

247/2021

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289/2021



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2001140495/2020

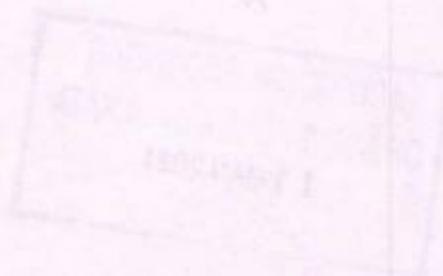
Set Forth Value : ₹ 33,24,981/- Market Value : ₹ 33,67,681/-
Stamp Duty Paid : ₹ 1,68,404/- Registration Fees Paid : ₹ 33,691/-

| Seller(s) | Buyer(s) |
|-------------------------------|----------------------------------|
| GLAZE TRADERS PRIVATE LIMITED | Buildnest Complex LLP & 5 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: Kamduni, | LR- 884 | 58.333 | 0.00000000 |
| TOTAL : | | 58.333 | |



SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr RAVI KHAITAN

5

eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

Anil Chaudhury

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

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

eSigned

Mr PRATOSH KUMAR PATHAK



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. GLAZE TRADERS PRIVATE LIMITED (PAN: AACCG6211E) , having it's office at Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Murari Mohan Mitra Road, Agarpara, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Panihati, 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. Buildnest Complex LLP (PAN: AAVFB3584H) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

2. Primdale Estates LLP (PAN: AAXFP7927J) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

3. Housebricks Constructors LLP (PAN: AAMFH4365B) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

4. Newleigh Devlopers LLP (PAN: AAQFN8050M) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

5. 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

6. 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 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at Gouri Nath Shastri Sarani, Shyam Nagar Road, 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 madeand executed on the 12th day of September, 2020 (Two Thousand Twenty).

BETWEEN

GAMMON TRADES PRIVATE LIMITED, having PAN No.AACCG6212H, a private limited companyincorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 19/6, NayanChand Dutta Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata - 700006,represented by its Authorised Signatory MR. PRATOSHKUMAR PATHAK, having PAN CDYPP8761Q, Aadhar No. 8529 4152 8220, Mobile No. 9051800049, son of Mr.Sudhir Kumar Pathak, by faith -Hindu, byNationality - 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 subjector context the same shall be deemed to mean and include its successors,persons/successors-in-office and assigns) of the ONE PART.

AND

(1) Xelva Hirise LLP, having PAN AAAFX3147P, Limited LiabilityPartnership Firm incorporated under the provision of the Limited LiabilityPartnership Act, 2008, having it's registeredoffice at Kamduni More, P.O – Kamduni, P.S – Rajarhat, District – North 24Parganas, Pin code – 700135, (2) Yashila Developers LLP, havingAACFY4318B Limited Liability PartnershipFirm incorporated under the provision of the Limited Liability Partnership Act,2008, having it's registeredoffice at Kamduni More, P.O – Kamduni, P.S – Rajarhat, District – North 24Parganas, Pin code – 700135, and (3) KingionBuilders LLP, having PAN

AAVFK1251CLimitedLiability Partnership Firm incorporated under the provision of the LimitedLiability Partnership Act, 2008, having it's registeredoffice at Joka, Diamond Harbour Road P.O-Joka, P.S-Bishnupur, DIST-South 24Parganas, PIN-700104, all representedby its Authorised Signatory SRI SANTOSH AGARWAL, PAN No.AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327, sonof late Motilal Agarwal, by faith - Hindu, byNationality - Indian, by occupation - Service,residing at 293Gouri 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 thesubject or context be deemed to mean and include its successor orsuccessors-in-interest and assigns) of the OTHERPART

WHEREAS by a registered Deed of Conveyance dated 06thNovember 2007, registered in the office of A.D.S.R., Barasat, North24-Parganas, in Book No.I, CD Volume No.4, being No.04210, for the year 2007entered into by and between (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. (therein referred to as the Vendors) sold,transferred and conveyed to Parimal Naskar for valuable consideration and onthe terms and conditions mentioned therein ALLTHAT piece and parcel of Sali land measuring 25.0000 Satak comprised inR.S./L.R. Dag No.884 under L.R. Khatian Nos.26, 98, 140, 175, 291, 325 and 328at Mouza- Kamduni, J.L. No.188, P.S. Barasat, in the District of North24-Parganas, Touzi No.146, R.S. No.163, under Additional DistrictSub-Registration office at Barasat, within the local jurisdiction of KirtipurGram Panchayet together with all easement rights and all right appertainingthereto.

