

4854-D3 3539/2021

F-3513/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



L 393710

2/19/21  
2/16/21  
Additional Registrar of Assurances-IV, Kolkata  
682579/2021  
M-499801

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

*[Signature]*  
Additional Registrar of Assurances-IV, Kolkata

30 MAR 2021

THIS DEED OF CONVEYANCE made and executed on the 19th day of February, 2021 (Two Thousand Twenty One).

BETWEEN



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 393708

**GAMMON TRADES PRIVATE LIMITED**, having **PAN No.AACCG6212H**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 19/6, Nayan Chand Dutta Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata - 700006, represented by its Authorised Signatory **MR. PRATOSH KUMAR PATHAK**, having **PAN CDYPP8761Q**, **Aadhar No. 8529 4152 8220**, **Mobile No. 9051800049**, son of Mr. Sudhir Kumar Pathak, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Flat -



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

L 393707

3B, 3<sup>rd</sup> 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**



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 395816

(1) RARESKIES REALTORS LLP, having PAN **ABBRF2171H**, Limited  
Liability Partnership Firm incorporated under the provision of the Limited  
Liability Partnership Act, 2008, having it's registered office at 6/1,  
Kumarpara Road, P.O - Liluah, P.S - Liluah, District - Howrah, Pin code -  
711204, 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

*Santosh Agarwal*



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

26AA 569790

**WHEREAS** by a registered Deed of Conveyance dated 20th November 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.I, CD Volume No. 3, pages from 10343 to 10357, being No.04290 for the year 2007 entered into by and between (1) AMB BUILDWELL PVT. LTD., (2) SHREE RAM BUILDPROP 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 Sahadeb Paul for valuable consideration and on the terms and conditions

mentioned therein **ALL THAT** piece and parcel of Sali land measuring 20.8333 Satak comprised in R.S./L.R. Dag No.884, under L.R. Khatian Nos.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, under Additional District Sub-Registration office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet together with all easement rights and all right appertaining thereto.

**AND WHEREAS** pursuant to a registered Deed of Conveyance dated 21st November, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11337 to 11348, being No.04354 for the year 2007 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased **ALL THAT** piece and parcel of Sali land measuring 20.8333 Satak comprised in R.S./L.R. Dag No.884, under L.R. Khatian Nos.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 Office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet **TOGETHER WITH** all easement rights and all right appertaining thereto more fully and particularly described in the **SCHEDULE** hereunder written and delineated with 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 name mutated in the Office of the B.L. & L.R.O., Barasat.

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

**AND WHEREAS** the Purchasers herein have approached the Vendor and the Vendor herein has agreed to sell 0.8333 Satak of Land in Dag No. 884 to the Purchasers **ALL THAT** the said Property mentioned on the **SCHEDULE** hereunder written **TOGETHER WITH** all easement rights and all right appertaining thereto, vacant and free from all encumbrances at or for a total consideration of Rs. 47,481/- (Rupees Forty Seven Thousand Four Hundred Eighty One only), vacant and free from all encumbrances on the following terms and conditions.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 47,481/- (Rupees Forty Seven Thousand Four Hundred Eighty One 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, 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 may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal

representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND 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** 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 lispendens;
- f) The Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the "**said Property**";
- g) The Vendor hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the "**said Property**" and every part thereof in the aforesaid manner.

**SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Sali land measuring 0.833 Satak comprised in R.S./L.R. Dag No.884, under L.R. Khatian Nos.26, 98, 140, 175, 291, 325 and 328, now presently L. R. Khatian No. 911, at Mouza- Kamduni,

J.L. No.188, P.S. Barasat, in the District of North 24-Parganas under Additional District Sub-Registration Office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet-I, **TOGETHER WITH** all easement rights and all right appertaining thereto, vacant and free from all encumbrances.

butted and bounded in the following manner :

**L. R. Dag No. 884:**

ON THE NORTH : 884

ON THE SOUTH : 884

ON THE EAST : 8 FT KACHA ROAD

ON THE WEST : 844

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

**SIGNED, SEALED AND DELIVERED**

by the withinnamed **VENDORS** in the  
presence of :

1. Dip Majumder.  
1, N.S. Road Kolkata - 700001
2. Sweeta Bijuani  
1, N.S. Road. Kolkata - 700001

GAMMON TRADES PRIVATE LIMITED  
Pratosh Kumar Patra  
Authorised Signatory

**SIGNED, SEALED AND DELIVERED**

by the withinnamed **PURCHASERS**  
in the presence of :

