Summary

Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000312972/2021	1904-001360/2021	I-1904-01402/2021

Set Forth Value :	₹ 5,70,000/-	Market Value :	₹ 6,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid :	₹ 6,014/-

Seller(s)	Buyer(s)
GAMMON TRADES PRIVATE LIMITED	XELVA REALTORS LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	10	0.00000000
	TOTAL :	10	0.00000000

Additional Registrar of Assurances-IV, Kolkata

Mohul Mukhopadhyay 06/03/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 20th day of February ,Two Thousand Twenty-One

BETWEEN

1. GAMMON TRADES PRIVATE LIMITED (PAN: AACCG6212H) , having it's office at 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at FLAT-3B, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. XELVA REALTORS LLP (PAN: AAAFX3316N) , having it's office at 113, N.S.ROAD,, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 is being represented by their representative(s)

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

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

WHEREASsome –(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3) GobindaPadaBangal, all sons ofLate Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) SambhuNathBangal, (6)Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal allsons of BankimBehariBangal of Kirtipur are the recorded owners in respect of –

2071.00 Satak out of 2485.00 Satak comprised inR.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R DagNo. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881,being total area of 2203 Satak along with other properties under L.R. KhaitanNo. 140, 26, 98, 328, 291, 325, 175 and55 respectively at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat in theDistrict of North 24 Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.OBarasat, Copied in Book No. I, Being No. 3076 for the 1987, said Nirmal KumarBangal transferred ALL THAT piece or parcel of "Sali" and "Danga" landadmeasuring an 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with otherproperties under L.R. Khatian No. 175, at Mouza – Kamduni, J.L. No. 188, P.S –Barasat, in the District of North 24 Paraganas, to his two sons Chandra Ghosh NathBangaland RabindraNath Ghosh Bangal.

WHEREAS thussaid Chandra Ghosh NathBangal and RabindraNath Ghosh Bangal, are jointly wellseized and possessed of or otherwise well and sufficiently entitled to the landmeasuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.RDag No. 884, 881 and 879 along with other properties under L. R. Khatian No.175 at Mouza – Kamduni, J.L. No. 188, P.S – Barasat, in the District of North24 Parganas, by virtue of Registered Deed.

AND WHEREAS some Dilip Ghosh (Bangal), one son of said Kamal Krishna Ghosh (Bangal)died in the year 1992 before the death of his father, leaving behind his onlywife Saraswati Ghosh (Bangal), and mother, namely – Kanak Lata Ghosh (Bangal)as his lawful heirs.

AND WHEREAS said Kamal Krishna Ghosh (Bangal) died on January, 2002 thus leavingbehind her three sons viz; Bholanath Ghosh (Bangal), Dipak Ghosh (Bangal),Nayan Ghosh (Bangal), one daughter namely – ShilaBangalallias Manta Ghosh(Bangal), only wife Kanak Lata Ghosh (Bangal), daughter in law viz; SaraswatiGhosh (Bangal) as his lawful heirs and he became the joint owner of theaforesaid land measuring a total area of 43.9518 Satak under L. R. Khatian No.55 at Mouza – Kamduni, J.L. No. 188, P.S – Barasat, in the District of North 24Parganas, by virtue of Succession.

AND WHEREAS some companies namely (1) AMB BUILDWELL PVT. LTD., (2) SHREE RAMBUILDPROP PVT LTD., (3) SITARAM BUILDPROP PVT. LTD., (4) SITA DEVELOPERS PVT.LTD. AND (5) AMB REALTORS PVT. LTD. by virtue of separate Deeds of Conveyanceregistered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988,3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007registered at the office of the Additional District Sub-Registrar Barasat,purchased all that piece and parcel of "Sali" land measuring 29.166Satakcomprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 222,232/1, 291, 325 and 328 at Mouza – Kamduni, J.L No. 188, P.S – Barasat, in theDistrict of North 24 Parganas, together with the vendors herein who are theheirs of the recorded Bargadar namely InduBhushan Banerjee and are presently incultivation along with other land from the above named recorded owners.