WHEREAS pursuant to a registered Deed of Conveyance dated 14thNovember, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11815 to 11826,being No.04392, for the year 2007 the Vendor herein for valuable considerationand on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali landmeasuring 25.00 Satak 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 under Additional District Sub-Registration Officeat Barasat, within the local jurisdiction of Kirtipur Gram Panchayet TOGETHERWITH all easement rights and all right appertaining thereto more fully andparticularly described in the SCHEDULE hereunder written and delineatedwith RED Ink in the Plan/Map annexed hereto and hereinafter referred to as the"said Property".

AND WHEREAS the Vendor herein after purchase of the said Property has got its namemutated 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 herein has agreed to sell to the Purchasers ALL THAT the said Property mentioned on the SCHEDULE hereunderwritten TOGETHER WITH all easement rights and all right appertaining thereto, vacant and free from all encumbrances at or for a total consideration of Rs. 14,25,000/- (Rupees Fourteen Lacs Twenty Five Thousand only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 33,24,981/- (Rupees THIRTY THREE LAC TWENTY FOUR THOUSAND NINE HUNDRED EIGHTY ONE) 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 assigns 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 33,67,681/- (Rupees THIRTY THREE LAC SIXTY SEVEN THOUSAND SIX HUNDRED EIGHTY ONE) 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:- 910, 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 ,buted and bounded as follows: East: 884. West: 875. North: 884. South: 884.

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:- 910, 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 ,buted and bounded as follows: East: 884. West: 875. North: 884. South: 884.

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All That piece and parcel of Bastu land measuring about 8.333 Decimal (8.333 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 910, 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: 884. West: 875. North: 884. South: 884.

Memo of Consideration

Rs. 33,24,981/- (Rupees THIRTY THREE LAC TWENTY FOUR THOUSAND NINE HUNDRED EIGHTY ONE 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. | 15-09-2020 | By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 5,70,000/- |
| 2. | 15-09-2020 | By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 5,70,000/- |
| 3. | 15-09-2020 | By Cheque00003 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 5,70,000/- |
| 4. | 15-09-2020 | By Cheque00005 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 5,70,000/- |
| 5. | 15-09-2020 | By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 5,70,000/- |
| 6. | 15-09-2020 | By Cheque00003 dated 15-09-2020 of HDFC BANK LTD. (HDFC), | 4,74,981/- |
| T O T A L | | | 3324981/- |

