

245/2021

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288/2021



## Sale Deed



Scan for details

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Query No  
0000-2000945533/2020

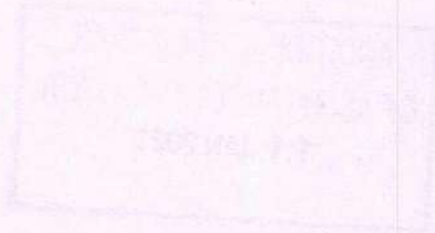
Set Forth Value : ₹ 4,61,945/- Market Value : ₹ 4,88,400/-  
Stamp Duty Paid : ₹ 24,440/- Registration Fees Paid : ₹ 4,898/-

**Seller(s)** AMB REALTORS PRIVATE LIMITED  
**Buyer(s)** HOMESPHERE BUILDERS LLP & 1 other

## Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4291, 4293, 4306, 4307	4.07	0.00000000
<b>TOTAL :</b>		<b>4.07</b>	



SIGNED, SEALED AND DELIVERED  
in the presence of:

4 eSigned

-----  
Mr JITENDRA KUMAR SINGH

5 eSigned

-----  
Mr RAVI KHAITAN

Drafted by me:

1.

*Anil Choudhury*

-----  
ANIL CHOUDHURY  
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 SANTOSH AGARWAL

Stamp: SANTOSH AGARWAL  
SANTOSH AGARWAL





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

**DEED OF SALE**

THIS DEED OF SALE is made and executed on this 9th day of January ,Two  
Thousand Twenty-One

**BETWEEN**

1. AMB REALTORS PRIVATE LIMITED (PAN: AAFCA9493B) , having it's  
office at 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola,  
Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by  
their representative(s)

1. Mr PRATOSH KUMAR PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at MURARI MOHAN MITRA ROAD, Flat No: 3B, 12/1, P.O:- AGARPARA, P.S:- Khardaha, 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. HOMESPHERE BUILDERS LLP (PAN: AAMFH4668P) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

2. LENDBURY INFRAPROPERTIES LLP (PAN: AAIFL4113D) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at 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 assigns) of the ONE PART.

AND

(1) HOMESPHERE BUILDERS LLP, having PAN No. AAMFH4668P, 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, (2) LENDBURY INFRAPROPERTIES LLP, having PAN No. AAIFL4113D, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO - Kamduni, PS - Rajarhat, North 24 Parganas, West Bengal, both represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata - 700055, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the SECOND PART.

WHEREAS by a registered 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

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 931 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

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 herein after purchase of the said Property has got his namemutated in the Office of the B.L. & L.R.O., Barasat.

AND WHEREAS since then the Vendor herein is absolutely seized and possessed ofand/or otherwise well and sufficiently entitled to the said Property as anOwner 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 alongwith other properties under L.R. Khatian No.3890 at Mouza - Matiagahha, J.L. No.187, R. S. No.154, TouziNos.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 appearingthereto as follows

1.0800 Satakin Dag No. 4291 for Rs. 1,22,580/- in the name of Homesphere Builders LLP

0.2500 Satakin Dag No. 4293 for Rs. 28,375/- in the name of Homesphere Builders LLP

0.750 Satakin Dag No. 4306 for Rs. 85,125/- in the name of Lendbury Infraproperties LLP

1.99 Satakin Dag No. 4307 for Rs. 2,25,865/- in the name of Lendbury Infraproperties 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.4,61,945.00 (Rupees Four Lakhs Sixty One Thousand Nine Hundred Forty Five



only), vacant and free from all encumbrances on the following terms and conditions.

**NOW THIS DEED WITNESSETH AS UNDER:**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.4,61,945.00 (Rupees Four Lakhs Sixty One Thousand Nine Hundred Forty Five only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title ALL THAT said "Property" HOWSOEVER otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH the land or ground whereupon or on part whereof the same is erected and built TOGETHER FURTHER WITH all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "Property" or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or maybe in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD, POSSESS AND ENJOY the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good, right, full power, absolute authority and



indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid AND THAT the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER THAT the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

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

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

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

c) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said



"Property" and the said "Property" is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said "Property";

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

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

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

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

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

SCHEDULE A ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali, Bandh and Doba land measuring 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 rights 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 931 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

1.0800 Satakin Dag No. 4291 for Rs. 1,22,580/- in the name of Homesphere Builders LLP

0.2500 Satakin Dag No. 4293 for Rs. 28,375/- in the name of Homesphere Builders LLP

0.750 Satakin Dag No. 4306 for Rs. 85,125/- in the name of Lendbury Infraproperties LLP

1.99 Satakin Dag No. 4307 for Rs. 2,25,865/- in the name of Lendbury Infraproperties LLP

**SCHEDULE OF PROPERTY  
(Said Property)**

All That piece and parcel of Bastu land measuring about 1.08 Decimal (1.08 Decimal), more or less, lying and situated in LR Plot No:- 4291 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. West: 4279. North: 5210. South: 4289.





