



Summary



Sale Deed

Scan for details

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Query No	Serial No	Deed No
1904-2000108406/2021	1904-001524/2021	1-1904-01555/2021

Set Forth Value :	₹ 4,54,689/-	Market Value :	₹ 4,78,200/-
Stamp Duty Paid :	₹ 23,930/-	Registration Fees Paid :	₹ 4,796/-

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	BRICKSROOF DEVCON LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	7.97	0.00000000
TOTAL :		7.97	0.00000000


Additional Registrar of
Assurances-IV, Kolkata

Mohul Mukhopadhyay 09/03/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 9th day of February, Two Thousand Twenty-One

BETWEEN

1. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q), having its office at 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, Agarpara,, 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. BRICKSROOF DEVCON LLP (PAN: AAWFB1920E) , having it's office at 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, 2ND FLOOR,, P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at 293, GOURI SHASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS by a registered Deed of Conveyance dated 06th July 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, being No.04205 for the year 2007 entered into by and between (1) AMBBUILDWELL 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 Dukhiram Mondal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 41.6660 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.1, CD Volume No.3, Pages from 11863 to 11874, being No.04396 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 41.6660 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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs. 4,54,689/- (Rupees FOUR LAC FIFTY FOUR THOUSAND SIX HUNDRED EIGHTY NINE) 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 4,78,200/- (Rupees FOUR LAC SEVENTY EIGHT THOUSAND TWO HUNDRED) 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 7.97 Decimal (7.97 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 908, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: KACHA ROAD 8FT. West: 884. North: 884. South: 884.

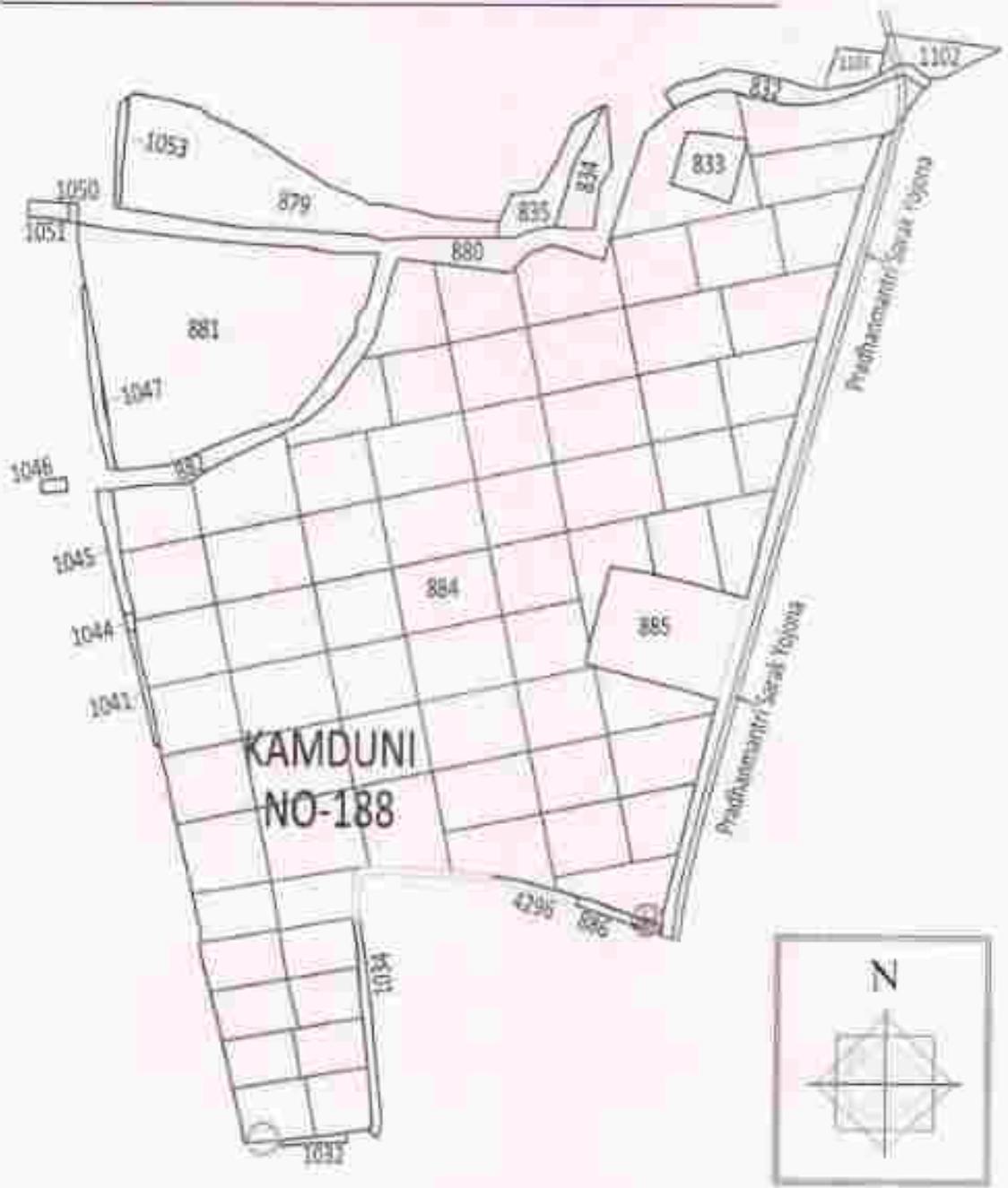
Memo of Consideration

Rs. 4,54,689/- (Rupees FOUR LAC FIFTY FOUR THOUSAND SIX HUNDRED EIGHTY NINE only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. No.	Date	Particulars	Amount
1.	27-01-2021	By Cheque000491 dated 27-01-2021 of ICICI BANK,	4,54,689/-
T O T A L			454689/-

MOUZA MAP AT KAMDUNI

hat
i No 188
203
nas.



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

Validity unknown

Digitally Signed by PRATOSH
KUMAR PATIL
Date: 2/9/2021 11:41:24 AM

Validity unknown

Digitally Signed by SANTOSH
AGARWAL
Date: 2/14/2021 11:53:08 AM

WITNESSES :

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

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

Validity unknown

Digitally Signed by JITENDRA
KUMAR SINGH
Date: 2/14/2021 11:55:58 AM

Drafted by me:

ANIL CHAUDHURY
Licence/Enroiment No. : F/145/1981
HIGH COURT KOLKATA.

Admission and execution using eSign by :

Validity unknown

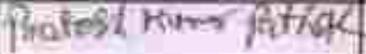
Digitally Signed by Selected Name
Mr PRATOSH KUMAR PATHAK
Date: 2/25/2024 12:43 PM

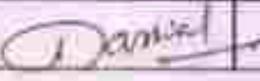
Validity unknown

Digitally Signed by Selected
Name : Mr SANGISHI AGARWAL
Date: 2/25/2024 12:56:17 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 12:43:24 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : P.O:- AGARPARA, P.S.- Kharoana, Panhati, District-North 24-Parganas, West Bengal, India. PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : P.O:- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

1396-81

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/212 dated: 14/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000108406/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-lens fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

Handwritten signature/initials

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal

Additional Registrar of
Assurances, Kolkata

Notified that the e-Deed submitted to the Registrar of Assurances, Kolkata is considered to be registered and the part of it.