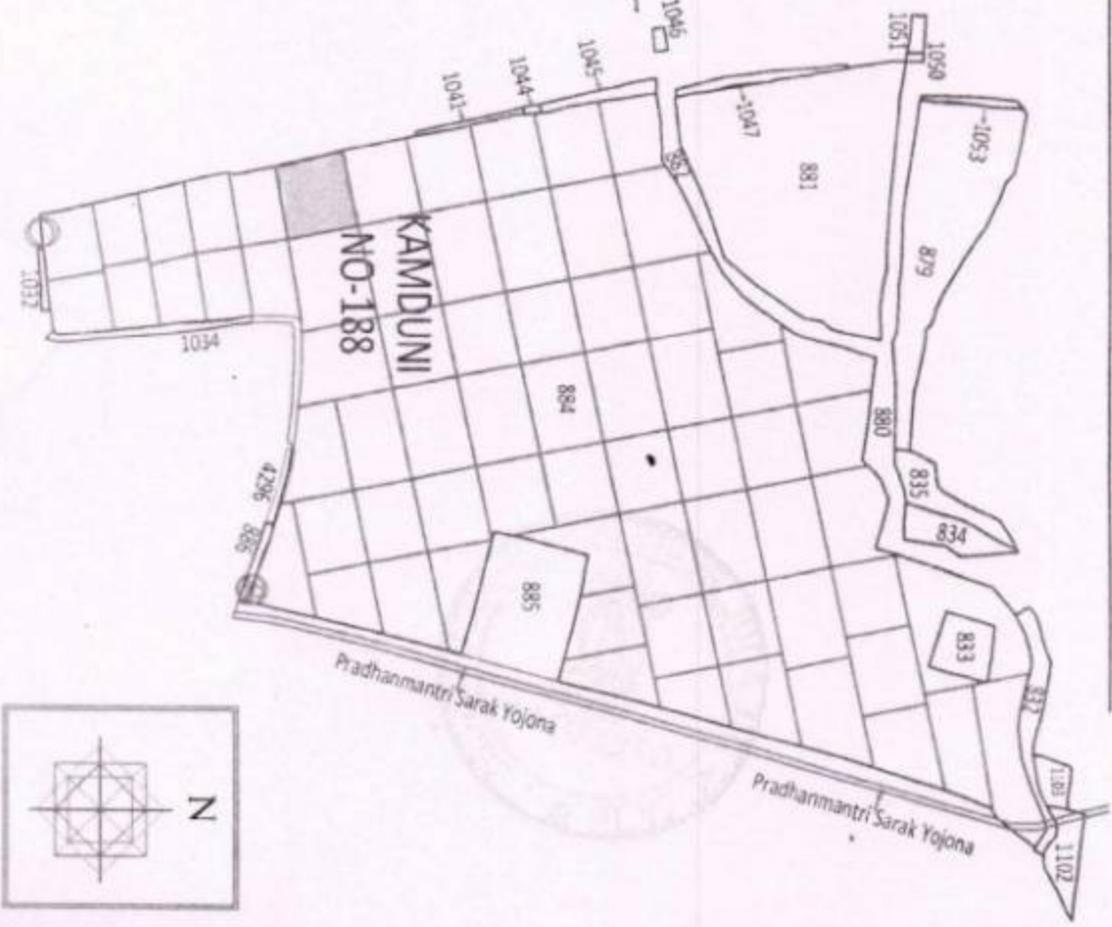


MOUZA MAP AT KAMDUNI

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

Dag No. 884 Area in Decimal 1045
58.333

Pranav



आयकर विभाग
INCOME TAX DEPARTMENT

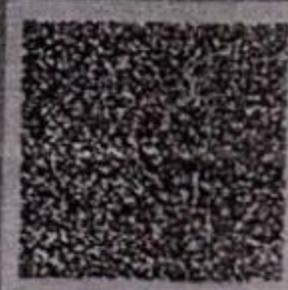


भारत सरकार
GOVT. OF INDIA



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

26002018

Pratosh Kumar Pathak


भारत सरकार
Government of India



नम्र संख्या
 Sarfoshi Agarwal
 जन्म तिथि/DOB: 21/06/1969
 लिंग/SEX: MALE



2220 8486 3948
 YID: 3105 3681 3681 3584
 भारतीय जनता पार्टी, भारतीय जनता पार्टी

Handwritten signature


भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

पता:
 श्याम निवास, 293 गौन नथ शास्त्री रोड, श्याम
 नगर, बंगुर एवेन्यू, नार्थ 24
 पार्गनाहा, बंगाल - 700055

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



2220 8486 3948
 YID: 3105 3681 3681 3584



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

1) Jendra Kumar Singh
S/O Shri Rancharbia Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712250
Mobile: 9974497340

Ref. No: 0000851-00160681-001R1333-Moregukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jendra Kumar Singh
Year of Birth : 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

Jendra Kumar Singh


भारत सरकार
GOVERNMENT OF INDIA


 Ravi Khaitan
 Ravi Khaitan
 জন্ম 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, 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 |
|--|--|

 1547
 1800 150 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

~ ~ . Khaitan

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 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 RAMCHHABILA 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 SANTOSH
AGARWAL
Date: 1/9/2021 12:41:34 PM

Drafted by me:

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

Signature Not Verified
Digitally Signed by RAVI
KHAITAN
Date: 1/9/2021 12:40:38 PM

Signature Not Verified
Digitally Signed by JITENDRA
KUMAR SINGH
Date: 1/9/2021 12:39:51 PM

Admission and execution using eSign by :

Signature Not Verified
Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 1/11/2021 9:56:02 PM

Digitally signed by DEBASIS PATRA
Date: 2021.01.29 17:59:01 +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 |  |  |  |  |  |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| Signature: <i>Pratosh Kumar Pathak</i> | | | | | |

| 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 |  |  |  |  |  |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| Signature: <i>Santosh Agarwal</i> | | | | | |

1901-2001140495/2020

1901-000247/2021

I-1901-00289/2021

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Buyer(s)

Buildnest Complex LLP & 5 others.

