matiagachha, J.L. No.187, R. S. No.154, Touzi No.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 appertaining thereto more fully and particularly described in SCHEDULE "B" hereunder written.

AND WHEREAS the Vendor hereinafter purchase of the said Property has got his 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.

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor 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, 4327, 2234, 2235 and 2236 along with other properties under L.R. Khatian No. 3890 at Mouza - Matiagachha, J.L. No. 187, R. S. No. 154, Touzi Nos. 1552 and 1550, under P.S. Barasat thereafter Sahan, 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:

- 0.0800 Satak for Rs. 9080/- in the name of Newleigh Developers LLP
- 0.5100 Satak for Rs. 57885/- in the name of Newleigh Developers LLP
- 0.1400 Satak for Rs. 15890/- in the name of Newleigh Developers LLP
- 10.00 Satak for Rs. 11,35,000/- in the name of Barrow Realtors LLP
- 6.0100 Satak for Rs. 6,82,135/- in the name of Birchbury Hirise LLP
- 5.5300 Satak for Rs. 6,27,655/- in the name of Homemover Buildcon LLP
- 10.00 Satak for Rs. 11,35,000/- in the name of Half Circle Towers LLP
- 10.00 Satak for Rs. 11,35,000/- in the name of Herringbone Infracon LLP
- 10.00 Satak for Rs. 11,35,000/- in the name of Highrealty Promoters LLP
- 10.00 Satak for Rs. 11,35,000/- in the name of HighRex Realtors LLP
- 10.00 Satak for Rs. 11,35,000/- in the name of HomeCrown Infraproperties LLP

2.2500 Satakfor Rs. 2,55,375/- in the name of Newleigh Developers LLP

3.7500 Satakfor Rs. 4,25,625/- in the name of Birchbury Hirise LLP

3.7500 Satakfor Rs. 4,25,625/- in the name of Homemover Buildcon LLP

10.00 Satakfor Rs. 11,35,000/- in the name of HomePad Realtors 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.1,04,44,270.00 (Rupees One Crore Four Lakhs Forty Four Thousand Two Hundred Seventy 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.1,04,44,270.00 (Rupees One Crore Four Lakhs Forty Four Thousand Two Hundred Seventy 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, Purchaser No.6, Purchaser No.7, Purchaser No.8, Purchaser No.9, Purchaser No.10, 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, patta, 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 SAIDPURCHASERS 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 covenant 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 107.2326 Satak out of 2062 Satak comprised in R.S./L.R. Dag Nos. 4291, 4293, 4296, 4297, 4298, 4292/5210, 4292/5211, 4306 and 4327 along with other properties under L.R. Khatian No. 2668 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

1.0764 Satak out of 69 Satak in R.S/ L.R Dag No. 4291

0.2496 Satak out of 16 Satak in R.S/ L.R Dag No. 4293

0.0780 Satak out of 5 Satak in R.S/ L.R Dag No. 4296

0.5148 Satak out of 33 Satak in R.S/ L.R Dag No. 4297

0.1404 Satak out of 9 Satak in R.S/ L.R Dag No. 4298

19.7503 Satak out of 631 Satak in R.S/ L.R Dag No. 4292/5210

29.1403 Satak out of 631 Satak in R.S/ L.R Dag No. 4292/5211

0.7512 Satak out of 24 Satak in R.S/ L.R Dag No. 4306

55.3750 Satak out of 443 Satak in R.S/ L.R Dag No. 4327

SCHEDULE B ABOVE REFERRED TO:

ALL THAT piece and parcel of Danga and Bastu land measuring 52 Satak comprised in R.S./L.R. Dag Nos. 4359, 4307 and 4387 under L.R. Khatian Nos. 2234, 2235 and 2236 at Mouza - Matiagachha, J.L. No. 187, R. S. No. 154, Touzi No. 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 appertaining thereto.