All That piece and parcel of Bastu land measuring about 0.25 Decimal (0.25 Decimal), more or less, lying and situated in LR Plot No:- 4293 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: 4295. West: 4292. North: 4296. South: 5211.

All That piece and parcel of Bastu land measuring about 0.75 Decimal (0.75 Decimal), more or less, lying and situated in LR Plot No:- 4306 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: 5213. West: 4307. North: 5211. South: 4311.

All That piece and parcel of Bastu land measuring about 1.99 Decimal (1.99 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: 5211. South: 4308.



## Memo of Consideration

Rs. 4,61,945/- ( Rupees FOUR LAC SIXTY ONE THOUSAND NINE HUNDRED FORTY FIVE only) paid by the PURCHASERS to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. N o.	Date	Particulars	Amount
1.	14-08-2020	By Cheque00001 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	1,50,955/-
2.	14-08-2020	By Cheque00002 dated 14-08-2020 of HDFC BANK LTD. (HDFC),	3,10,990/-
<b>T O T A L</b>			461945/-

# MOUZA MAP AT KAMDUNI & MATIAGACHHA

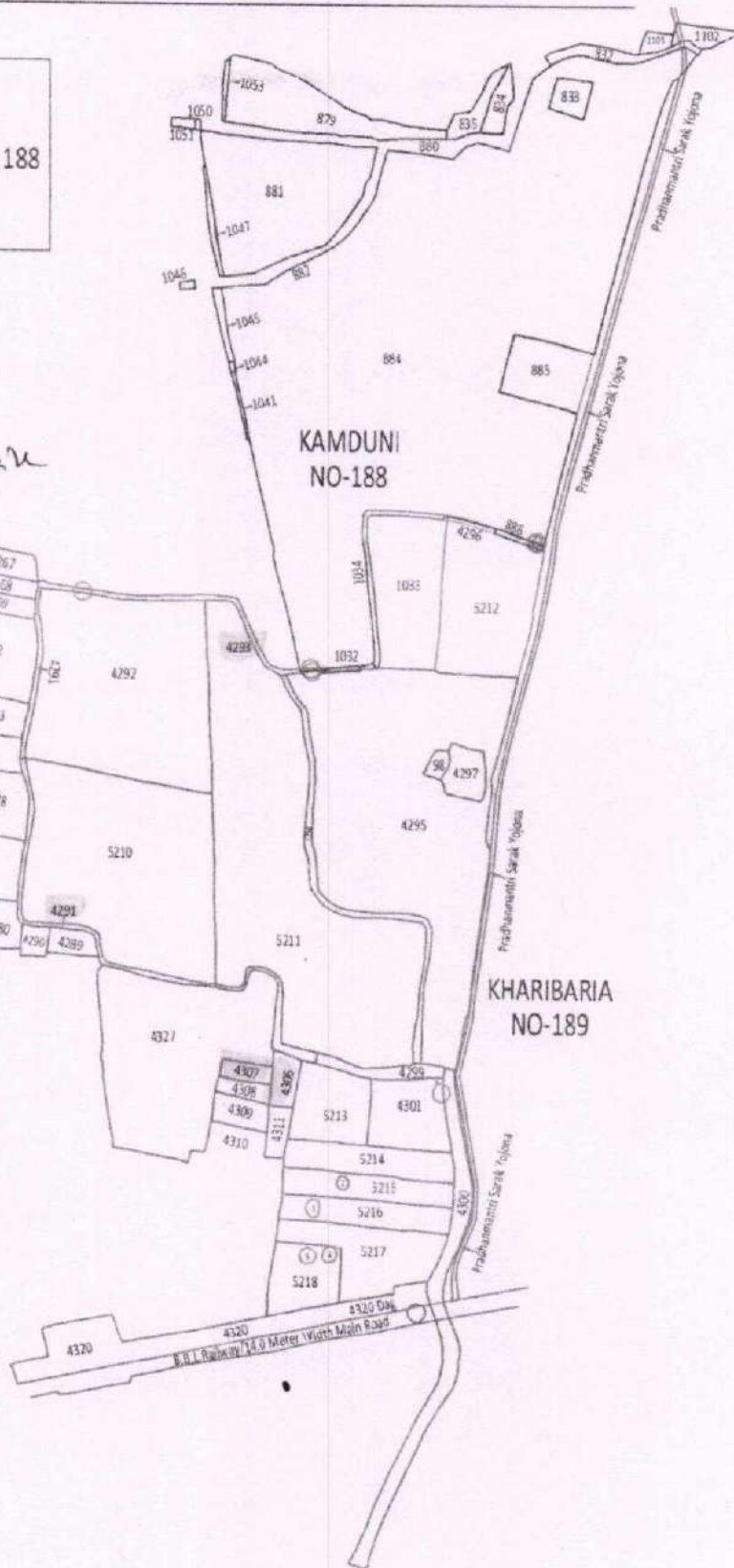
**KAMDUNI**  
 Name Of P.S-Rajarhat  
 Name Of Mouza- Kamduni No 188  
 Revinew Survey No-203  
 Dist- North 24 Paganas.