Property Details :

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|----------------|------------|-----------------------|------------------------------|
| Kamduni | LR- 884 | 58.333 | 0.0000000 |
| TOTAL : | | 58.333 | 0.0000000 |

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



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2001140495/2020

Set Forth Value : ₹ 33,24,981/- Market Value : ₹ 33,67,681/-
Stamp Duty Paid : ₹ 1,68,404/- Registration Fees Paid : ₹ 33,691/-

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|-----------------|------------|-----------------------|------------------------------|
| Mouza: Kamduni, | LR- 884 | 58.333 | 0.00000000 |
| TOTAL : | | 58.333 | |

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eSigned

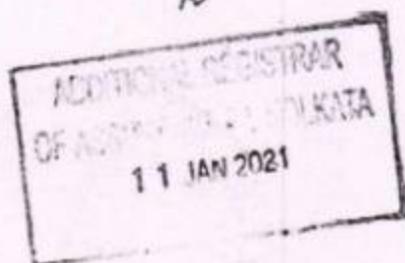
Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK



R



SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr RAVI KHAITAN

5

eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

Anil Choudhury

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



Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1901-00289/2021 | Date of Registration | 14/01/2021 |
| Query No / Year | 1901-2001140495/2020 | Office where deed is registered | |
| Query Date | 17/09/2020 2:01:52 PM | 1901-2001140495/2020 | |
| 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. 33,24,981/- | Rs. 33,67,681/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,68,404/- (Article:23) | Rs. 33,775/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, 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-884 (RS :-884) | LR-910 | Bastu | Shali | 10 Dec | 5,70,000/- | 5,77,320/- | |
| L2 | LR-884 (RS :-884) | LR-910 | Bastu | Shali | 10 Dec | 5,70,000/- | 5,77,320/- | |
| L3 | LR-884 (RS :-884) | LR-910 | Bastu | Shali | 10 Dec | 5,70,000/- | 5,77,320/- | |
| L4 | LR-884 (RS :-884) | LR-910 | Bastu | Shali | 10 Dec | 5,70,000/- | 5,77,320/- | |
| L5 | LR-884 (RS :-884) | LR-910 | Bastu | Shali | 10 Dec | 5,70,000/- | 5,77,320/- | |
| L6 | LR-884 (RS :-884) | LR-910 | Bastu | Shali | 8.333 Dec | 4,74,981/- | 4,81,081/- | |
| | | TOTAL : | | | 58.333Dec | 33,24,981 /- | 33,67,681 /- | |
| | | Grand Total : | | | 58.333Dec | 33,24,981 /- | 33,67,681 /- | |

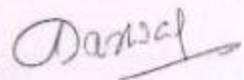
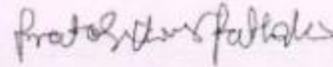
Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | GLAZE TRADERS PRIVATE LIMITED Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

Buyer Details :

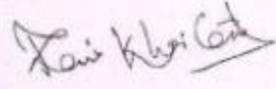
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Buildnest Complex LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 2 | Primdale Estates LLP P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 3 | Housebricks Constructors LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 4 | Newleigh Devlopers LLP P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 5 | 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 |
| 6 | 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 |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 09/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office |  <small>Jan 11 2021 4:44PM</small> |  <small>LTI 11/01/2021</small> |  <small>11/01/2021</small> |
| | Gouri Nath Shastri Sarani, Shyam Nagar Road, 293, P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : Buildnest Complex LLP (as REPRESENTATIVE), Primdale Estates LLP (as REPRESENTATIVE), Housebricks Constructors LLP (as REPRESENTATIVE), Newleigh Devlopers LLP (as), Barrow Realtors LLP (as REPRESENTATIVE), Birchbury Hirise LLP (as REPRESENTATIVE) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office |  <small>Jan 11 2021 4:44PM</small> |  <small>LTI 11/01/2021</small> |  <small>11/01/2021</small> |

Murari Mohan Mitra Road, Agarpara, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|--|---|
| Mr RAVI KHAITAN Son of Late NIRMAL KUMAR KHAITAN BANGUR, P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 |  |  |  |
| | 11/01/2021 | 11/01/2021 | 11/01/2021 |
| Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------------|------------------------------|
| 1 | GLAZE TRADERS PRIVATE LIMITED | Buildnest Complex LLP-10 Dec |

Transfer of property for L2

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------------|-----------------------------|
| 1 | GLAZE TRADERS PRIVATE LIMITED | Primdale Estates LLP-10 Dec |

Transfer of property for L3

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------------|-------------------------------------|
| 1 | GLAZE TRADERS PRIVATE LIMITED | Housebricks Constructors LLP-10 Dec |