1. Ravi Khaitan  
1, N.S. Road, Kol-1
- 2.

RARESKIES REALTORS LLP  
Santosh Agarwal  
Authorised Signatory

Drafted by Anil Choudhury  
(Mr. Anil Choudhury, Advocate)  
High Court, Calcutta  
F/145/1991

Identified by me:-  
Samrat Roy (ADVOCATE)  
(SAMRAT ROY)  
F/1005/783/2014

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.47,481/- (Rupees Forty Seven Thousand Four Hundred Eighty One only) being the full consideration under these presents as follows :

**PARTICULARS**

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
27-01-2021	00004	IDFC BANK	47,481/-

**(RUPEES FORTY SEVEN THOUSAND FOUR HUNDRED EIGHTY ONE ONLY)**

**WITNESSES:**

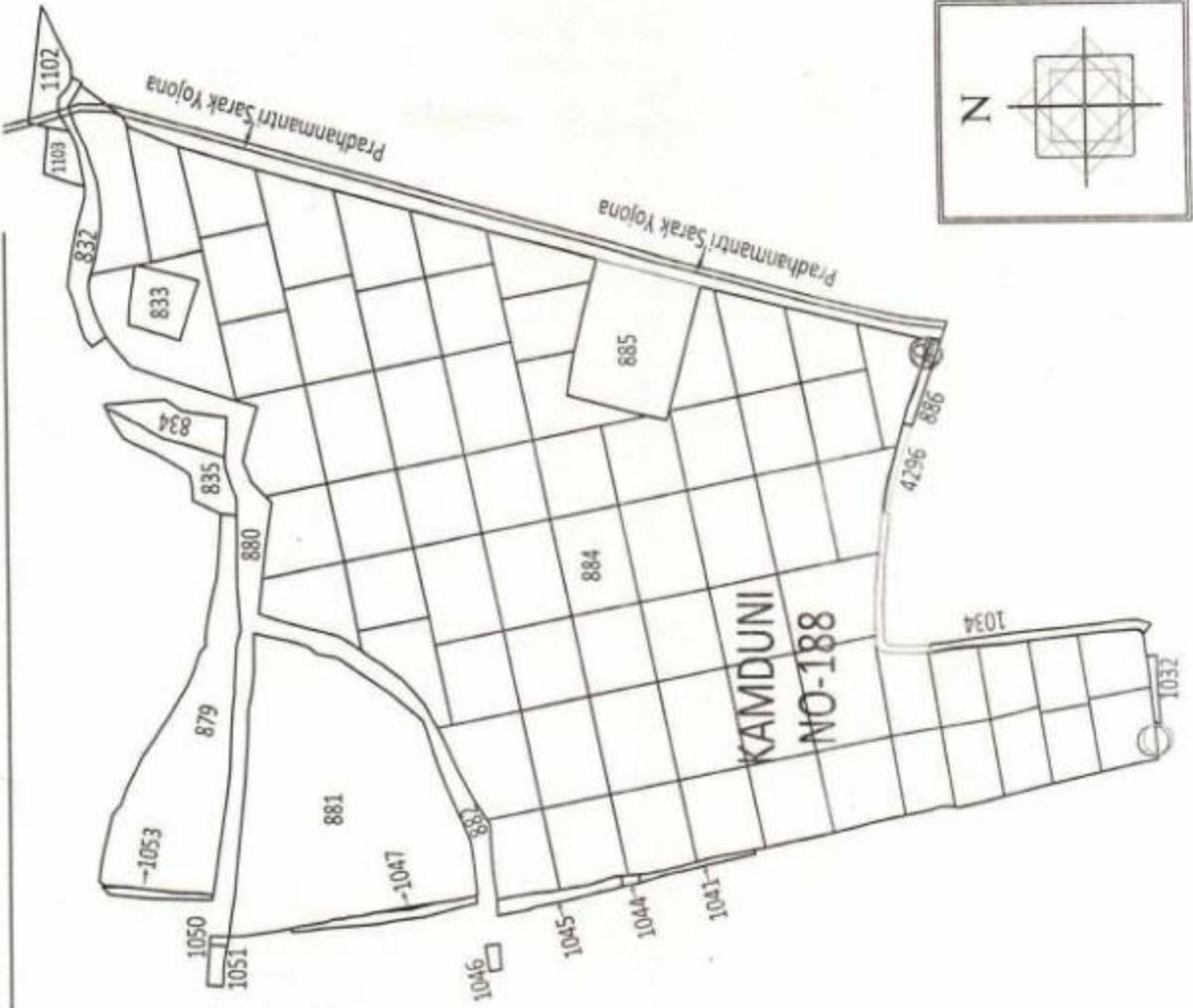
1. *Ravi Khatan*  
RAVI KHATAN  
152/2, Block-B  
BANGUR AVENUE, KOL-35
- 2.