4291 - 1.08  
 4293 - 0.25  
 4306 - 0.75  
 4307 - 1.99  
4.07 *sekan*  
*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



SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr PRATOSH KUMAR PATHAK Address : MURARI MOHAN MITRA ROAD, Flat No: 3B, 12/1, P.O - AGARPARA, P.S - Khardaha, District - North 24-Parganas, West Bengal, India, PIN - 700058					
Signature	Thumb	Fore	Middle	Ring	Little
<i>Pratosh K Pathak</i>	(Right Hand)				



SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr SANTOSH AGARWAL Address : 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					
Signature	Thumb	Fore	Middle	Ring	Little
<i>Santosh Agarwal</i>	(Right Hand)				





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 Ramchhabia Singh  
2 No. Dakshin Para 3rd Lane  
Rishra  
Hugli  
West Bengal - 712250  
Mobile: 9874497340

Date: 07/11/2011

Ref. No: 00009851-00160681-00183333-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

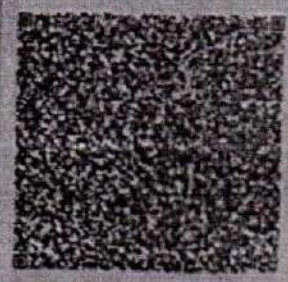


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

26092018

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

~o. Khaitan




**भारत सरकार**  
**Government of India**


 नाम: श्री अशोक  
 Smitosh Agarwal  
 जन्मदिनांक/DOB: 21/06/1969  
 लिंग: MALE

**2220 8486 3948**  
 VID: 9105 9681 3681 3584

आधार कार्ड, आधार परिचय

*Handwritten signature*


**एन.डी.ए.आई.**  
**Unique Identification Authority of India**

**पता:**  
 श्याम रेसिडेंसी, 293 गौन नथ शास्त्री मार्ग, श्याम  
 नगर पार्क, बंगुरु एवेन्यू, बंगुरु परगना,  
 उत्तर 24 परगना,  
 पिन कोड - 700055

**Address:**  
 Shyam residency, 293 goun nath shastri  
 safar, shyam nagar road, shyam nagar  
 children park, Bangur Avenue, North 24  
 Parganas,  
 West Bengal - 700055

**2220 8486 3948**  
 VID: 9105 9681 3681 3584

QR Code with Hologram



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





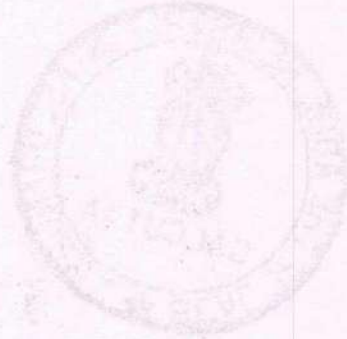
**WITNESSES :**

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)

Validity unknown

Digitally Signed by SANTOSH  
AGARWAL  
Date: 1/9/2021 10:53:10 AM



Drafted by me:

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

Validity unknown

Digitally Signed by JITENDRA  
KUMAR SINGH  
Date: 1/9/2021 10:58:39 AM

Validity unknown

Digitally Signed by RAVI  
KHAITAN  
Date: 1/9/2021 11:00:46 AM







Admission and execution using eSign by :

Validity unknown












Digitally Signed by Selected  
Name : Mr SANTOSH AGARWAL  
Date: 1/11/2024 6:50:16 PM












Digitally signed by DEBASIS PATRA  
Date: 2021.01.29 17:39:25 +05:30  
Reason: Digital Signing of Deed.