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, 4327, 2234, 2235 and 2236 along with other properties under previously L. R. Khatian No. 2234, 2235, 2236, 2668, presently now L. R. Khatian No. 3890 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:

0.0800 Satak for Rs. 9080/- in the name of Newleigh Developers LLP

0.5100 Satak for Rs. 57885/- in the name of Newleigh Developers LLP

0.1400 Satak for Rs. 15890/- in the name of Newleigh Developers LLP

10.00 Satak for Rs. 11,35,000/- in the name of Barrow Realtors LLP

6.0100 Satak for Rs. 6,82,135/- in the name of Birchbury Hirise LLP

5.5300 Satak for Rs. 6,27,655/- in the name of Homemover Buildcon LLP

- 10.00 Satak for Rs. 11,35,000/- inthe name of Half Circle Towers LLP
- 10.00 Satak for Rs. 11,35,000/- inthe name of Herringbone Infracon LLP
- 10.00 Satak for Rs. 11,35,000/- inthe name of Highrealty Promoters LLP
- 10.00 Satak for Rs. 11,35,000/- inthe name of HighRex Realtors LLP
- 10.00 Satakfor Rs. 11,35,000/- in the name of HomeCrown Infraproperties LLP
- 2.2500 Satakfor Rs. 2,55,375/- in the name of Newleigh Developers LLP
- 3.7500 Satakfor Rs. 4,25,625/- in the name of Birchbury Hirise LLP
- 3.7500 Satakfor Rs. 4,25,625/- in the name of Homemover Buildcon LLP
- 10.00 Satak for Rs. 11,35,000/- inthe name of HomePad Realtors LLP

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 0.08 Decimal (0.08 Decimal), more or less, lying and situated in LR Plot No:- 4296 and corresponding LR Khatian No:- 3890, 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: 1033. North: 884. South: 4295/5212.

All That piece and parcel of Bastu land measuring about 0.51 Decimal (0.51 Decimal), more or less, lying and situated in LR Plot No:- 4297 and corresponding LR Khatian No:- 3890, 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 0.14 Decimal (0.14 Decimal), more or less, lying and situated in LR Plot No:- 4298 and corresponding LR Khatian No:- 3890, 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 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4307 and corresponding LR Khatian No:- 3890, 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: 4306. West: 4327. North: 4327. South: 4308.

All That piece and parcel of Bastu land measuring about 6.01 Decimal (6.01 Decimal), more or less, lying and situated in LR Plot No:- 4307 and corresponding LR Khatian No:- 3890, 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: 4306. West: 4327. North: 4327. South: 4308.

All That piece and parcel of Bastu land measuring about 5.53 Decimal (5.53 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 3890, 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: 4291. West: 4292/5210. North: 4292/5211. South: 4307.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 3890, 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: 4291. West: 4292/5210. North: 4292/5211. South: 4307.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 3890, 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: 4291. West: 4292/5210. North: 4292/5211. South: 4307.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 3890, 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: 4291. West: 4292/5210. North: 4292/5211. South: 4307.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 3890, 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: 4291. West: 4292/5210. North: 4292/5211. South: 4307.

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 3890, 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: 4291. West: 4292/5210. North: 4292/5211. South: 4307.

All That piece and parcel of Bastu land measuring about 2.25 Decimal (2.25 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 and corresponding LR Khatian No:- 3890, 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 3.75 Decimal (3.75 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 and corresponding LR Khatian No:- 3890, 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 3.75 Decimal (3.75 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 and corresponding LR Khatian No:- 3890, 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:- 3890, 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.



Memo of Consideration

Rs. 1,04,44,270/- (Rupees ONE CRORE FOUR LAC FORTY FOUR THOUSAND TWO HUNDRED SEVENTY 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),	11,35,000/-
2.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,07,760/-
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 Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
6.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
7.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
8.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	11,35,000/-
9.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	10,53,280/-
10.	14-08-2020	By Cheque00003 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	3,38,230/-
T O T A L			10444270/-

Photo and Ten Fingerprint of Vendor/Buyer



CIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER

Mr PRATOSH KUMAR
PATHAK
Address: AGARPARA,
Block/Sector: MURARI
MOHAN MITRA ROAD, Flat
No. 3B, 12/1, P.O.-
AGARPARA, P.S.-
Khardaha, Khardah, District-
North 24-Parganas, West
Bengal, India, PIN - 700056