26 FEB 2021

This is a system generated certificate and can be verified from <https://weregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

1524/2021

1555/2021



Scan for details

Sale Deed



Further details? Scan this

Query No
0000-2000108406/2021

Set Forth Value : ₹ 4,54,689/- Market Value : ₹ 4,78,200/-
Stamp Duty Paid : ₹ 23,930/- Registration Fees Paid : ₹ 4,796/-

Seller(s) Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED BRICKSROOF DEVCON LLP

Property Details :

Land/Land with 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	7.97	0.00000000
TOTAL :		7.97	

SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr JITENDRA KUMAR SINGH

5

Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1.

Anil Chaudhary

ANIL CHAUDHURY
Licence No.: F7145/1991
HIGH COURT KOLKATA

Major Information of the Deed

Deed No :	I-1904-01555/2021	Date of Registration	26/02/2021
Query No / Year	1904-2000108406/2021	Office where deed is registered	
Query Date	17/01/2021 7:39:49 PM	1904-2000108406/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7450045030, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,54,689/-	Rs. 4,78,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 23,930/- (Article.23)	Rs. 4,880/- (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-908	Bastu	Shall	7.97 Dec	4,54,689/-	4,78,200/-	Width of Approach Road: 8 Ft.
Grand Total :					7.97Dec	4,54,689 /-	4,78,200 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PASSWORD VYAPAAR PRIVATE LIMITED 19/6, NAYAN CHAND DUTT STREET, P.O- BEADON STREET, P.S.- Burtola, Kolkata, District -Kolkata, West Bengal, India, PIN - 700006, PAN No.: AAxxxxxx8Q,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	BRICKSROOF DEVCON LLP 5, J.B.S HALDEN AVENUE, SILVER ARCADE, 2ND FLOOR, P.O- DHAPA, P.S.- Karaya, Kolkata, District - Kolkata, West Bengal, India, PIN - 700105, PAN No.: AAxxxxxx0E,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 PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 <small>Feb 26 2021 8:08PM</small>	 <small>L1 26/02/2021</small>	 <small>26/02/2021</small>
Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, Agarpara,, 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 : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 14/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 <small>Feb 26 2021 8:26PM</small>	 <small>L1 26/02/2021</small>	 <small>26/02/2021</small>
293, GOURI 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, , PAN No.:: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : BRICKSROOF DEVCON LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O:- MOTIJEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	 <small>26/02/2021</small>	 <small>26/02/2021</small>	 <small>26/02/2021</small>
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	BRICKSROOF DEVCON LLP-7.97 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:- 908	Owner: পাশ প্যাপার প্রাইভেট লিমিটেড Gurdian: প্যাপার প্রাইভেট লিমিটেড , Address: পি-১১ কলকাতা নগর পি.সি. - কলকাতা-৭০০০০১ Classification: ৪৫৫ , Area: 5.94000000 Acre.	PASSWORD VYAPAAR PRIVATE LIMITED

On 02-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,78,200/-



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

On 26-02-2021

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

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

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

Presented for registration at 13:08 hrs. on 26-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr. SANTOSH AGARWAL.

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

Execution is admitted on 26-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR PRIVATE LIMITED (Private Limited Company), 19/5, 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 26-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, BRICKSROOF DEVCON LLP (LLP), 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, 2ND FLOOR, P.O:- DHAPA, P.S:- Karaya, Kolkata, District-Kolkata, West Bengal, India, PIN - 700105

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 4,880/- (A(1) = Rs 4,782/-, E = Rs 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 4,796/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2021 12:24PM with Govt. Ref. No. 192020210219248371 on 03-02-2021, Amount Rs: 4,796/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58424255 on 03-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 23,930/- and Stamp Duty paid by by online = Rs 23,930/-

Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB Online on 03/02/2021 12:24PM with Govt. Ref. No: 192020210219248371 on 03-02-2021, Amount Rs: 23,930/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58424255 on 03-02-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 78693 to 78702

being No 190401555 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 12:43:38 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09-03-2021 12:41:07
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000296612/2021	1904-001350/2021	I-1904-01386/2021
Set Forth Value :	₹ 5,70,000/-	Market Value : ₹ 6,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid : ₹ 6,014/-

Seller(s)	Buyer(s)
GAMMON TRADES PRIVATE LIMITED	SWEETPALM PROMOTERS LLP

Property Details :

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

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

Additional Registrar of Assurance-IV, Kolkata

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



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

DEED OF SALE

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

BETWEEN

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

1. Mr PRATOSH KUMAR PATHAK , Aadhaar No.: 85xxxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at FLAT-3B, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. SWEETPALM PROMOTERS LLP (PAN: AEDFS3950C) , having it's office at 113, NETAJI SUBHAS ROAD, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL , Aadhaar No.: 22xxxxxxx3948, son of Late MOTILAL AGARWAL, residing at 293, GOURI NATH SHASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum. District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some -(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3)GobindaPadaBangal, all sons of Late Lal Mohan Bangal, and (4) Suman ChandraBangal, (5) SambhuNathBangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal and (8) Kamal Kumar Bangal all sons of BankimBehariBangal of Kirtipur are therecorded owners in respect of -

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza - Kamdani, J.L. No. 188, P.S - Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.O. Barasat, Copied in Book No. 1, Being No. 3076 for the 1987, said Nirmal Kumar Bangal transferred ALL THAT piece or parcel of "Sali" and "Danga" land measuring an 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L.R. Khatian No. 175, at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, to his two sons Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal.

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 22.50 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 222, 232/1, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar namely Indu Bhushan Banerjee and are presently in cultivation along with other land from the above named recorded owners.

AND WHEREAS Shachindra Nath Banerjee and Rabindra Nath Banerjee by virtue of Deed of Conveyance registered in Book - I, for the year 2008, registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 22.50 Satak comprised in L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 222, 232/1, 291, 325 and 328 at Mouza

-Kamduni, J.L. No. 188, P.S – Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 27th February 2008, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No.2, Pages from 4335 to 4346 being No.01572 for the year 2008 entered into by and between Shachindra Nath Banerjee and Rabindra Nath Banerjee (therein referred to as the Vendors) sold, transferred and conveyed to Gammon Trade Pvt Ltd. for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 22.50 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.

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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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

SCHEDULE OF PROPERTY (Said Property)

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

10/10/10

Memo of Consideration

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

S. N o	Date	Particulars	Amount
1.	27-01-2021	By Cheque000003 dated 27-01-2021 of HDFC BANK LTD. (HDFC).	5,70,000/-
T O T A L			570000/-

MOUZA MAP AT KAMDUNI

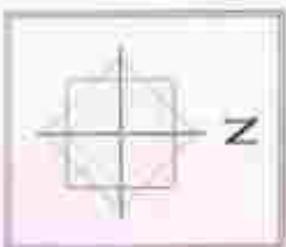
KAMDUNI

Name Of P.S-Rajarahat

Name Of Mouza- Kamduni No 188

Revinew Survey No-203

Dist- North 24 Paganas.