GAMMON TRADES PRIVATE LIMITED

*Pratosh Kumar Pathak*  
Authorised Signatory

SIGNATURE OF THE  
VENDOR

# MOUZA MAP AT KAMDUNI



**KAMDUNI**

**Name Of P.S-Rajarhat**

**Name Of Mouza- Kamduni No 188**

**Revinew Survey No-203**

**Dist- North 24 Paganas.**

**RARESKIES REALTORS LLP**

*Santosh Agarwal*

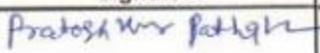
Authorised Signatory

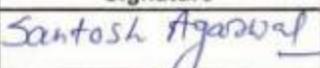
**GAMMON TRADES PRIVATE LIMITED**

*Pratish Kumar Pathak*

Authorised Signatory

## Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
<p>Mr PRATOSH KUMAR PATHAK Address : Nayan Chand Dutta Street, Ground Floor,, 19/6, P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058</p>					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
<p>Mr SANTOSH AGARWAL Address : 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</p>					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature					

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANTOSH AGARWAL  
MOTILAL AGARWAL  
21/06/1969

Permanent Account Number  
AGQPA9976M

  
Signature



Santosh Agarwal



*Santosh*



*Santosh Agrewal*



भारत सरकार  
Government of India



आधार

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

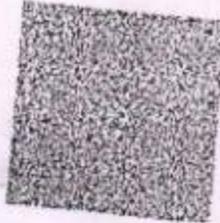
Enrolment No.: 1108/77746/00863

To  
Samrat Roy  
78 MUNICIPAL OFFICE LANE  
NAGERBAZAR  
South Dumdum (m)  
Molijheel  
North 24 Parganas West Bengal - 700074  
9038285137

Download Date: 27/02/2019

Issue Date: 26/03/2018

Validly unknown



आपका आधार क्रमांक / Your Aadhaar No. :  
2804 6648 5558

VID : 9178 7941 4904 2309

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Samrat Roy  
Date of Birth/DOB: 30/04/1991  
Male/ MALE

Download Date: 27/02/2019



Issue Date: 26/03/2018

2804 6648 5558

VID : 9178 7941 4904 2309

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



आधार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
78 MUNICIPAL OFFICE LANE,  
NAGERBAZAR, South Dumdum (m), North  
24 Parganas,  
West Bengal - 700074



2804 6648 5558

VID : 9178 7941 4904 2309



1047 | help@uidai.gov.in

www.uidai.gov.in

*Samrat Roy*



GAMMON TRADES PRIVATE LIMITED  
Pratosh Kumar Pathak  
Authorised Signatory

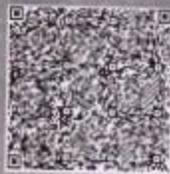


ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABBFR2171H

नाम / Name	RARESKIES REALTORS LLP	
निगमन/गठन की तारीख Date of Incorporation / Formation	14/03/2020	
		<b>Signature Not Verified</b> Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2020.06.14 12:01:15 IST Reason: NSDL ePAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कनट्राता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वसूला, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व सहायता आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्वर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABBFR2171H</p> <p>नाम / Name RARESKIES REALTORS LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 14/03/2020</p> 	<p>इस कार्ड के खोले/खोले पर कृपया सूचित करें/अवगत करें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/5, मॉडल कॉलोनी, नैर डीप बंगलॉव चोक, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to:- Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/5, Model Colony, Near Deep Bungalow Chok, Pune - 411 016. Tel: 91-20-2721 8080; Fax: 91-20-2721 8091 e-mail: mantri@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

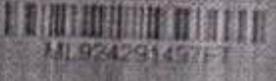
RARESKIES REALTORS LLP  
*Santosh Agarwal*  
Authorised Signatory



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভূমিকাভুক্তি আইডি / Enrolment No. 1111/11151/19835

To,  
 প্রতাপ কুমার পথক  
 Pratap Kumar Pathak  
 S/O. Sudip Kumar Pathak  
 48 NADIN PALLY  
 Kamakhya (n)  
 Berhampur  
 North 24 Parganas North 24 Parganas  
 West Bengal 700026



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**8529 4152 8220**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

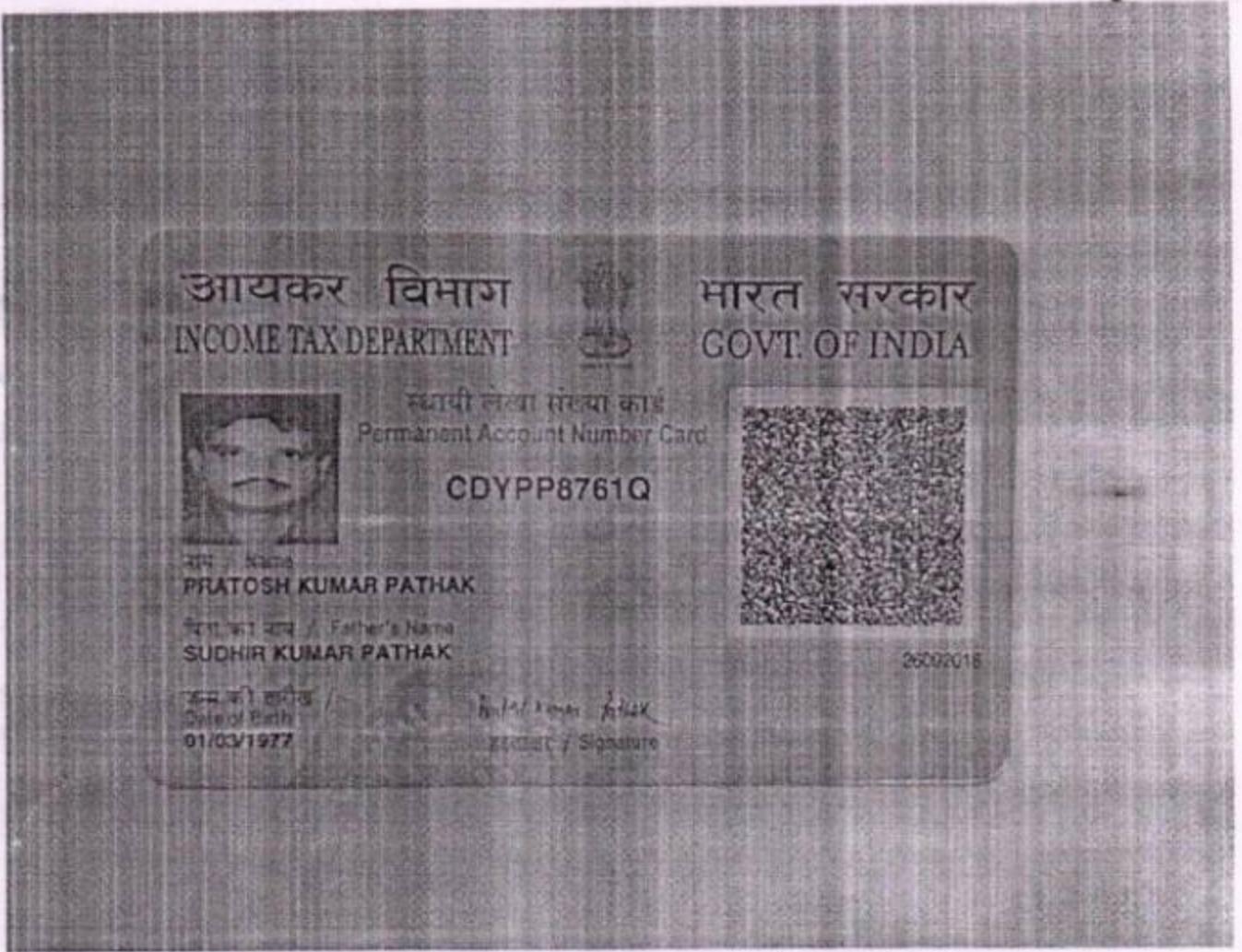
প্রতাপ কুমার পথক  
 Pratap Kumar Pathak  
 পিতা সুদীপ কুমার পথক  
 Father: SUDIP KUMAR PATHAK  
 ২২১৫৫/০০৫ ০১/০৩/১৯৭৭  
 M/P / Male