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature
Pratosh Kumar Pathak

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER



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

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature
Santosh Agarwal

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

जन्म की तारीख /

Date of Birth

01/03/1977

Pratosh Kumar Pathak

हस्ताक्षर / Signature

26062018

Pratosh Kumar Pathak


भारत सरकार
GOVERNMENT OF INDIA


 Ravi Khaitan
 Ravi Khaitan
 ৪৪ বর্ষ / 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, 151-2, Block B Bangur Avenue, Kolkata, West Bengal, 70 0055	Address: S/O Nirmal Kumar Khaitan, 152-2, Block B Bangur Avenue, Kolkata, Bangur Avenue, West Bengal, 700055
--	---

 1947
 1800 121 1947

 help@uaid.gov.in

 www.uaid.gov.in

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

- S. Khaitan



Sarajin





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1193/63022/03157

Date: 07/11/2011
 Jyendra Kumar Singh
 S/O Sri Rameshchandra Singh
 2 No. Dakshin Para 3rd Lane
 Jyendra
 Pugh
 West Bengal - 712290
 Mobile: 9874457360

Ref No: 0009451-00160981-0018111-Morepukur
 UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :
4353 4807 0521

आधार - आम आदमी का अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

Hemendra Kumar Singh
 Year of Birth: 1990
 State

4353 4807 0521




आधार - आम आदमी का अधिकार

Jyendra Kumar Singh

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: 9/6/2020 2:20:53 PM



WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

1. 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)
2. 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)

Signature Not Verified
Digitally Signed by RAVI
KHAITAN
Date: 9/5/2020 7:43:29 PM

Signature Not Verified
Digitally Signed by JITENDRA
KUMAR SINGH
Date: 9/5/2020 7:47:46 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 SANJOSH AGARWAL
Date: 12/2/2020 4:36:09 PM

Digitally signed by ABHIJIT BASU
Date: 2021.01.14 11:39:52 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer



CIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER

Mr PRATOSH KUMAR
PATHAK
Address : AGARPARA,
Block/Sector: MURARI
MOHAN MITRA ROAD, Flat
No 3B, 12/1, P.O.-
AGARPARA, P.S.-
Khardaha, Khardaha, District -
North 24-Parganas, West
Bengal, India, PIN - 700058

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature
Pratosh Kumar Pathak



SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER

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

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Signature
Santosh Agarwal



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No 1301-2000936687/2020	Serial No 1901-004695/2020	Deed No I-1901-04515/2020
---	--------------------------------------	-------------------------------------

Set Forth Value :	₹ 1,04,44,270/-	Market Value :	₹ 1,04,74,148/-
Stamp Duty Paid :	₹ 6,28,468/-	Registration Fees Paid :	₹ 1,04,755/-

Seller(s) AIMB REALTORS PRIVATE LIMITED	Buyer(s) NEWLEIGH DEVLOPERS LLP & 9 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, 4307, 4327	92.02	0.00000000
TOTAL :		92.02	0.00000000



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

04695/1

1504-1



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000936687/2020

Set Forth Value :	₹ 1,04,44,270/-	Market Value :	₹ 1,04,74,148/-
Stamp Duty Paid :	₹ 6,28,468/-	Registration Fees Paid :	₹ 1,04,755/-

Seller(s)	Buyer(s)
AMB REALTORS PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP & 9 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: Matlagachha,	LR- 4292/5210, 4296, 4297, 4298, 4307, 4327	92.02	0.00000000
TOTAL :		92.02	

Verified that the document is signed as per the original and is true and correct copy of the original.

[Signature]
Notary Public



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 *Ravi Khaitan*

Mr RAVI KHAITAN

5 eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1. *Anil Chaudhary*

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

Major Information of the Deed

Deed No :	I-1901-04515/2020	Date of Registration	02/12/2020
Query No / Year	1901-2000936687/2020	Office where deed is registered	
Query Date	11/08/2020 11:47:04 PM	1901-2000936687/2020	
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. 1,04,44,270/-	Rs. 1,04,74,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,28,468/- (Article:23)	Rs. 1,04,755/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4296 (RS :-4296)	LR-3890	Bastu	Baluband h	0.08 Dec	9,080/-	13,131/-	Adjacent to Metal Road,
L2	LR-4297 (RS :-4297)	LR-3890	Bastu	Shali	0.51 Dec	57,885/-	83,712/-	Adjacent to Metal Road,
L3	LR-4298 (RS :-4298)	LR-3890	Bastu	Doba	0.14 Dec	15,890/-	15,890/-	
L4	LR-4307 (RS :-4307)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-	
L5	LR-4307 (RS :-4307)	LR-3890	Bastu	Shali	6.01 Dec	6,82,135/-	6,82,135/-	
L6	LR-4327 (RS :-4327)	LR-3890	Bastu	Shali	5.53 Dec	6,27,655/-	6,27,655/-	
L7	LR-4327 (RS :-4327)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-	
L8	LR-4327 (RS :-4327)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-	
L9	LR-4327 (RS :-4327)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-	
L10	LR-4327 (RS :-4327)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-	
L11	LR-4327 (RS :-4327)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-	
L12	LR-4292/5210 (RS :-4292/5210)	LR-3890	Bastu	Shali	2.25 Dec	2,55,375/-	2,55,375/-	

L13	LR-4292/5210 (RS :- 4292/5210)	LR-3890	Bastu	Shali	3.75 Dec	4,25,625/-	4,25,625/-
L14	LR-4292/5210 (RS :- 4292/5210)	LR-3890	Bastu	Shali	3.75 Dec	4,25,625/-	4,25,625/-
L15	LR-4292/5210 (RS :- 4292/5210)	LR-3890	Bastu	Shali	10 Dec	11,35,000/-	11,35,000/-
TOTAL :					92.02Dec	104,44,270 /-	104,74,148 /-
Grand Total :					92.02Dec	104,44,270 /-	104,74,148 /-

Seller Details :



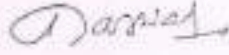


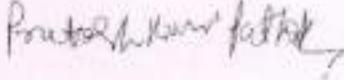
Sl No	Name,Address,Photo,Finger print and Signature
1	AMB REALTORS PRIVATE LIMITED Flat No: GROUND FLOOR, 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEWLEIGH DEVLOPERS LLP P.O:- KAMDUNI, P.S:- Rajarhat, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	BARROW REALTORS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	BIRCHBURY HIRISE LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	HOMEMOVER BUILDCON LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	HALF CIRCLE TOWERS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	HERRINGBONE INFRACON 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
7	HIGHREALTY PROMOTERS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	HIGHREX REALTORS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