32

### 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, Agarpara. 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:- North 24-Parganas, West Bengal, India, PIN - 700058						
	Signature	Thumb	Fore	Middle	Ring	Little
	<i>Pratosh Kumar Pathak</i>	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER						
						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Mr SANTOSH AGARWAL Address : Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055						
	Signature	Thumb	Fore	Middle	Ring	Little
	<i>Santosh Agarwal</i>	(Right Hand)				



1901-2000945533/2020

1901-000245/2021

I-1901-00288/2021

Set Forth Value : ₹ 4,61,945/- Market Value : ₹ 4,88,400/-  
 Stamp Duty Paid : ₹ 24,440/- Registration Fees Paid : ₹ 4,898/-

**Seller(s)**

AMB REALTORS PRIVATE LIMITED

**Buyer(s)**

HOMESPHERE BUILDERS LLP &amp; 1 other

**Property Details :**

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Matiagachha	LR- 4291, 4293, 4306, 4307	4.07	0.00000000
<b>TOTAL :</b>		<b>4.07</b>	<b>0.00000000</b>

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

29/01/2021 Query No:-19012000945533 / 2020 Deed No :I - 190100288 / 2021, Document is digitally signed.

Page 22 of 11





Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-007928813-1

Payment Mode Online Payment

GRN Date: 09/09/2020 14:29:59

Bank : ICICI Bank

BRN : 51935006

BRN Date: 09/09/2020 14:34:42

DEPOSITOR'S DETAILS

Id No. : 2000945533/5/2020

(Query No./Query Year)

Name : vineet khetan

Contact No. :

Mobile No. : +91 9331040655

E-mail :

Address : MARTIN BURN HOUSE KOLKATA

Applicant Name : Mr RAVI KHAITAN

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	2000945533/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	24440
2	2000945533/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	4898
3	2000945533/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	54

In Words : Rupees Twenty Nine Thousand Three Hundred Ninety Two only

Total

29392





## Sale Deed



Scan for details

Further details? Scan this

Query No  
0000-2000945533/2020

Set Forth Value : ₹ 4,61,945/- Market Value : ₹ 4,88,400/-  
Stamp Duty Paid : ₹ 24,440/- Registration Fees Paid : ₹ 4,898/-

Seller(s) Buyer(s)  
AMB REALTORS PRIVATE LIMITED HOMESPHERE BUILDERS LLP & 1 other

### Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Matiagachha,	LR- 4291, 4293, 4306, 4307	4.07	0.00000000
<b>TOTAL :</b>		<b>4.07</b>	

SIGNED, SEALED AND DELIVERED  
in the presence of:

4

eSigned

-----  
Mr JITENDRA KUMAR SINGH

5

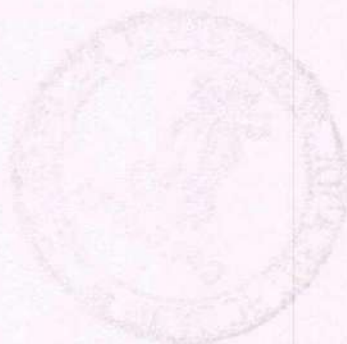
eSigned

-----  
Mr RAVI KHAITAN

Drafted by me:

1. *Anil Choudhury*

-----  
ANIL CHOUDHURY  
Licence No.: F/145/1991  
HIGH COURT





### Major Information of the Deed

Deed No :	I-1901-00288/2021	Date of Registration	14/01/2021
Query No / Year	1901-2000945533/2020	Office where deed is registered	
Query Date	12/08/2020 8:02:45 PM	1901-2000945533/2020	
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. 4,61,945/-	Rs. 4,88,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,440/- (Article:23)	Rs. 4,982/- (Article:A(1), E)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4291 (RS :-4291 )	LR-3890	Bastu	Baluband h	1.08 Dec	1,22,580/-	1,29,600/-	
L2	LR-4293 (RS :-4293 )	LR-3890	Bastu	Baluband h	0.25 Dec	28,375/-	30,000/-	
L3	LR-4306 (RS :-4306 )	LR-3890	Bastu	Shali	0.75 Dec	85,125/-	90,000/-	
L4	LR-4307 (RS :-4307 )	LR-3890	Bastu	Shali	1.99 Dec	2,25,865/-	2,38,800/-	
		<b>TOTAL :</b>			<b>4.07Dec</b>	<b>4,61,945 /-</b>	<b>4,88,400 /-</b>	
		<b>Grand Total :</b>			<b>4.07Dec</b>	<b>4,61,945 /-</b>	<b>4,88,400 /-</b>	