AND WHEREAS Biswajit Mandal, Sanjit Mandal, Smt. Harapati Mandal, Mamani Mandal andMinu Mandalby virtue of Deed of Conveyance registered in Book – I, for

the year2008, registered at the office of the Additional District Sub-RegistrarBarasat, purchased all that piece and parcel of "Sali" land measuring 29.166Satakcomprised in L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza – Kamduni, J.L No.188, P.S – Barasat, in the District of North 24 Parganas, from the above namedcompanies and has become the absolute owner in respect of the said quantum ofland by virtue of registered deed of conveyance.

WHEREAS by aregistered Deed of Conveyance dated 03rd April 2008, registered inthe office of A.D.S.R., Barasat, North 24-Parganas, in Book No.I, CD Volume No.4, Pages from 1297 to 1311being No.03884for the year 2008 entered into by and between Biswajit Mandal, Sanjit Mandal,Smt. Harapati Mandal, Mamani Mandal and Minu Mandal (therein referred to as theVendors) sold, transferred and conveyed to Gammon Trade Pv.t Ltd. for valuableconsideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali landmeasuring 29.166Satak comprised in R.S./L.R. Dag No.884, under L.R. KhatianNos.26, 98, 140, 175, 291, 325 and 328 at Mouza- Kamduni, J.L. No.188, P.S.Barasat, in the District of North 24-Parganas, Touzi No.146, R.S. No.163, underAdditional District Sub-Registration office at Barasat, within the localjurisdiction of Kirtipur Gram Panchayet together with all easement rights and allright appertaining thereto.

AND WHEREAS the Vendorherein after purchase of the said Property has got its name mutated in theOffice of the B.L. & L.R.O., Barasat.

AND WHEREAS since thenthe Vendor herein is absolutely seized and possessed of and/or otherwise welland sufficiently entitled to the said Property as an Owner thereof.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 5,70,000/- (Rupees FIVE LAC SEVENTY THOUSAND) the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.

That the Seller hereby sells, conveys and assign the land absolutely and forever with all rights,title and interest of the same, unto the Buyer who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.

That the actual physical possession of the said land has been handed over by the Seller to the Buyer who is in possession of the same at the time of registration of this

Sale deed.

That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said land for the period prior to the date of execution of this Sale deed shall be paid and borne by the Seller and thereafter the same shall be paid and borne by the Buyer

That the Seller hereby agrees and assures the Buyer to help and assist him in getting the land transferred/mutated in the relevant department and any other concerned department and/or the Buyer shall have full right to get the land transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Seller.

That all right and easements attached with the said property have also been conveyed and transferred with the said land, unto the Buyer.

That the Seller has assured and delivered to the Buyer that the said land under Sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Seller and if it is proved otherwise at any time and the Buyer suffers any loss, then the Seller shall be fully liable and responsible for the same and the Buyer shall be entitled to recover all his/her losses from the Seller.

That the Buyer shall have full right to apply and get the Water,Electric and Sewerage connection regarding the said land from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Seller.

That the Seller has delivered the previous title documents relating to the said property.

That the Seller hereby declares and assures to the Buyer that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.

That the market value of the property is Rs 6,00,000/- (Rupees SIX LAC) All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the Sale deed and mentioned Schedule B of this Sale deed.

SCHEDULE OF PROPERTY
(Said Property)

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 911, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: KACHA ROAD 8 FEET. West: 884. North: 884. South: 884.

Memo of Consideration

Rs. 5,70,000/- (Rupees FIVE LAC SEVENTY THOUSAND only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. No.	Date	Particulars	Amount
1.	27-01-2021	By Cheque000301 dated 27-01-2021 of ICICI BANK,	5,70,000/-
		T O T A L	570000/-

MOUZA MAP AT KAMDUNI

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

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

Validity unknown
Digitally Signed by PRATOSH KUMAR PATHAK
Date: 2/23/2021 6:01:54 PM

Validity unknown
Digitally Signed by SANTOSH AGARWAL
Date: 2/20/2021 1:30:08 PM

WITNESSES :

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

1. Mr JITENDRA KUMAR SINGH, son of Mr LATE RAM CHABILA SINGH, Aadhaar No.: 43xxxxxx0521 (2,DAKSHINPARA 3RD LANE, Post Office: MOREPUKUR, Serampur, Serampore, District:-Hooghly, West Bengal, India, PIN - 712250)
2. Mr RAVI KHAITAN, son of Mr LATE NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxx2965 (152/2, BLOCK-B, BANGUR AVENUE, Post Office: BANGUR, Lake Town, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055)