8529 4152 8220

আধার - সাধারণ মানুষের অধিকার

Pratosh Kumar Pathak

Pratosh Kumar Pathak



Pratosh Kumar Pathak

Pratosh Kumar Pathak

### Major Information of the Deed

Deed No :	I-1904-03513/2021	Date of Registration	30/03/2021
Query No / Year	1904-2000682579/2021	Office where deed is registered	
Query Date	30/03/2021 11:47:50 AM	1904-2000682579/2021	
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	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 47,481/-	Rs. 49,980/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,520/- (Article:23)	Rs. 598/- (Article:A(1), E, M(a), M(b), I)		
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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-884 (RS :-884 )	LR-911	Bastu	Shali	0.833 Dec	47,481/-	49,980/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>.833Dec</b>	<b>47,481 /-</b>	<b>49,980 /-</b>	

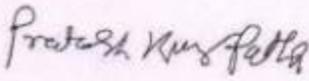
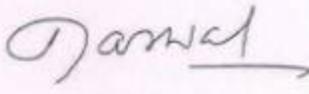
#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GAMMON TRADES PRIVATE LIMITED</b> 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

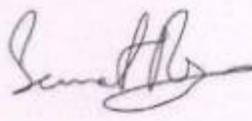
#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RARESKIES REALTORS LLP</b> 6/1, KUMARPARA ROAD, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: ABxxxxxx1H,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>Mr PRATOSH KUMAR PATHAK</b> Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 19/02/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	<b>Photo</b>  Mar 30 2021 5:23PM	<b>Finger Print</b>  LTI 30/03/2021	<b>Signature</b>  30/03/2021
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	<b>Name</b> <b>Mr SANTOSH AGARWAL (Presentant)</b> Son of Late MOTILAL AGARWAL Date of Execution - 19/02/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	<b>Photo</b>  Mar 30 2021 5:25PM	<b>Finger Print</b>  LTI 30/03/2021	<b>Signature</b>  30/03/2021
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 : RARESKIES REALTORS LLP (as REPRESENTATIVE)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAMRAT ROY</b> 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	 30/03/2021	 30/03/2021	 30/03/2021
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	RARESKIES REALTORS LLP-0.833 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI 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:গেমন্স ব্যানক ঐডিয়াল প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর মানস, Address:কুমার সাহু সাং - 20 লাউডল ট্রাট কোল - 16, Classification:শালি, Area:3.25000000 Acre,	GAMMON TRADES PRIVATE LIMITED

On 30-03-2021

**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 12:38 hrs on 30-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL .

**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 49,980/-

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

Execution is admitted on 30-03-2021 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

Identified 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 30-03-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, RARESKIES REALTORS LLP (LLP), 6/1, KUMARPARA ROAD, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204

Identified 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 598/- ( A(1) = Rs 500/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 598/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,519/- and Stamp Duty paid by Stamp Rs 2,520/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 193797, Amount: Rs.500/-, Date of Purchase: 25/02/2021, Vendor name: S MUKHERJEE
2. Stamp: Type: Impressed, Serial no 193795, Amount: Rs.500/-, Date of Purchase: 25/02/2021, Vendor name: S MUKHERJEE
3. Stamp: Type: Impressed, Serial no 193794, Amount: Rs.500/-, Date of Purchase: 25/02/2021, Vendor name: S MUKHERJEE
4. Stamp: Type: Impressed, Serial no 430371, Amount: Rs.500/-, Date of Purchase: 12/03/2021, Vendor name: S Chatterjee
5. Stamp: Type: Impressed, Serial no 430572, Amount: Rs.500/-, Date of Purchase: 12/03/2021, Vendor name: S Chatterjee
6. Stamp: Type: Impressed, Serial no 113352, Amount: Rs.20/-, Date of Purchase: 19/02/2021, Vendor name: S Dey

**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 173307 to 173345  
being No 190403513 for the year 2021.



*mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.04.09 14:52:35 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/04/09 02:52:35 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

193797

Anil Choudhury  
Advocate  
High Court, Calcutta

508

NAME
A.D.
Rs.
25 FEB 2020
<b>SURANJAN MUKHERJEE</b>
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

25 FEB 2020



Sincerely  
**SAMRAT ROY**  
 Son of Sankar Roy  
 Add: 78, Municipal office lane  
 Kol-74

30 MAR 2020



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 MAR 2021