#### Seller Details :



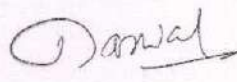


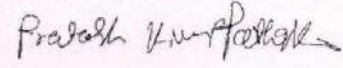
SI No	Name,Address,Photo,Finger print and Signature
1	<b>AMB REALTORS PRIVATE LIMITED</b> 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed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



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HOMESPHERE BUILDERS LLP</b> P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>LENDBURY INFRAPROPERTIES LLP</b> P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SANTOSH AGARWAL (Presentant )</b> Son of Late MOTILAL AGARWAL Date of Execution - 09/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office	 <small>Jan 11 2021 4:31PM</small>	 <small>LTI 11/01/2021</small>	 <small>11/01/2021</small>
	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 : HOMESPHERE BUILDERS LLP (as REPRESENTATIVE), LENDBURY INFRAPROPERTIES LLP (as REPRESENTATIVE)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office	 <small>Jan 11 2021 4:32PM</small>	 <small>LTI 11/01/2021</small>	 <small>11/01/2021</small>
	MURARI MOHAN MITRA ROAD, Flat No: 3B, 12/1, P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : AMB REALTORS PRIVATE LIMITED (as REPRESENTATIVE)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAVI KHAITAN</b> Son of Late NIRMAL KUMAR KHAITAN Flat No: 1A, 152/2, P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	 <small>Jan 11 2021 4:32PM</small>	 <small>LTI 11/01/2021</small>	 <small>11/01/2021</small>



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	AMB REALTORS PRIVATE LIMITED	HOMESPHERE BUILDERS LLP-1.08 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	HOMESPHERE BUILDERS LLP-0.25 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	LENDBURY INFRAPROPERTIES LLP-0.75 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	AMB REALTORS PRIVATE LIMITED	LENDBURY INFRAPROPERTIES LLP-1.99 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 3890	Owner:এ এম বি রিয়েলটর্স প্রাইভেট লিমিটেড, Gurdian:ডাই: পান্নালা কাসা, Address:504 আনসাল ভবন 16 কে জি মার্গ নিউদিব্রী 1, Classification:বাঁধ, Area:0.01000000 Acre,	AMB REALTORS PRIVATE LIMITED
L2	LR Plot No:- 4293, LR Khatian No:- 3890	Owner:এ এম বি রিয়েলটর্স প্রাইভেট লিমিটেড, Gurdian:ডাই: পান্নালা কাসা, Address:504 আনসাল ভবন 16 কে জি মার্গ নিউদিব্রী 1, Classification:বাঁধ,	AMB REALTORS PRIVATE LIMITED
L3	LR Plot No:- 4306, LR Khatian No:- 3890	Owner:এ এম বি রিয়েলটর্স প্রাইভেট লিমিটেড, Gurdian:ডাই: পান্নালা কাসা, Address:504 আনসাল ভবন 16 কে জি মার্গ নিউদিব্রী 1, Classification:শালি, Area:0.01000000 Acre,	AMB REALTORS PRIVATE LIMITED
L4	LR Plot No:- 4307, LR Khatian No:- 3890	Owner:এ এম বি রিয়েলটর্স প্রাইভেট লিমিটেড, Gurdian:ডাই: পান্নালা কাসা, Address:504 আনসাল ভবন 16 কে জি মার্গ নিউদিব্রী 1, Classification:শালি, Area:0.18000000 Acre,	AMB REALTORS PRIVATE LIMITED



On 07-01-2021

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,88,400/-



**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 15:50 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, HOMESPHERE BUILDERS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, LENDBURY INFRAPROPERTIES LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr RAVI KHAITAN, , , Son of Late NIRMAL KUMAR KHAITAN, Flat No: 1A, 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, AMB REALTORS PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr RAVI KHAITAN, , , Son of Late NIRMAL KUMAR KHAITAN, Flat No: 1A, 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

**Fayment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,982/- ( A(1) = Rs 4,884/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 4,898/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2020 2:34PM with Govt. Ref. No: 192020210079288131 on 09-09-2020, Amount Rs: 4,898/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 51935006 on 09-09-2020, Head of Account 0030-03-104-001-16

**Fayment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,440/- and Stamp Duty paid by by online = Rs 24,440/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2020 2:34PM with Govt. Ref. No: 192020210079288131 on 09-09-2020, Amount Rs: 24,440/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 51935006 on 09-09-2020, 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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,982/- ( A(1) = Rs 4,884/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-



**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 32457 to 32466

being No 190100288 for the year 2021.



Digitally signed by DEBASIS PATRA  
Date: 2021.01.29 17:39:33 +05:30  
Reason: Digital Signing of Deed.

(Debasis Patra) 1/29/2021 5:30:28 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
11 JAN 2021