



Scan for details

122
04708/2020

Sale Deed

I-04525/2020



Further details? Scan this

Query No

0000-2001144352/2020

Set Forth Value :	₹ 21,37,500/-	Market Value :	₹ 22,34,925/-
Stamp Duty Paid :	₹ 1,11,766/-	Registration Fees Paid :	₹ 22,363/-

Seller(s)

GLAZE TRADERS PRIVATE LIMITED

Buyer(s)

APTIRO BUILDERS LLP & 3 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	37.5	0.00000000
TOTAL :		37.5	

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

[Signature]
 Registrar
 of West Bengal, 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





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. GLAZE TRADERS PRIVATE LIMITED (PAN: AACCG6211E) , 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 Flat-3B, 3rd Floor, Murari Mohan Mitra Road, 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. APTIRO BUILDERS LLP (PAN: ABPFA7232G) , having it's office at DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

2. BLUE PEAKS BUILDERS LLP (PAN: AAVFB3071F) , having it's office at DIAMOND HARBOUR ROAD ,JOKA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

3. CITYMOOR DEVELOPERS LLP (PAN: AAOFC7655F) , having it's office at P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 and

4. DEFSON DEVELOPERS LLP (PAN: AAQFD3399D) , 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 293, Gouri Nath Shastri Sarani, Shyam Nagar Road, 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,

BETWEEN:

M/S. GLAZE TRADERS PRIVATE LIMITED, PAN No. AACCG6211E, a Company having its registered office at 19/6, Nayan Chand Dutta Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata-700006, being represented by its Authorised Signatory MR. Pratosh Kumar Pathak, PAN CDYPP8761Q, Adhar : 8529 4152 8220, Mobile No. 9051800049, Son of Mr. Sudhir Kumar Pathak, by faith-Hindu, by Nationality- Indian, by occupation-Business, residing at Flat-3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, North 24 Parganas, P.O. Agarpara, P.S. Khardah, Kolkata-700058, hereinafter referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the 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) APTIRO BUILDERS LLP (PAN ABPFA7232G), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Joka, Diamond Harbour Road P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, Pin code - 700104, (2) BLUE PEAKS BUILDERS LLP (PAN AAVFB3071F), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Joka, Diamond Harbour Road P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, Pin code - 700104, (3) CITYMOOR DEVELOPERS LLP (PAN AAOFC7655F), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Joka, Diamond Harbour Road P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, Pin code - 700104, and (4) DEFSON DEVELOPERS LLP (PAN AAQFD3399D), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Joka, Diamond Harbour Road P.O - Joka, P.S - Bishnupur, District - South 24 Parganas, Pin code - 700104, all represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293,

Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata -700055, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the 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, CD Volume No. 4, being No. 04020, 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) SITADEVELOPERS PVT. LTD. AND (5) AMB REALTORS PVT. LTD. (therein referred to as the Vendors) sold, transferred and conveyed to Ghanteswar Mandal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 37.50 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.

WHEREAS pursuant to a registered Deed of Conveyance dated 07th November, 2007 registered in the office of A.D.S.R., Barasat, in Book No. I, CD Volume No. 3, Pages from 11437 to 11448, being No. 04362, 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 37.50 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 hereunderwritten 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. 21,37,500/- (Rupees Twenty One Lacs Thirty Seven Thousand Five Hundred only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 21,37,500/- (Rupees TWENTY ONE LAC THIRTY SEVEN THOUSAND FIVE HUNDRED) 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 22,34,925/- (Rupees TWENTY TWO LAC THIRTY FOUR THOUSAND NINE HUNDRED TWENTY FIVE) 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 ,butted and bounded as follows: East: 884. West: 884. 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 ,butted and bounded as follows: East: 884. West: 884. 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 ,butted and bounded as follows: East: 884. West: 884. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 7.5 Decimal (7.5 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: 884. North: 884. South: 884.



Memo of Consideration

Rs. 21,37,500/- (Rupees TWENTY ONE LAC THIRTY SEVEN THOUSAND FIVE HUNDRED 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. No.	Date	Particulars	Amount
1.	15-09-2020	By Cheque00001 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 Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	4,27,500/-
T O T A L			2137500/-

आयकर विभाग
INCOME TAX DEPARTMENT

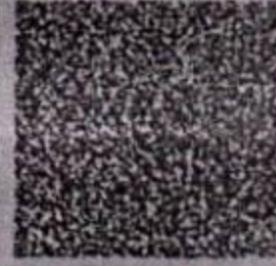


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

26092018

जन्म की तारीख /
Date of Birth
01/03/1977

Pratosh Kumar Pathak
हस्ताक्षर / Signature

Pratosh Kumar Pathak


भारत सरकार
 Government of India


 नाम: सर्फोश अग्रवाल
 Sarfosh Agarwal
 जन्म तिथि: 21/06/1969
 लिंग: MALE



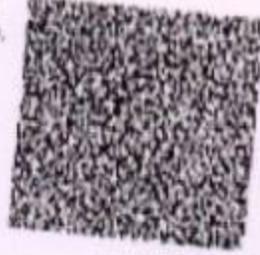
2220 8486 3948
 VID: 9105 9681 3581 3584
 आयातक संस्था, आयातक परिषद

Sarfosh


भारतीय अद्वितीय पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 स्याम निवासी, 293 गौन हथ शस्त्र
 सड़क, स्याम नगर रोड, स्याम नगर
 बंगलूर पार्क, बंगलूर एवेन्यू, नॉर्थ 24
 बंगलूर,
 पिन कोड - 700055

Address:
 Shyam residency, 293 goun hath shastri
 sarak, shyam nagar road, shyam nagar
 bangalore park, Bangur Avenue, North 24
 Bangalore,
 West Bengal - 700055



2220 8486 3948
 VID: 9105 9681 3581 3584



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 Rameshbabu Singh
2 No. Dakshin Para 3rd Lane
Rochia
Hugli
West Bengal - 712290
Mobile: 9874807340

Ref No: 0039851-0016081-00281113-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth: 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार



Jitendra Kumar Singh


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,
 192-2, Block B Bangur
 Avenue, Kolkata, West Bengal,
 700055.

Address: S/O Nirmal Kumar Khaitan,
 192-2, Block B Bangur Avenue,
 Kolkata, Bangur Avenue, West
 Bengal, 700055

 1947
 1800 181 1947

 helpline@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
 Bangalore-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

Validity unknown

Digitally Signed by SANTOSH
AGARWAL 
Date: 9/28/2020 9:50:56 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, DAKSHIPARA 3RD LANE, Post Office: MOREPUKUR, Serampur,
Rishra, District:-Hooghly, West Bengal, India, PIN - 712250)

Validity unknown

Digitally Signed by RAVI
KHAITAN
Date: 9/28/2020 9:51:44 PM

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

Digitally Signed by Selected
Name : Mr SANJOSH AGARWAL
Date: 12/2/2020 5:07:28 PM

Digitally signed by DEBASIS PATRA
Date: 2020.12.19 12:38:45 +05:30
Reason: Digital Signing of Deed.



3L

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, Agarpada, 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: Goun 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>					

1901-2001144352/2020

1901-004708/2020

I-1901-04525/2020

Set Forth Value : ₹ 21,37,500/- Market Value : ₹ 22,34,925/-
Stamp Duty Paid : ₹ 1,11,766/- Registration Fees Paid : ₹ 22,363/-

Seller(s)

GLAZE TRADERS PRIVATE LIMITED

Buyer(s)

APTIRO BUILDERS LLP & 3 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.)
Kamduni	LR- 884	37.5	0.00000000
TOTAL :		37.5	0.00000000

Debasis Patra 19/12/2020
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA



04708/20

Sale Deed

I-04



Scan for details

Further details? Scan this

Query No
0000-2001144352/2020

Set Forth Value :	₹ 21,37,500/-	Market Value :	₹ 22,34,925/-
Stamp Duty Paid :	₹ 1,11,766/-	Registration Fees Paid :	₹ 22,363/-

Seller(s)	Buyer(s)
GLAZE TRADERS PRIVATE LIMITED	APTIRO BUILDERS LLP & 3 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	37.5	0.00000000
TOTAL :		37.5	

Certified that the Document is admitted to Registration. The Signature Sheet and the enclosures thereto attached to this document are true & correct.

[Signature]
Sub-Registrar
North 24 Parganas, 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-1901-04525/2020	Date of Registration	02/12/2020
Query No / Year	1901-2001144352/2020	Office where deed is registered	
Query Date	18/09/2020 10:49:38 AM		1901-2001144352/2020
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. 21,37,500/-	Rs. 22,34,925/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,11,766/- (Article:23)	Rs. 22,363/- (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/-	5,95,980/-	
L2	LR-884 (RS :-884)	LR-910	Bastu	Shali	10 Dec	5,70,000/-	5,95,980/-	
L3	LR-884 (RS :-884)	LR-910	Bastu	Shali	10 Dec	5,70,000/-	5,95,980/-	
L4	LR-884 (RS :-884)	LR-910	Bastu	Shali	7.5 Dec	4,27,500/-	4,46,985/-	
		TOTAL :			37.5Dec	21,37,500 /-	22,34,925 /-	
		Grand Total :			37.5Dec	21,37,500 /-	22,34,925 /-	

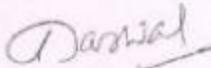
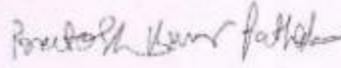
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE TRADERS 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.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

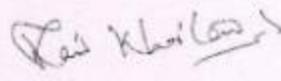
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APTIRO BUILDERS LLP DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: ABxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	BLUE PEAKS BUILDERS LLP DIAMOND HARBOUR ROAD ,JOKA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	CITYMOOR DEVELOPERS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	DEFSON DEVELOPERS LLP P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>Dec 2 2020 4:51PM</p>	<p>Finger Print</p>  <p>LTI 02/12/2020</p>	<p>Signature</p>  <p>02/12/2020</p>
<p>293, Gouri Nath Shastri Sarani, Shyam Nagar Road, 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.:: AGxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : APTIRO BUILDERS LLP (as REPRESENTATIVE), BLUE PEAKS BUILDERS LLP (as REPRESENTATIVE), CITYMOOR DEVELOPERS LLP (as REPRESENTATIVE), DEFSON DEVELOPERS LLP (as REPRESENTATIVE)</p>				
2	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>Dec 2 2020 4:51PM</p>	<p>Finger Print</p>  <p>LTI 02/12/2020</p>	<p>Signature</p>  <p>02/12/2020</p>
<p>Flat-3B, 3rd Floor, Murari Mohan Mitra Road, 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.:: CDxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)</p>				

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			
	02/12/2020	02/12/2020	02/12/2020

Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GLAZE TRADERS PRIVATE LIMITED	APTIRO BUILDERS LLP-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	GLAZE TRADERS PRIVATE LIMITED	BLUE PEAKS BUILDERS LLP-10 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	GLAZE TRADERS PRIVATE LIMITED	CITYMOOR DEVELOPERS LLP-10 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	GLAZE TRADERS PRIVATE LIMITED	DEFSON DEVELOPERS LLP-7.5 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:- 910	Owner:মেসার্স গ্লেজ ট্রেডার্স প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্ট অফিস, Address:কুমার সাহ সাং- 20 লাউডন স্ট্রীট কোল - 16, Classification:শালি, Area:6.02000000 Acre,	GLAZE TRADERS PRIVATE LIMITED
L2	LR Plot No:- 884, LR Khatian No:- 910	Owner:মেসার্স গ্লেজ ট্রেডার্স প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্ট অফিস, Address:কুমার সাহ সাং- 20 লাউডন স্ট্রীট কোল - 16, Classification:শালি, Area:6.02000000 Acre,	GLAZE TRADERS PRIVATE LIMITED

L3	LR Plot No:- 884, LR Khatian No:- 910	Owner:মেসার্স গ্লেস ট্রেডারস প্রা:লি:, Gurdian:ডাইরেক্ট অফিস, Address:কুমার সাহ সাং- 20 লাউডল স্ট্রীট কোল - 16, Classification:শালি, Area:6.02000000 Acre,	GLAZE TRADERS PRIVATE LIMITED
L4	LR Plot No:- 884, LR Khatian No:- 910	Owner:মেসার্স গ্লেস ট্রেডারস প্রা:লি:, Gurdian:ডাইরেক্ট অফিস, Address:কুমার সাহ সাং- 20 লাউডল স্ট্রীট কোল - 16, Classification:শালি, Area:6.02000000 Acre,	GLAZE TRADERS 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 22,34,925/-



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 14:42 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, APTIRO BUILDERS LLP (LLP), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, BLUE PEAKS BUILDERS LLP (LLP), DIAMOND HARBOUR ROAD, JOKA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, CITYMOOR DEVELOPERS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; REPRESENTATIVE, DEFSON DEVELOPERS LLP (LLP), P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

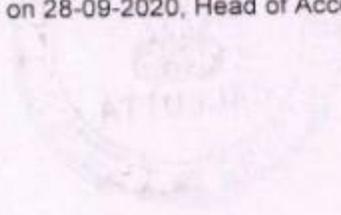
Indetified by Mr RAVI KHAITAN, . . Son of Late NIRMAL KUMAR KHAITAN, BANGUR, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 02-12-2020 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, GLAZE TRADERS PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr RAVI KHAITAN, . . Son of Late NIRMAL KUMAR KHAITAN, 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 22,447/- (A(1) = Rs 22,349/- ,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 22,363/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:46PM with Govt. Ref. No: 192020210097190071 on 28-09-2020, Amount Rs: 22,363/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52653874 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. 1,11,766/- and Stamp Duty paid by by online = Rs 1,11,766/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:46PM with Govt. Ref. No: 192020210097190071 on 28-09-2020, Amount Rs: 1,11,766/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52653874 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 239198 to 239208

being No 190104525 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.12.19 12:38:54 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 12/19/2020 12:38:07 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.



(This document is digitally signed.)



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 DEC 2020