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

Validity unknown

Digitally Signed by PRATOSH
KUMAR PATNAK
Date: 2/23/2021 5:45:08 PM

Validity unknown

Digitally Signed by SANTOSH
AGARWAL
Date: 2/20/2021 10:46:57 AM

WITNESSES :

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

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

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

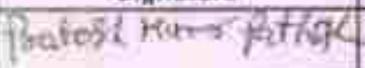
Digitally Signed by Selected Name
: Mr PRATOSH KUMAR PATHAK
Date: 2/25/2024 11:40 PM

Validity unknown

Digitally Signed by Selected
Name : Mr SANJOSH AGARWAL
Date: 2/25/2024 11:17 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.06 15:11:09 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : P.O:- AGARPARA, P.S:- Khardaha, Panthali, District:-North 24-Parganas, West Bengal, India; PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PiN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/286 dated: 23/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Sfp No. 2000296612/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

Additional Director of
Assessment & Taxation

Certified that the document is verified by
Registration and the
assessment and
are the part of the

Additional Director
of Assessment & Taxation

25 FEB 2021

This is a system generated certificate and can be verified from <https://wbregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

1350/2021

1386/2021



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000296612/2021

Set Forth Value :	₹ 5,70,000/-	Market Value :	₹ 8,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid :	₹ 6,014/-

Seller(s)	Buyer(s)
GAMMON TRADES PRIVATE LIMITED	SWEETPALM PROMOTERS LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (In Dec)	Structure Area(in Sq.ft.)
Mouza: Kamdani	LR- 684	10	0.00000000
TOTAL :			10

SIGNED, SEALED AND DELIVERED
In the presence of:

4. Jitendra K. Singh
Mr JITENDRA KUMAR SINGH
5. Ravi Khaitan
Mr RAVI KHAITAN

Drafted by me:

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

Major Information of the Deed

Deed No :	I-1904-01386/2021	Date of Registration	25/02/2021
Query No / Year	1904-2000296612/2021	Office where deed is registered	
Query Date	09/02/2021 11:17:48 AM	1904-2000296612/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7450045030, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 5,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article.23)	Rs. 6,098/- (Article A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 138, 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-911	Bastu	Shall	10 Dec	5,70,000/-	5,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					10Dec	5,70,000 /-	5,00,000 /-	

Seller Details :

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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWEETPALM PROMOTERS LLP 113, NETAJI SUBHAS ROAD, P.O.- KHANGRA PATTI, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, PAN No.: AExxxxxx0C, 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 PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 23/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office			
	Feb 25 2021 12:46PM	L1 25/02/2021	25/02/2021	
FLAT-3B, 12/1, MURARI MOHAN MITRA ROAD, P.O.- AGARPARA, P.S.- Khardaha, Khardah, District-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : GAMMON TRADES PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 20/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office			
	Feb 25 2021 11:55AM	L1 25/02/2021	25/02/2021	
293, GOURI NATH SHASTRI SARANI, P.O.- BANGUR AVENUE, P.S.- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : SWEETPALM PROMOTERS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 7B, MUNICIPAL OFFICE LANE, P.O.- BANGUR AVENUE, P.S.- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055			
	25/02/2021	25/02/2021	25/02/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GAMMON TRADES PRIVATE LIMITED	SWEETPALM PROMOTERS LLP-10 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:গামমণ ট্রেড প্রাইভেট লিমিটেড, Gurdian:স্বাধীনতা সড়ক, Address:কুমুদী মার্গ, ৯৯ - ২০ বইডাক পোস্ট অফিস - ১৯, Classification:খালি, Area:3.25000000 Acre,	GAMMON TRADES PRIVATE LIMITED

On 19-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

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


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

On 25-02-2021

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

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

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

Presented for registration at 10.44 hrs on 25-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL .

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

Execution is admitted on 25-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, GAMMON TRADES PRIVATE LIMITED (Private Limited Company), 19/B, 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: BANGUR AVENUE, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Execution is admitted on 25-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, SWEETPALM PROMOTERS LLP (LLP), 113, NETAJI SUBHAS ROAD, P.O:- KHANGRA PATTI, P.S:- Burubazar, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mr SAMRAT ROY, . . Son of Mr SANKAR ROY, 78, MUNICIPAL OFFICE LANE, P.O: BANGUR AVENUE, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,098/- (A(1) = Rs 6,000/-, E = Rs 14/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/02/2021 4:38PM with Govt. Ref. No: 192020210223748791 on 09-02-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000005), Ref. No. 59787839 on 09-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2021 4:36PM with Govt. Ref. No: 192020210223746791 on 09-02-2021, Amount Rs: 30,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 58787839 on 09-02-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 75698 to 75707

being No 190401386 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.06 15:11:19 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06-03-2021 15:10:32
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000412878/2021	1904-003517/2021	1-1904-03535/2021

Set Forth Value :	₹ 1,42,500/-	Market Value :	₹ 1,50,000/-
Stamp Duty Paid :	₹ 7,520/-	Registration Fees Paid :	₹ 1,514/-

Seller(s)	Buyer(s)
GLAZE TRADERS PRIVATE LIMITED	CLOUDKEY REALCON LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	2.5	0.00000000
TOTAL :		2.5	0.00000000



Additional Registrar of Assurance-IV, Kolkata

Certified that the Document is admitted to Registration. The Stamp Seal and the address are duly verified in this document are the part of this Document.

30 MAR 2021

Additional Registrar of Assurance-IV, Kolkata

Mohul Mukhopadhyay, 11/05/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 26th day of March, Two Thousand Twenty-One

BETWEEN

1. GLAZE TRADERS PRIVATE LIMITED (PAN: AACCG6211E), having its office at 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Birtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr Pratoshi Kumar PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khurdaha, Khurdah, 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. CLOUDKEY REALCON LLP (PAN: AAPFC4041A) , having it's office at 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105 is being represented by their representative(s)

1. Mr Santosh AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some -(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3) Gobinda PadaBangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of -

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza - Kamduni, J.L. No. 188, P.S - Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.O Barasat, Copied in Book No. 1, Being No. 3076 for the 1987, said Nirmal Kumar Bangal transferred ALL THAT piece or parcel of "Sali" and "Danga" land measuring an 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L.R. Khatian No. 175, at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, to his two sons Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal.

WHEREAS thussaid Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-1, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 35 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar namely Indu Bhushan Banerjee and are presently in cultivation along with other land from the above named recorded owners.

AND WHEREAS Mangal Pal alias Mongal Mondal by virtue of Deed of Conveyance registered in Book - 1, for the year 2008, registered at the office of the

Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 35 Satak comprised in L.R. Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza- Kamduni, J.L. No. 188, P.S. - Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 21st June 2008, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. L CD Volume No. 4, Pages from 1062 to 1073 being No. 03866 for the year 2008 entered into by and between Mangal Pal alias Mongal Mondal (therein referred to as the Vendors) sold, transferred and conveyed to Glaze Traders Pvt. Ltd., for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 35 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 Panchayat together with all easement rights and all right appertaining thereto.

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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 1,42,500/- (Rupees ONE LAC FORTY TWO 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 1,50,000/- (Rupees ONE LAC FIFTY THOUSAND) 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)**

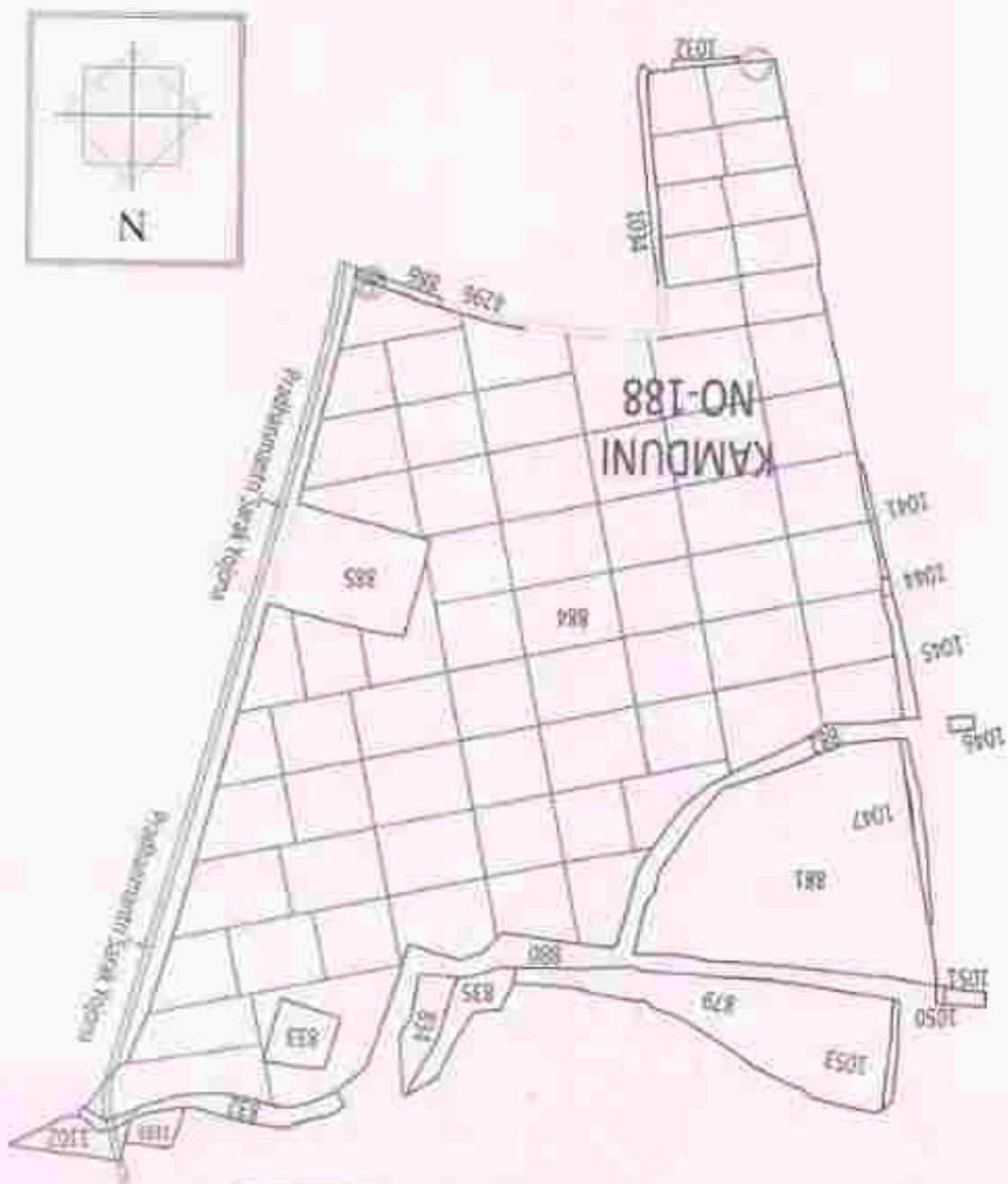
All That piece and parcel of Bastu land measuring about 2.5 Decimal (2.5 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 910, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: KACHA ROAD 8 FEET. West: 884, North: 884, South: 884.

Memo of Consideration

Rs. 1,42,500/- (Rupees ONE LAC FORTY TWO THOUSAND FIVE HUNDRED only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. No.	Date	Particulars	Amount
1.	25-03-2021	By Cheque000694 dated 25-03-2021 of ICICI BANK.	1,42,500/-
T O T A L			142500/-

MOUZA MAP AT KAMDUNI



hat
No 188
203
mas.

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 Pratoosh
Kumar PATHAK
Date: 3/26/2021 12:28:39 PM

Validity unknown

Digitally Signed by Santosh
AGARWAL
Date: 3/26/2021 2:29:04 PM

WITNESSES :

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

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

Drafted by me:

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



Admission and execution using eSign by :

Validity unknown

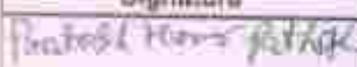
Digitally Signed by Selected Name
: Mr Pratoth Kumar BATHAK
Date: 3/30/2021 6:10 PM

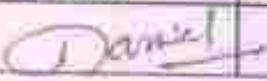
Validity unknown

Digitally Signed by Selected
Name : Mr Satish AGARWAL
Date: 3/30/2021 6:39:29 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 14:18:10 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : P.O.- AGARPARA, P.S.- Khurdaha, Parihati, District-North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

3517/2021

I-3535/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/352 dated: 25/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000412878/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometric capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

This is a system generated certificate and can be verified from <https://eregistration.gov.in>. For verification, go to menu "e-Registration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

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

eSigned

Mr Pradeep Kumar PATHAK

Mr Sarvesh AGARWAL

11/05/2021 11:05:35 AM

SIGNED, SEALED AND DELIVERED
in the presence of;

4. Jitendra Kumar Singh
Mr. JITENDRA KUMAR SINGH

5. Ravi Khaitan
Mr. RAVI KHAITAN

Drafted by me:

1. _____
ANIL CHOUDHRY
Licence No:- F/145/1897
HIGH COURT AT CALCUTTA

Major Information of the Deed

Deed No :	I-1904-03535/2021	Date of Registration	30/03/2021
Query No / Year	1904-2000412878/2021	Office where deed is registered	
Query Date	23/02/2021 1:09:10 PM	1904-2000412878/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24- Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831956019, 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. 1,42,500/-	Rs. 1,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,520/- (Article-23)	Rs. 1,598/- (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 Use Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-884 (RS -884)	LR-910	Bastu	Shali	2.5 Dec	1,42,500/-	1,50,000/-	Width of Approach Road: 8 Ft.
Grand Total :					2.5Dec	1,42,500 /-	1,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE TRADERS PRIVATE LIMITED 19/B NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006, PAN No.:- AAxxxxx1E,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	CLOUDKEY REALCON LLP 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O:- DHAPA, P.S:- Keraya, Kolkata, District-Kolkata, West Bengal, India, PIN - 700105, PAN No.:- AAxxxxx1A,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 Pratosh Kumar PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar 30 2021 11:56AM</small>	 <small>L11 30/03/2021</small>	 <small>30/03/2021</small>
Flat No-3B,3rd Floor,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 : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name Mr Santosh AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar 30 2021 11:56AM</small>	 <small>L11 30/03/2021</small>	 <small>30/03/2021</small>
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 : CLOUDKEY REALCON LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O - MOTLUHEEL, 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	GLAZE TRADERS PRIVATE LIMITED	CLOUDKEY REALCON LLP-2.5 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:গ্লাজে ট্রেডার্স প্রাইভেট লিমিটেড. Gurdian:গ্লাজে ট্রেডার্স প্রাইভেট লিমিটেড, Address:কামদুনি গ্রাম, পি.সি.- ৩০ নম্বর জি.আই.নং - ১৮. Classification:৩৮, Area:6.02000000 Acra.	GLAZE TRADERS PRIVATE LIMITED

On 24-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,000/-

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

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 10:39 hrs on 30-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr. Santosh AGARWAL.