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown
Digitally Signed by Selected Name : Mr PRATOSH KUMAR PATHAK
Date: 2/25/2021 2:55:10 PM

Validity unknown
Digitally Signed by Selected Name : Mr SANTOSH AGARWAL
Date: 2/25/2021 2:10:30 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.06 17:34:51 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr PRATOSH KUMAR PATHAK Address : P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058					
Signature	Thumb	Fore	Middle	Ring	Little
Pratosh Kumar Pathak	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr SANTOSH AGARWAL Address : P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055					
Signature	Thumb	Fore	Middle	Ring	Little
Agarwal	(Right Hand)				

3884-82

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/293 dated: 23/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000312972/2021. 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

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted to Registration ... and the endorsement ... Document are the part ...

Additional Registrar
of Assurances-IV, Kolkata

25 FEB 2021

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".

1360/2021

1402/2021

Scan for details

Sale Deed

Further details? Scan this

Query No
0000-2000312972/2021

Set Forth Value :	₹ 5,70,000/-	Market Value :	₹ 6,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid :	₹ 6,014/-

Seller(s)	Buyer(s)
GAMMON TRADES PRIVATE LIMITED	XELVA REALTORS LLP

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: Kamduni,	LR- 884	10	0.00000000
	TOTAL :	10	

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kr Singh..

Mr JITENDRA KUMAR SINGH

5 Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. Anil Choudhry

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

Major Information of the Deed

Deed No :	**I-1904-01402/2021**	**Date of Registration**	**25/02/2021**
Query No / Year	**1904-2000312972/2021**	**Office where deed is registered**	
Query Date	**10/02/2021 2:15:02 PM**	1904-2000312972/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7450045030, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 5,70,000/-		Rs. 6,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 30,020/- (Article:23)		Rs. 6,098/- (Article:A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Jl No: 188, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-884 (RS :-884)	LR-911	Bastu	Shali	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.,
	Grand Total :				**10Dec**	**5,70,000 /-**	**6,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**GAMMON TRADES PRIVATE LIMITED** 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx2H,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	**XELVA REALTORS LLP** 113, N.S.ROAD,, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 23/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 12:43PM	 LTI 25/02/2021	Pratosh Kumar Pathak 25/02/2021
	FLAT-3B, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : GAMMON TRADES PRIVATE LIMITED (as REPRESENTATIVE)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 20/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 12:00PM	 LTI 25/02/2021	Agarwal 25/02/2021
	293, GOURI NATH SHASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : XELVA REALTORS LLP (as REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O:- MOTIJHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074			Samrat Roy
	25/02/2021	25/02/2021	25/02/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GAMMON TRADES PRIVATE LIMITED	XELVA REALTORS LLP-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Jl No: 188, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 884, LR Khatian No:- 911	Owner:মেসার্স গ্যামন ট্রেডার্স প্রাঃলিঃ, Gurdian:ডাইরেক্টর মানস, Address:কুমার সাহু সাং - 20 শাউডন স্ট্রীট কোল - 16, Classification:শালি, Area:3.25000000 Acre,	GAMMON TRADES PRIVATE LIMITED

Endorsement For Deed Number : I - 190401402 / 2021

On 19-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,00,000/-

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 25-02-2021

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

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

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

Presented for registration at 10:47 hrs on 25-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL ,.

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

Execution is admitted on 25-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, GAMMON TRADES PRIVATE LIMITED (Private Limited Company), 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr SAMRAT ROY, , , Son of Mr SANKAR ROY, 78, MUNICIPAL OFFICE LANE, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 25-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, XELVA REALTORS LLP (LLP), 113, N.S.ROAD,, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr SAMRAT ROY, , , Son of Mr SANKAR ROY, 78, MUNICIPAL OFFICE LANE, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,098/- (A(1) = Rs 6,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/02/2021 2:22PM with Govt. Ref. No: 192020210226812251 on 13-02-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58935808 on 13-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,020/- and Stamp Duty paid by by online = Rs 30,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2021 2:22PM with Govt. Ref. No: 192020210226812251 on 13-02-2021, Amount Rs: 30,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58935808 on 13-02-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 75892 to 75901

being No 190401402 for the year 2021.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.06 17:34:54 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06-03-2021 17:34:15
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA