



Scan for details

04687/2020

Sale Deed

T

4500/2020



Further details? Scan this

Query No
0000-2001109680/2020 ✓

Set Forth Value :	₹ 9,49,962/-	Market Value :	₹ 9,99,960/-
Stamp Duty Paid :	₹ 50,018/-	Registration Fees Paid :	₹ 10,014/-

Seller(s)	Buyer(s)
GAMMON TRADES PRIVATE LIMITED	Oakside Realty LLP & 1 other

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(In Sq.ft.)
Mouza: Kamduni,	LR- 884	16.666	0.00000000
TOTAL :		16.666	

Certified that the Document is admitted to Register. The Stamp and the other charges attached to this document are the property of the Government.

[Signature]
Additional Registrar
of Assurances, Kolkata



02 DEC 2020

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

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 28th day of September ,Two Thousand Twenty

BETWEEN

1. GAMMON TRADES PRIVATE LIMITED (PAN: AACCG6212H) , having it's office at 19/6, Nayan Chand Dutta Street, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Murari Mohan Mitra Road, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. Oakside Realty LLP (PAN: AAGFO5987Q) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

2. ONI Estate LLP (PAN: AAGFO5986R) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL (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) Oakside Realty LLP, having PAN AAGFO5987Q, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at KAMDUNI MORE, P.O- KAMDUNI, P.S-RAJARHAT, DIST-NORTH 24 PARGANAS, PIN-700135, and (2) ONI Estate LLP, having PAN AAGFO5986R, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at KAMDUNI MORE, P.O- KAMDUNI, P.S-RAJARHAT, DIST-NORTH 24 PARGANAS, PIN-700135, both represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 22208486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata -700055, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered Deed of Conveyance dated 06th November 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, being No. 04211 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 Joudev Pal alias Joydev Ghosh for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 16.6660 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 14th November, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11851 to 11862, being No.04395 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 16.6660 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 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.9,49,962.00 (Rupees Nine Lacs Forty Nine Thousand Nine Hundred Sixty Two only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 9,49,962/- (Rupees NINE LAC FORTY NINE THOUSAND NINE HUNDRED SIXTY TWO) 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 9,99,960/- (Rupees NINE LAC NINETY NINE THOUSAND NINE HUNDRED SIXTY) 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: 884. West: 1034. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 6.666 Decimal (6.666 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: 884. West: 1034. North: 884. South: 884.

Memo of Consideration

Rs. 9,49,962/- (Rupees NINE LAC FORTY NINE THOUSAND NINE HUNDRED SIXTY TWO 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.

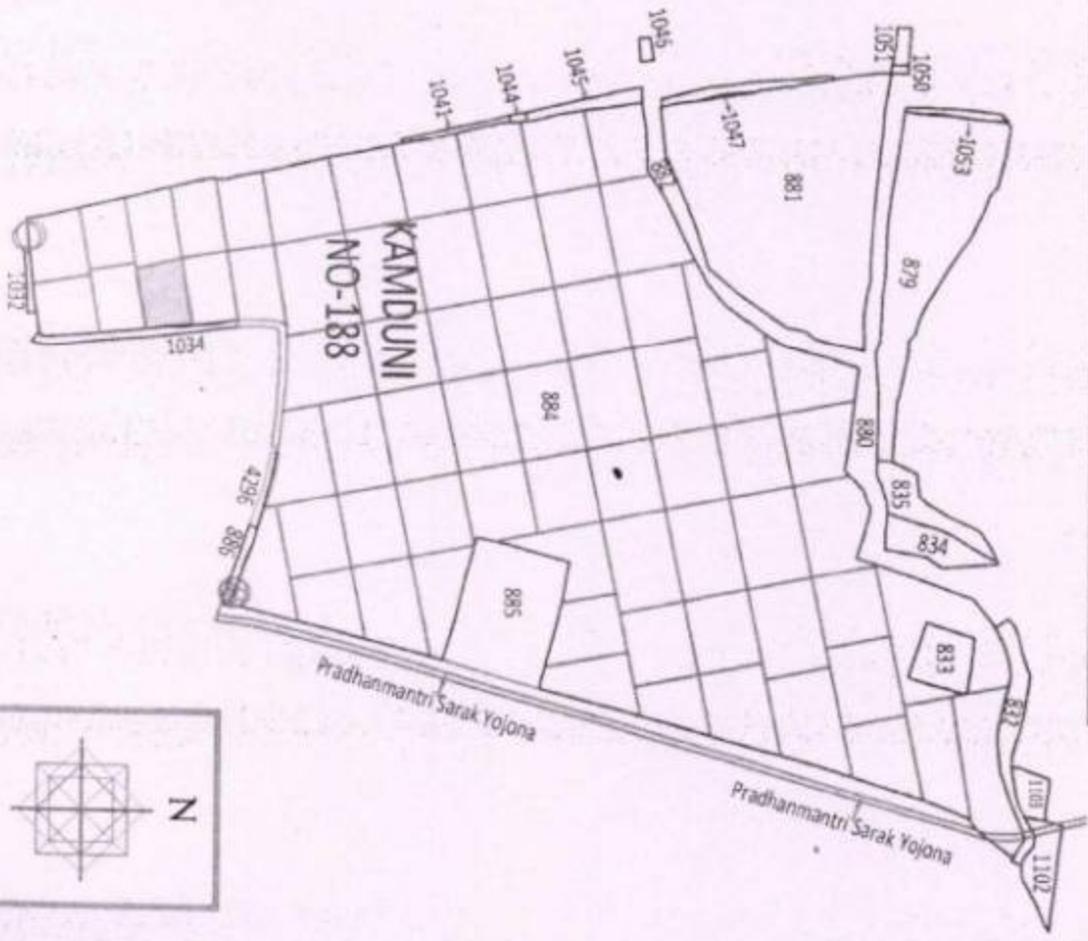
Sl. N o.	Date	Particulars	Amount
1.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
2.	15-09-2020	By Cheque00003 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	3,79,962/-
T O T A L			949962/-

MOUZA MAP AT KAMDUNI

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

DAK No. AREA IN DECIMAL
884 16.666

Damd



आयकर विभाग
INCOME TAX DEPARTMENT

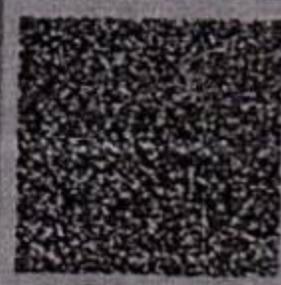


भारत सरकार
GOVT. OF INDIA



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

26082013

Pratosh Kumar Pathak


भारत सरकार
Government of India



नाम / Name
 Santosh Agarwal
 जन्म तिथि / DOB 21/06/1969
 लिंग / GENDER MALE

2220 8486 3948
 VID 3105 9681 3601 3584

आधार कार्ड / आधार कार्ड, आधार कार्ड



Handwritten signature


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता / Address:
 श्याम निवास, 293 गौन नथ शस्त्री नगर
 बंगुर रोड, श्याम नगर
 बंगुर पार्क, बंगुर एवेन्यू, नॉर्थ 24
 पार्गहाट,
 पश्चिम बंगाल - 700055

2220 8486 3948
 VID 3105 9681 3601 3584

QR Code with unique ID



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To
Jitendra Kumar Singh
S/O Shri Ramchandra Singh
2 No. Dakshin Para 3rd Lane
Rajra
Hugli
West Bengal - 712280
Mobile: 9874457340

Date: 07/11/2011

Ref. No: 0070851-00160981-00181113-Morepur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार

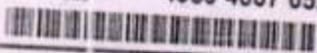


भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth: 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

Jitendra Kumar Singh

भारत सरकार
GOVERNMENT OF INDIA



Ravi Khaitan
Ravi Khaitan
জন্ম বর্ষ / Year of Birth : 1977
পুরুষ / Male



7758 4646 2965

আধার - সাধারণ মানুষের অধিকার

भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ইকাসা,
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 130 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bangaluru-560 001

- S. 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

Signature Not Verified
Digitally Signed by SANTOSH
AGARWAL
Date: 9/28/2020 9:05:49 PM

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

1. Mr RAVI KHAITAN, son of Late NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxx2965 (152/2, BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE, Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055)
2. Mr JITENDRA KUMAR SINGH, son of Late 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 RAVI
KHAITAN
Date: 9/28/2024 9:06:55 PM

Drafted by me:

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

Admission and execution using eSign by :

Signature Not Verified

Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 12/2/2020 2:22:06 PM

Digitally signed by DEBASIS PATRA
Date: 2020.12.17 13:50:54 +05:30
Reason: Digital Signing of Deed.

32

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : Murari Mohan Mitra Road, Agarpara, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:- North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
<i>Pratosh Kumar Pathak</i>	(Right Hand)				

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

1901-2001109680/2020

1901-004687/2020

I-1901-04500/2020

Set Forth Value : ₹ 9,49,962/- Market Value : ₹ 9,99,960/-
Stamp Duty Paid : ₹ 50,018/- Registration Fees Paid : ₹ 10,014/-

Seller(s)

GAMMON TRADES PRIVATE LIMITED

Buyer(s)

Oakside Realty LLP & 1 other

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	16.666	0.00000000
TOTAL :		16.666	0.00000000

Debasis Patra 17/12/2020

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

04687/2020

Sale Deed



Scan for details



Further details? Scan this

Query No
0000-2001109680/2020 ✓

Set Forth Value :	₹ 9,49,962/-	Market Value :	₹ 9,99,960/-
Stamp Duty Paid :	₹ 50,018/-	Registration Fees Paid :	₹ 10,014/-

Seller(s)	Buyer(s)
GAMMON TRADES PRIVATE LIMITED	Oakside Realty LLP & 1 other

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (In Dec)	Structure Area(In Sq.ft.)
Mouza: Kamduni,	LR- 884	16.666	0.00000000
TOTAL :		16.666	

Certified that the Document is admitted to
Registration. The Revenue Sheet and the
entry therein are correct as shown in this document
as per the details of the Document.

[Signature]
Sub Registrar
of Registrations, Kolkata



02 DEC 2020

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

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK

SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Ravi Khaitan

Mr RAVI KHAITAN

5

Jitendra Kumar Singh

Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

Anil Chaudhury

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

Major Information of the Deed

Deed No :	I-1901-04500/2020	Date of Registration	02/12/2020
Query No / Year	1901-2001109680/2020	Office where deed is registered	
Query Date	12/09/2020 11:08:29 AM	1901-2001109680/2020	
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. 9,49,962/-	Rs. 9,99,960/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50,018/- (Article:23)	Rs. 10,014/- (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 :-)	LR-911	Bastu	Shali	10 Dec	5,70,000/-	6,00,000/-	
L2	LR-884 (RS :-884)	LR-911	Bastu	Shali	6.666 Dec	3,79,962/-	3,99,960/-	
		TOTAL :			16.666Dec	9,49,962 /-	9,99,960 /-	
		Grand Total :			16.666Dec	9,49,962 /-	9,99,960 /-	

Seller Details :

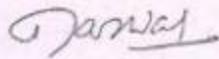
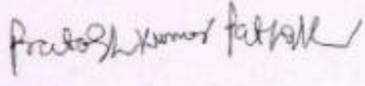
Sl No	Name,Address,Photo,Finger print and Signature
1	GAMMON TRADES PRIVATE LIMITED 19/6, Nayan Chand Dutta Street, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Euyer Details :

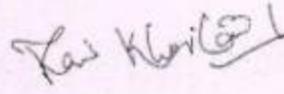
Sl No	Name,Address,Photo,Finger print and Signature
1	Oakside Realty LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

2 **ONI Estate LLP**
 KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office	 <small>Dec 2 2020 2:08PM</small>	 <small>LTI 02/12/2020</small>	 <small>02/12/2020</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 : Oakside Realty LLP (as REPRESENTATIVE), ONI Estate LLP (as REPRESENTATIVE)				
2	Name Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office	 <small>Dec 2 2020 2:09PM</small>	 <small>LTI 02/12/2020</small>	 <small>02/12/2020</small>
Murari Mohan Mitra Road, 12/1, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : GAMMON TRADES 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	 <small>02/12/2020</small>	 <small>02/12/2020</small>	 <small>02/12/2020</small>
Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK			

Transfer of property for L1

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

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	GAMMON TRADES PRIVATE LIMITED	ONI Estate LLP-6.666 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:মেসার্স গ্যামন ট্রেডস প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্ট ম্যান, Address:কুমার সাহ সাং - 20 লাউডন ট্রিট কোল - 16, Classification:শালি, Area:3.25000000 Acre,	GAMMON TRADES PRIVATE LIMITED
L2	LR Plot No:- 884, LR Khatian No:- 911	Owner:মেসার্স গ্যামন ট্রেডস প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্ট ম্যান, Address:কুমার সাহ সাং - 20 লাউডন ট্রিট কোল - 16, Classification:শালি, Area:3.25000000 Acre,	GAMMON TRADES PRIVATE LIMITED

On 27-09-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 99,960/-



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 02-12-2020

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

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

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

Presented for registration at 13:05 hrs on 02-12-2020, at the Office of the A.R.A. - I KOLKATA by Mr SANTOSH AGARWAL .

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

Execution is admitted on 02-12-2020 by Mr SANTOSH AGARWAL, REPRESENTATIVE, Oakside Realty LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, ONI Estate LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

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 02-12-2020 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, GAMMON TRADES PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutta Street, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

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 10,098/- (A(1) = Rs 10,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:23PM with Govt. Ref. No: 192020210097150111 on 28-09-2020, Amount Rs: 10,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52652544 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. 50,018/- and Stamp Duty paid by by online = Rs 50,018/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2020 3:23PM with Govt. Ref. No: 192020210097150111 on 28-09-2020, Amount Rs: 50,018/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 52652544 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 232583 to 232592
being No 190104500 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.12.17 13:51:02 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 12/17/2020 1:50:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)



9
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 DEC 2020