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

Execution is admitted on 30-03-2021 by Mr Pratoosh Kumar PATHAK, REPRESENTATIVE, GLAZE TRADERS PRIVATE LIMITED (Private Limited Company), 19/6 NAYAN CHAND DUTT STREET, P.O.- Beadon Street, P.S:- Birtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006

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

Execution is admitted on 30-03-2021 by Mr Santosh AGARWAL, REPRESENTATIVE, CLOUDKEY REALCON LLP (LLP), 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,598/- (A(1) = Rs 1,500/- .E = Rs 14/- .) = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 12:35PM with Govt. Ref. No: 192020210249768501 on 25-03-2021, Amount Rs: 1,514/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 60840177 on 25-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,520/- and Stamp Duty paid by by online = Rs. 7,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 12:35PM with Govt. Ref. No: 192020210249768501 on 25-03-2021, Amount Rs: 7,520/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 60840177 on 25-03-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 241086 to 241108

being No 190403535 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 14:18:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11-05-2021 14:17:28
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary

Sale Deed



Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000118905/2021	1904-001519/2021	I-1904-01557/2021

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

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	ERIGERE REALTORS LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 854	10	0.00000000
TOTAL :		10	0.00000000


Additional Registrar of
Assurances-IV, Kolkata

Mohul Mukhopadhyay 09/03/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

09/03/2021 Query No-19042000118905 / 2021 Deed No : I - 190401557 / 2021, Document is digitally signed.



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 9th day of February, Two Thousand Twenty-One

BETWEEN

1. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q), having its office at 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at FLAT-3B, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. ERIGERE REALTORS LLP (PAN: AAIFE3008L) , having it's office at 6/1/B, KUMARPARA ROAD, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxxx3948, son of Late MOTILAL AGARWAL, residing at 293, GOURI NATH SHASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS by a registered Deed of Conveyance dated 05th December 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 1, Pages from 1831 to 1848 being No.00103 for the year 2008 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 Rabin (Paul) Ghosh, Netai (Paul) Ghosh, Sukumar (Paul) Ghosh, Sumal (Paul) Ghosh, Bimal (Paul) Ghosh, Nirmal Kumar (Paul) Ghosh, Nilema Ghosh, Anima Ghosh and Ashima Ghosh for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 66.6660 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 06th December, 2007 registered in the office of A.D.S.R., Barasat, in Book No.1, CD Volume No.1, Pages from 1724 to 1739, being No.00100 for the year 2008 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali land measuring 66.6660 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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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

**SCHEDULE OF PROPERTY
(Said Property)**

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 908, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: KACHA ROAD 8FT. West: 884. North: 884. South: 884.

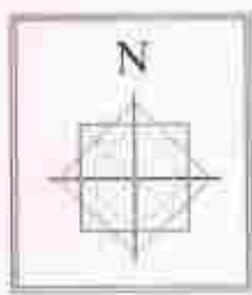
Memo of Consideration

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

Sl No	Date	Particulars	Amount
1.	27-01-2021	By Cheque00431 dated 27-01-2021 of ICICI BANK,	5,70,000/-
T O T A L			570000/-

MOUZA MAP AT KAMDUNI

hat
i No 188
203
nas.



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 PRATOSH
KUMAR PATHAK
Date: 2/9/2024 12:35:49 PM

Signature Not Verified
Digitally Signed By SANTOSH
AGARWAL
Date: 2/15/2024 4:21:20 PM

WITNESSES :

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

1. Mr JITENDRA KUMAR SINGH, son of Late RAM CHABILA SINGH, Aadhaar No.: 43xxxxxx0521 (2, DAKSHIPARA 3RD LANE, Post Office: MOREPUKUR, Serampur, Rishra, District-Hooghly, West Bengal, India, PIN - 712250)
2. Mr RAVI KHAITAN, son of Late NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxx2985 (152/2, BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE, Lake Town, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700055)

Drafted by me:

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

Admission and execution using eSign by :

Signature Not Verified

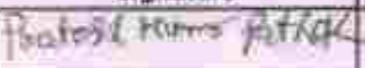
Digitally Signed by Selected Name
: Mr PRATOSH SUMAR PATHAK
Date: 2/26/2021 5:51:40 PM

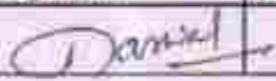
Signature Not Verified

Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 2/26/2021 3:27:39 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 13:17:48 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

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

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr. SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/257 dated: 15/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000118905/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

257/21

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you.

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

Additional Registrar of
Assessment & Stamp

Out of the 100 documents submitted to
Registration Office on 15/02/2021
the part of 257/21

Additional Registrar
of Assessment & Stamp

26 FEB 2021

This is a system generated certificate and can be verified from <https://wregistration.gov.in>. For verification, go to menu "e-Registration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".



1519/2021

Sale Deed

1557/2021



Scan for details

Further details? Scan this

Query No
0000-2000118905/2021

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

Seller(s) Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED ERIGERE REALTORS LLP

Property Details :

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

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

SIGNED, SEALED AND DELIVERED
in the presence of:

4. Jitendra Kumar Singh
Mr JITENDRA KUMAR SINGH
5. Ravi Khaitan
Mr RAVI KHAITAN

Drafted by me:

1. Anil Chaudhury
ANIL CHAUDHURY
Licence No: F/145/1991
HIGH COURT KOLKATA

Major Information of the Deed

Deed No :	I-1904-01557/2021	Date of Registration	26/02/2021
Query No / Year	1904-2000118905/2021	Office where deed is registered	
Query Date	18/01/2021 4:41:58 PM	1904-2000118905/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7450045030, Status : Advocate		
Transaction	Additional Transaction:		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 6,098/- (Article:A(1), E)		
Remarks:			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, 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-908	Bastu	Shali	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PASSWORD VYAPAAR PRIVATE LIMITED 19/B, NAYAN CHAND DUTT STREET, P.O - BEADON STREET, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006, PAN No.: AAxxxxx8Q, 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	ERIGERE REALTORS LLP 8/1/B, KUMARPARA ROAD, P.O - LILUAH, P.S - Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204, PAN No.: AAxxxxx8L, 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 PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 Feb 26 2021 8:43PM	 L1 26/02/2021	 26/02/2021
FLAT-3B, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 Feb 26 2021 8:20PM	 L1 26/02/2021	 26/02/2021
293, GOURI NATH SHASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx394B Status : Representative, Representative of : ERIGERE REALTORS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O:- MOTIJHEEL, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074	 26/02/2021	 26/02/2021	 26/02/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	ERIGERE REALTORS LLP-10 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:- 908.	Owner: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড , Gurdian: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড , Address: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড , Classification: ৪৯৯ , Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED

On 02-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

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



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

On 26-02-2021

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

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

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

Presented for registration at 13:04 hrs on 26-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL .

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

Execution is admitted on 26-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR 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 26-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, ERIGERE REALTORS LLP (LLP), 6/1/B, 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 6,098/- (A(1) = Rs 6,000/- ,E = Rs 14/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2021 11:14AM with Govt. Ref. No: 192020210219918591 on 04-02-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58456536 on 04-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2021 - 11:14AM with Govt. Ref. No. 192020210219918591 on 04-02-2021, Amount Rs: 30,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58456538 on 04-02-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 78713 to 78722

being No 190401557 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 13:17:54 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09-03-2021 13:17:25
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



Summary

Sale Deed



Further details? Scan this

Scan for details

Query No 1904-2000111021/2021	Serial No 1904-001502/2021	Deed No I-1904-01554/2021
Set Forth Value :	₹ 1,89,810/-	Market Value : ₹ 1,99,800/-
Stamp Duty Paid :	₹ 9,990/-	Registration Fees Paid : ₹ 1,998/-

Seller(s) PASSWORD VYAPAAR PRIVATE LIMITED	Buyer(s) CROWNPEAK DEVELOPERS LLP
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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	3.33	0.00000000
TOTAL :		3.33	0.00000000