Transfer of property for L4

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------------|-------------------------------|
| 1 | GLAZE TRADERS PRIVATE LIMITED | Newleigh Devlopers LLP-10 Dec |

Transfer of property for L5

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------------|----------------------------|
| 1 | GLAZE TRADERS PRIVATE LIMITED | Barrow Realtors LLP-10 Dec |

Transfer of property for L6

| SI.No | From | To. with area (Name-Area) |
|-------|-------------------------------|--------------------------------|
| 1 | GLAZE TRADERS PRIVATE LIMITED | Birchbury Hirise LLP-8.333 Dec |

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|--|--|
| L1 | LR Plot No:- 884, LR Khatian No:- 910 | Owner:মেসার্স গ্লেজ ট্রেডারস প্রাইভেট লিমিটেড, Gurdian:ডায়েরেক্ট অফিস, Address:কুমার সানু, সং- 20 লাউডল ট্রিট কোল - 16, Classification:খাদি, Area:6.02000000 Acre, | GLAZE TRADERS PRIVATE LIMITED |
| L2 | LR Plot No:- 884, LR Khatian No:- 910 | Owner:মেসার্স গ্লেজ ট্রেডারস প্রাইভেট লিমিটেড, Gurdian:ডায়েরেক্ট অফিস, Address:কুমার সানু, সং- 20 লাউডল ট্রিট কোল - 16, Classification:খাদি, Area:6.02000000 Acre, | GLAZE TRADERS PRIVATE LIMITED |
| L3 | LR Plot No:- 884, LR Khatian No:- 910 | Owner:মেসার্স গ্লেজ ট্রেডারস প্রাইভেট লিমিটেড, Gurdian:ডায়েরেক্ট অফিস, Address:কুমার সানু, সং- 20 লাউডল ট্রিট কোল - 16, Classification:খাদি, Area:6.02000000 Acre, | GLAZE TRADERS PRIVATE LIMITED |
| L4 | LR Plot No:- 884, LR Khatian No:- 910 | Owner:মেসার্স গ্লেজ ট্রেডারস প্রাইভেট লিমিটেড, Gurdian:ডায়েরেক্ট অফিস, Address:কুমার সানু, সং- 20 লাউডল ট্রিট কোল - 16, Classification:খাদি, Area:6.02000000 Acre, | GLAZE TRADERS PRIVATE LIMITED |
| L5 | LR Plot No:- 884, LR Khatian No:- 910 | Owner:মেসার্স গ্লেজ ট্রেডারস প্রাইভেট লিমিটেড, Gurdian:ডায়েরেক্ট অফিস, Address:কুমার সানু, সং- 20 লাউডল ট্রিট কোল - 16, Classification:খাদি, Area:6.02000000 Acre, | GLAZE TRADERS PRIVATE LIMITED |
| L6 | LR Plot No:- 884, LR Khatian No:- 910 | Owner:মেসার্স গ্লেজ ট্রেডারস প্রাইভেট লিমিটেড, Gurdian:ডায়েরেক্ট অফিস, Address:কুমার সানু, সং- 20 লাউডল ট্রিট কোল - 16, Classification:খাদি, Area:6.02000000 Acre, | GLAZE TRADERS PRIVATE LIMITED |

Land Details as per Land Record

| Sl. No. | Description of Land | Area (Acres) |
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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 33,67,681/-



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 15:44 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, , Newleigh Devlopers LLP (LLP), P.O:- KAMDUNI, P.S:-,Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, Buildnest Complex LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, Primdale Estates LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, Housebricks Constructors LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; 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

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, BANGUR, 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, GLAZE TRADERS PRIVATE LIMITED (Private Limited Company), Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, BANGUR, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,775/- (A(1) = Rs 33,677/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by online = Rs 33,691/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:39PM with Govt. Ref. No: 192020210097176331 on 28-09-2020, Amount Rs: 33,691/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52653435 on 28-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,68,404/- and Stamp Duty paid by by online = Rs 1,68,404/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:39PM with Govt. Ref. No: 192020210097176331 on 28-09-2020, Amount Rs: 1,68,404/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52653435 on 28-09-2020, 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 33,775/- (A(1) = Rs 33,677/- ,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 32490 to 32500
being No 190100289 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.01.29 17:59:26 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 1/29/2021 5:58:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)



✓

ADDITIONAL REGISTRAR
OF ASSURANCE & I. KOLKATA
11 JAN 2021