9	HOMECROWN INFRAPROPERTIES LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
10	HOMEPAD REALTORS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 06/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office			Signature 
	Dec 2 2020 2:52PM	LTI 02/12/2020	02/12/2020	
	SHYAM NAGAR, Block/Sector: GOURI NATH SHASTRI SARANI, 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, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : NEWLEIGH DEVLOPERS LLP (as REPRESENTATIVE), BARROW REALTORS LLP (as REPRESENTATIVE), BIRCHBURY HIRISE LLP (as REPRESENTATIVE), HOMEMOVER BUILDCON LLP (as REPRESENTATIVE), HALF CIRCLE TOWERS LLP (as REPRESENTATIVE), HERRINGBONE INFRACON LLP (as REPRESENTATIVE), HIGHREALTY PROMOTERS LLP (as REPRESENTATIVE), HIGHREX REALTORS LLP (as REPRESENTATIVE), HOMECROWN INFRAPROPERTIES LLP (as REPRESENTATIVE), HOMEPAD REALTORS LLP (as REPRESENTATIVE)			
2	Name Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office			Signature 
	Dec 2 2020 2:53PM	LTI 02/12/2020	02/12/2020	
	AGARPARA, Block/Sector: MURARI MOHAN MITRA ROAD, Flat No: 3B, 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, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : AMB REALTORS PRIVATE LIMITED (as REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAVI KHAITAN Son of Late NIRMAL KUMAR KHAITAN BANGUR AVENUE, Block/Sector: B, Flat Nos-1A, 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		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP-0.08 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HIGHREX REALTORS LLP-10 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HOMECROWN INFRAPROPERTIES LLP-10 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP-2.25 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	BIRCHBURY HIRISE LLP-3.75 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HOMEMOVER BUILDCON LLP-3.75 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HOMEPAD REALTORS LLP-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP-0.51 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	NEWLEIGH DEVELOPERS LLP-0.14 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	BARROW REALTORS LLP-10 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	BIRCHBURY HIRISE LLP-6.01 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HOMEMOVER BUILDCON LLP-5.53 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HALF CIRCLE TOWERS LLP-10 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HERRINGBONE INFRACON LLP-10 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HIGHREALTY PROMOTERS 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:- 4296, LR Khatian No:- 3890	Owner: 3 এক বি বিয়েন্টস প্রাইভেট লিমিটেড, Gurdian: ডাঃ: শাহালা কাসা, Address: 504 আসসালা ভবন 16 কে জি মার্গ সিউপিও 1, Classification: বাধ,	AMB REALTORS PRIVATE LIMITED
L2	LR Plot No:- 4297, LR Khatian No:- 3890	Owner: 3 এক বি বিয়েন্টস প্রাইভেট লিমিটেড, Gurdian: ডাঃ: শাহালা কাসা, Address: 504 আসসালা ভবন 16 কে জি মার্গ সিউপিও 1, Classification: পপি, Area: 0.01000000 Acre,	AMB REALTORS PRIVATE LIMITED
L3	LR Plot No:- 4298, LR Khatian No:- 3890	Owner: 3 এক বি বিয়েন্টস প্রাইভেট লিমিটেড, Gurdian: ডাঃ: শাহালা কাসা, Address: 504 আসসালা ভবন 16 কে জি মার্গ সিউপিও 1, Classification: জেলা, Area: 0.01000000 Acre,	AMB REALTORS PRIVATE LIMITED

L15

LR Plot No:- 4292/5210, LR
Khatian No:- 3890

Owner: এম বি রিয়েলটর প্রাইভেট লিমিটেড,
Gurdian: ভারী: শাহালা কল্যা, Address: 504
আবদুল হক 16 কে বি মার্গ সিউনিট 1,
Classification: শাকি, Area: 0.19000000
Acre,

AMB REALTORS PRIVATE LIMITED

On 05-09-2020

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 1,04,74,148/-



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 14:23 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, NEWLEIGH DEVELOPERS LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, Madhyamgram, District-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, BARROW REALTORS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, BIRCHBURY HIRISE LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HOMEMOVER BUILDCON LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HALF CIRCLE TOWERS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HERRINGBONE INFRACON LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HIGHREALTY PROMOTERS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HIGHREX REALTORS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HOMECROWN INFRAPROPERTIES LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, HOMEPAD REALTORS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104

Identified by Mr RAVI KHAITAN, . . Son of Late NIRMAL KUMAR KHAITAN, BANGUR AVENUE, Sector: B, Flat No: 1A, 152/2, P.O: BANGUR AVENUE, Thana: Lake Town, . City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BIENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 02-12-2020 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, AMB REALTORS PRIVATE LIMITED (Private Limited Company), Flat No: GROUND FLOOR, 19/6, Nayan Chand Dutta Street, P.O:- BIDADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr RAVI KHAITAN, . . Son of Late NIRMAL KUMAR KHAITAN, BANGUR AVENUE, Sector: B, Flat No: 1A, 152/2, P.O: BANGUR AVENUE, Thana: Lake Town, . City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BIENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,04,839/- (A(1) = Rs 1,04,741/- ,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 1,04,755/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2020 4:06PM with Govt. Ref. No: 192020210075958911 on 05-09-2020, Amount Rs: 1,04,755/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 51721394 on 05-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,28,468/- and Stamp Duty paid by by online = Rs 6,28,468/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/09/2020 4:08PM with Govt. Ref. No: 192020210075958911 on 05-09-2020, Amount Rs: 6,28,468/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 51721394 on 05-09-2020, 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 8412 to 8425

being No 190104515 for the year 2020.



Digitally signed by ABHIJIT BASU
Date: 2021.01.14 11:39:57 +05:30
Reason: Digital Signing of Deed.

(Abhijit Basu) 1/14/2021 11:39:22 AM
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
2 DEC 2020