Additional Registrar -
Assurances-IV, Kolkata

Mohul Mukhopadhyay 09/03/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 9th day of February, Two Thousand Twenty-One

BETWEEN

L. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q), having its office at 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S.- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at FLAT-3B, 3RD FLOOR, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. CROWNPEAK DEVELOPERS LLP (PAN: AAPFC4025J) , having it's office at 193/1, M.G.ROAD, 1ST FLOOR, P.O:- MACHUA, P.S:- Burrobar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 is 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, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

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.1, CD Volume No. 3, Pages from 10263 to 10278, being No.04285 for the year 2007 entered into by and between (1) AMB BUILDWELL PVT. LTD., (2) SHREE RAMBUILDPROP PVT LTD., (3) SITARAM BUILDPROP PVT. LTD., (4) SITA DEVELOPERS PVT.LTD. AND (5) AMB REALTORS PVT. LTD. (therein referred to as the Vendors) sold, transferred and conveyed to Dhananjay Mondal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 13.333 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.1, CD Volume No.3, Pages from 11349 to 11360, being No.04355 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 13.33 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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs. 1,89,810/- (Rupees ONE LAC EIGHTY NINE

THOUSAND EIGHT HUNDRED TEN) 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 1,99,800/- (Rupees ONE LAC NINETY NINE THOUSAND EIGHT HUNDRED) 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 3.33 Decimal (3.33 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 908, at Mouza: Kamduri, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II, butted and bounded as follows: East: KACHA ROAD 8FT. West: 884. North: 884. South: 884.

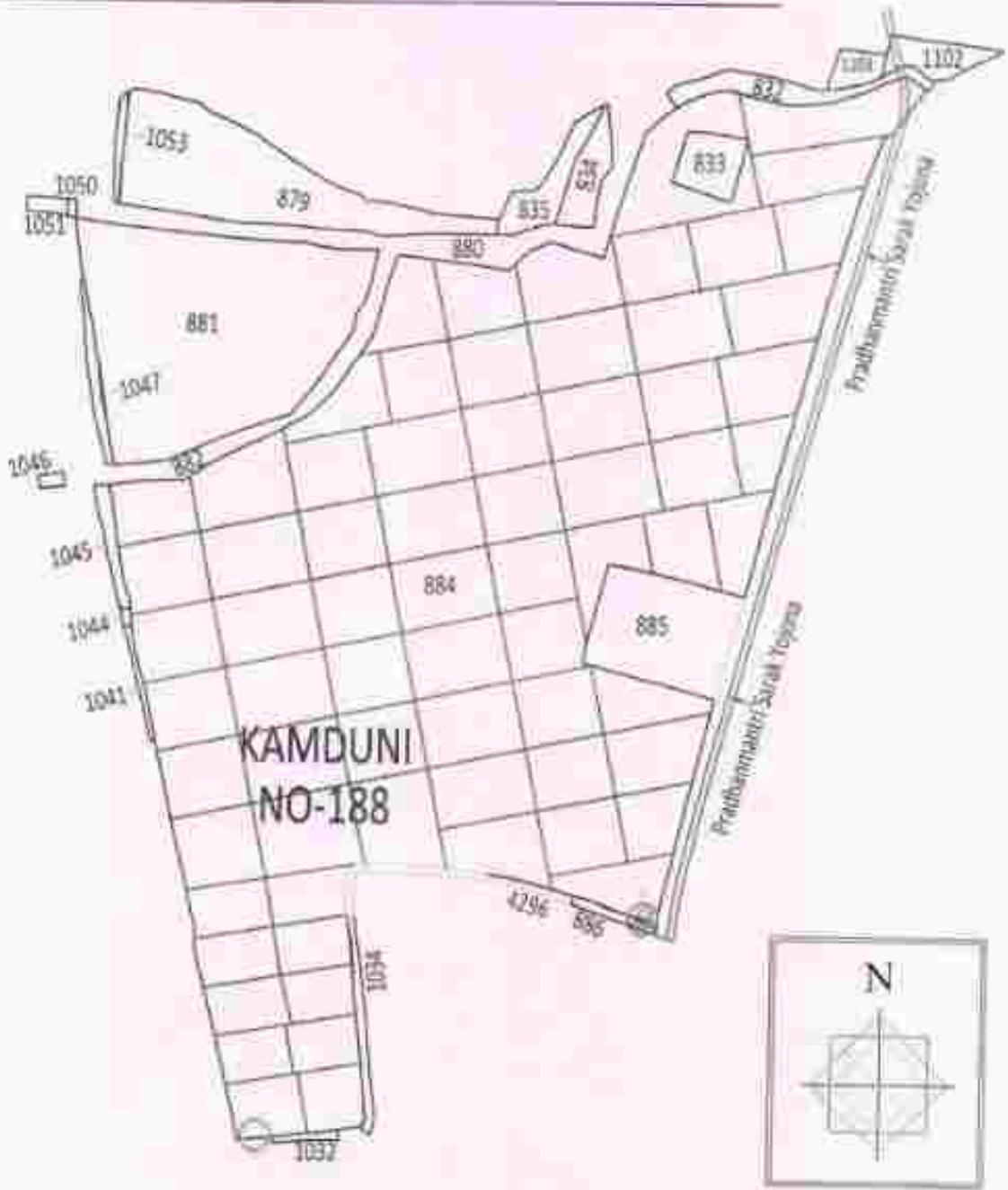
Memo of Consideration

Rs. 1,89,810/- (Rupees ONE LAC EIGHTY NINE THOUSAND EIGHT HUNDRED TEN only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

S. N o	Date	Particulars	Amount
1.	27-01-2021	By Cheque000632 dated 27-01-2021 of ICICI BANK.	1,89,810/-
T O T A L			189810/-

MOUZA MAP AT KAMDUNI

hat
No 188
203
nas.



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 PRATOSH
KUMAR PATHAK
Date: 2/9/2024 11:59:42 AM

Signature Not Verified
Digitally Signed by SANTOSH
AGARWAL
Date: 2/15/2024 2:38:48 PM

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

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

Drafted by me:

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

Admission and execution using eSign by :

Signature Not Verified

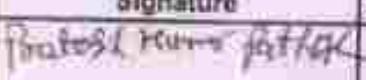
Digitally Signed by Selected Name
: Mr PRATOSH KUMAR PATHAK
Date: 2/26/2021 12:42:45 PM

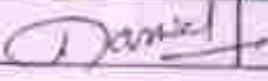
Signature Not Verified

Digitally Signed by Selected
Name : Mr SANJOSH AGARWAL
Date: 2/26/2021 12:34:23 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 12:30:48 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : P.O.- AGARPARA, P.S.- Khardaha, Panihall, District -North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

Government of West Bengal
Directorate of Registration and Stamp Revenue

(Handwritten signature)

Acknowledgement Certificate

Receipt No.: e-Registration/252 dated: 15/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000111021/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal

Additional Registrar of
Assessment & Taxation

Original of the Deed submitted to
Registration Office on 15/02/2021
and the copy of the Deed
is being sent to the Registrar
of Assessment & Taxation

Additional Registrar
of Assessment & Taxation

This is a system generated certificate and can be verified from <https://wtreregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".



1502/2021

Sale Deed

I-1554/2021



Scan for details

Further details? Scan this

Query No
0000-2000111021/2021

Set Forth Value :	₹ 1,89,810/-	Market Value :	₹ 1,99,800/-
Stamp Duty Paid :	₹ 9,990/-	Registration Fees Paid :	₹ 1,998/-

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	CROWNPEAK DEVELOPERS LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (In Dec)	Structure Area(In Sq.ft.)
Mouza: Kamduni,	LR- 884	3.33	0.00000000
TOTAL :		3.33	

SIGNED, SEALED AND DELIVERED
in the presence of:

4. Jitendra K Singh

Mr JITENDRA KUMAR SINGH

5. Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1. Anil Chaudhary

ANIL CHAUDHURY

Licence No.: F/145/1891

HIGH COURT KOLKATA

Major Information of the Deed

Deed No :	I-1904-01554/2021	Date of Registration	26/02/2021
Query No / Year	1904-2000111021/2021	Office where deed is registered	
Query Date	18/01/2021 10:25:31 AM	1904-2000111021/2021	
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			
Set Forth value	Market Value		
Rs. 1,89,810/-	Rs. 1,99,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,990/- (Article 23)	Rs. 2,082/- (Article:A(1))		
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-908	Bastu	Shali	3.33 Dec	1,89,810/-	1,99,800/-	Width of Approach Road: 8 Ft.
Grand Total :					3.33Dec	1,89,810 /-	1,99,800 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PASSWORD VYAPAAR PRIVATE LIMITED 19/6, NAYAN CHAND DUTT STREET, P.O.- BEADON STREET, P.S.- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.: AAxxxxxx8Q, 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	CROWNPEAK DEVELOPERS LLP 193/1, M.G.ROAD, 1ST FLOOR, P.O.- MACHUA, P.S.- Burrahazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No. - AAxxxxxx5J, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 <small>Feb 26 2021 5:53PM</small>	 <small>LTI 26/02/2021</small>	 <small>26/02/2021</small>
FLAT-3B, 3RD FLOOR, 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, , PAN No.: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name	Photo	Finger Print	Signature
	Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 <small>Feb 26 2021 6:01PM</small>	 <small>LTI 26/02/2021</small>	 <small>26/02/2021</small>
283, 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, , PAN No.: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : CROWNPEAK DEVELOPERS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O.- MOTUHEEL, P.S.- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	 <small>26/02/2021</small>	 <small>26/02/2021</small>	 <small>26/02/2021</small>
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	CROWNPEAK DEVELOPERS LLP-3.33 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 - 908	Owner: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড , Gurdian: স্বাক্ষরিত , Address: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড , Classification: ১৪১ , Area: 5.94000000 Acre.	PASSWORD VYAPAAR PRIVATE LIMITED

On 02-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,99,800/-



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

On 26-02-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1889.

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

Presented for registration at 12:45 hrs on 26-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL.

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

Execution is admitted on 26-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR 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 - 700005

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 26-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, CROWNPEAK DEVELOPERS LLP (LLP), 193/1, M.G.ROAD, 1ST FLOOR, P.O.- MACHUA, P.S.- Burrobar, Kolkata, District- Kolkata, West Bengal, India, PIN - 700007

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 2,062/- (A(1) = Rs 1,998/- ,) = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,998/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2021 1:27PM with Govt. Ref. No: 192020210219323481 on 03-02-2021, Amount Rs: 1,998/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58427896 on 03-02-2021, Head of Account 0030-03-104-001-16.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,990/- and Stamp Duty paid by by online = Rs 9,990/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/02/2021 1:27PM with Govt. Ref. No: 192020210219323481 on 03-02-2021, Amount Rs: 9,990/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58427896 on 03-02-2021. Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 78683 to 78692

being No 190401554 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 12:30:58 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09-03-2021 12:30:40
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Scan for details

Summary

Sale Deed



Further details? Scan this

Query No 1904-2000116606/2021	Serial No 1904-001498/2021	Deed No I-1904-01556/2021
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Set Forth Value :	₹ 5,70,000/-	Market Value :	₹ 6,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid :	₹ 6,014/-

Seller(s) PASSWORD VYAPAAR PRIVATE LIMITED	Buyer(s) BUILDGROWN REALCON LLP
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Property Details :

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

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


Additional Registrar of Assurance-IV, Kolkata

Mohul Mukhopadhyay 09/03/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 9th day of February, Two Thousand Twenty-One

BETWEEN

1. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q), having its office at 19/6, NAYAN CHAND DUTT STREET, P.O.- BEADON STREET, P.S.- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at FLAT-3B, 3RD FLOOR, 12/1, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. BUILDGROWN REALCON LLP (PAN: AAWFB2043A) , having it's office at 113, NETAJI SUBHAS ROAD, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 is 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, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

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.1, being No.04161 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 Sushil Mondal alias Sunil Mondal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 50.0000 Satak comprised in R.S./L.R. Dug 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 Panchayat 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.1, CD Volume No.3, Pages from 11827 to 11838, being No.04393 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 50.0000 Satak comprised in R.S./L.R. Dug 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 Panchayat 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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 5,70,000/- (Rupees FIVE LAC SEVENTY THOUSAND

) the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.

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

**SCHEDULE OF PROPERTY
(Said Property)**

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 908, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: KACHA ROAD 8FT. West: 884. North: 884. South: 884.

Memo of Consideration

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

Sl No	Date	Particulars	Amount
1.	27-01-2021	By Cheque00911 dated 27-01-2021 of ICICI BANK.	5,70,000/-
T O T A L			570000/-

MOUZA MAP AT KAMDUNI

hat
i No 188
203
nas.



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

Validity unknown

Digitally Signed by PRATOSH
KUMAR PATIL
Date: 2/9/2021 11:50:15 AM

Validity unknown

Digitally Signed by SANTOSH
AGARWAL
Date: 2/15/2021 1:54:35 PM

WITNESSES :

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

1. Mr. JITENDRA KUMAR SINGH, son of Late RAM CHABILA SINGH, Aadhaar No.: 43xxxxxxx0521 (2, DAKSHINPARA 3RD LANE, Post Office: MOREPUKUR, Serampur, Rishra, District-Hooghly, West Bengal, India, PIN - 712250)
2. Mr. RAVI KHAITAN, son of Late NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxxx2965 (152/2, BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE, Lake Town, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700055)

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

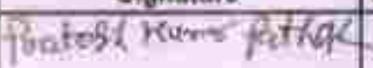
Digitally Signed by Selected Name : Mr PRATOSH KUMAR PATHAK
Date: 2/26/2024 4:40 PM

Validity unknown

Digitally Signed by Selected Name : Mr SANJOSH AGARWAL
Date: 2/26/2024 4:53:30 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 13:00:26 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

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

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr. SANTOSH AGARWAL Address : P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/248 dated: 15/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000116606/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with geometrics capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

Additional Registrar of
Assessment & Auction

Verified that the Deed is submitted to
Registration. The Deed is considered to be
registered and the
e-Assessment Query Slip No. 2000116606/2021
is the part of it.

Additional Registrar
of Assessment & Auction

26 FEB 2021

This is a system generated certificate and can be verified from <http://e-registration.gov.in>. For verification, go to menu "e-Registration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".



1498/2021

Sale Deed

1556/2021



Scan for details

Further details? Scan this

Query No
0000-2000116606/2021

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

Seller(s) Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED BUILDGROWN REALCON LLP

Property Details :

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

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

SIGNED, SEALED AND DELIVERED
in the presence of:

4. Jitendra Kumar Singh
Mr JITENDRA KUMAR SINGH
5. Ravi Khaitan
Mr RAVI KHAITAN

Drafted by me:

1. Anil Chaudhary
ANIL CHAUDHURY
Licence No.: F/145/1991
HIGH COURT KOLKATA

Major Information of the Deed

Deed No :	I-1904-01556/2021	Date of Registration	25/02/2021
Query No / Year	1904-2000116606/2021	Office where deed is registered	
Query Date	18/01/2021 2:24:10 PM	1904-2000116606/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7450046030, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 6,098/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, 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-908	Bastu	Shali	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 5 Ft.
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

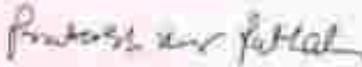
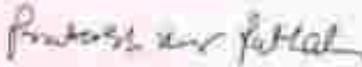
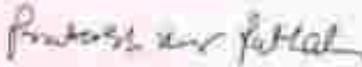
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PASSWORD VYAPAAR PRIVATE LIMITED 19/6, NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burdola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No. : AAxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

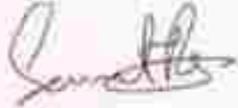
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BUILDGROWN REALCON LLP 113, NETAJI SUBHAS ROAD, P.O:- KHANGRAPATTI, P.S:- Burdobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No. : AAxxxxxx3A, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 26 2021 5:40PM</td> <td>CTI</td> <td>26/02/2021</td> <td>26/02/2021</td> </tr> </tbody> </table> <p>FLAT-3B, 3RD FLOOR, 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, , PAN No. : CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx6220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office				Feb 26 2021 5:40PM	CTI	26/02/2021	26/02/2021
Name	Photo	Finger Print	Signature										
Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office													
Feb 26 2021 5:40PM	CTI	26/02/2021	26/02/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 26 2021 4:58PM</td> <td>CTI</td> <td>26/02/2021</td> <td>26/02/2021</td> </tr> </tbody> </table> <p>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, , PAN No. : AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : BUILDGROWN REALCON LLP (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office				Feb 26 2021 4:58PM	CTI	26/02/2021	26/02/2021
Name	Photo	Finger Print	Signature										
Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office													
Feb 26 2021 4:58PM	CTI	26/02/2021	26/02/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O:- MOTIHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074			
	26/02/2021	26/02/2021	26/02/2021

Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	BUILDGROWN REALCON LLP-10 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:- 908	Owner: পাওয়ার ব্যাপার প্রাইভেট লিমিটেড , Gurdian: পাওয়ার ব্যাপার লিমিটেড Address: পাওয়ার ব্যাপার লিমিটেড - মৌজা কামদুনি - ১৪, Classification: ৯৯ Area 5.94000000 Acre.	PASSWORD VYAPAAR PRIVATE LIMITED

On 02-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,00,000/-



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

On 26-02-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 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,1952)

Presented for registration at 12:44 hrs on 26-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL.

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

Execution is admitted on 26-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR 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 26-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, BUILDGROWN REALCON LLP (LLP), 113, NETAJI SUBHAS ROAD, P.O - KHANGRAPATTI, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India. PIN - 700001

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

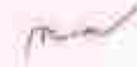
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,098/- (A(1) = Rs 6,000/- ,E = Rs 14/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/02/2021 12:56PM with Govt. Ref. No: 192020210219276231 on 03-02-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 58426056 on 03-02-2021, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2021 12:58PM with Govt. Ref. No: 192020210219276231 on 03-02-2021, Amount Rs. 30,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58426058 on 03-02-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 78703 to 78712

being No 190401556 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 13:00:33 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09-03-2021 13:00:11
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



Summary

Sale Deed



Further details? Scan this

Scan for details

Query No: 1904-2000385833/2021
Serial No: 1904-003506/2021
Deed No: I-1904-03517/2021
Set Forth Value: ₹ 5,70,000/-
Market Value: ₹ 6,00,000/-
Stamp Duty Paid: ₹ 30,000/-
Registration Fees Paid: ₹ 6,000/-

Seller(s): GLAZE TRADERS PRIVATE LIMITED
Buyer(s): TUSTI INFRASTRUCTURE LLP

Property Details :

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

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



Certified that the Document is admitted to Registration. The Register Deed and the undersigned charts attached to this document are the part of the document.

30 MAR 2021

Additional Registrar
of Assurances IV, Kolkata

Mohul Mukhopadhyay 10/05/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 26th day of March, Two Thousand Twenty-One

BETWEEN

1. GLAZE TRADERS PRIVATE LIMITED (PAN: AACCG6211E), having it's office at 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr Pratosh Kumar PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr Sudhir Kumar Pathak, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. TUSTI INFRASTRUCTURE LLP (PAN: AAPFT4025M) , having it's office at Kamduni More, Rajarhat, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 is being represented by their representative(s)

1. Mr Santosh Agarwal , Aadhaar No.: 22xxxxxx3948, son of Mr Late Motilal Agarwal, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some –(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3) Gobinda PadaBangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of –

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No: 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza – Kamduni, J.L. No. 188, P.S – Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

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

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 29.166 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar and are presently in cultivation along with other land from the above named recorded owners.

AND WHEREAS Satish Mondal by virtue of Deed of Conveyance registered in Book - I, for the year 2008, registered at the office of the Additional District Sub-Registrar

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

WHEREAS by a registered Deed of Conveyance dated 13th March 2008, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 2, Pages from 4504 to 4515 being No.01585 for the year 2008 entered into by and between Satish Mondal (therein referred to as the Vendors) sold, transferred and conveyed to Glaze Traders Pvt. Ltd., for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 29.166 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 Panchayat together with all easement rights and all right appertaining thereto.

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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 910, at Mouza: Kamdini, J.L. Number 188, Touzi Number ., under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II, butted and bounded as follows: East: KACHA ROAD 8 FEET. West: 884. North: 884. South: 884.

Memo of Consideration

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

Sl. No.	Date	Particulars	Amount
1.	25-03-2021	By Cheque000003 dated 25-03-2021 of HDFC BANK LTD. (HDFC).	5,70,000/-
T O T A L			570000/-

MOUZA MAP AT KAMDUNI

hat
i No 188
203
as.



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 Pratoch
Kumar PATHAK
Date: 3/26/2024 11:50:39 AM

Signature Not Verified
Digitally Signed by Santosh
Agarwal
Date: 3/26/2024 10:51:51 AM

WITNESSES :

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

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

Drafted by me:

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



Admission and execution using eSign by :

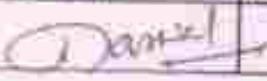
Signature Not Verified
Digitally Signed by Selected Name
: Mr Pralish Kumar PATHAK
Date: 3/30/2021 5:04:13 PM

Signature Not Verified
Digitally Signed by Selected
Name : Mr Sanjosh Agarwal
Date: 3/30/2021 6:23:18 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.10 16:44:32 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr. PRATOSH KUMAR PATHAK Address : P.O.- AGARPARA, P.S.- Khardaha, Panihat, District:-North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr. SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

3506/2021

I-9517/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No: e-Registration/334 dated: 26/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No: 2000385833/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometric capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

This is a system generated certificate and can be verified from <https://wbregistration.gov.in>. For verification, go to menu "e-Registration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

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

eSigned

Mr Prateek Kumar PATHAK

Mr Santosh Agarwal

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kumar Singh
Mr JITENDRA KUMAR SINGH

5 Ravi Khaitan
Mr RAVI KHAITAN

Drafted by me:

6
ANIL CHOUDHRY
Licence No.: F/145/1991
HIGH COURT AT CALCUTTA

Major Information of the Deed

Deed No :	I-1904-03517/2021	Date of Registration	30/03/2021
Query No / Year	1904-2000385833/2021	Office where deed is registered	
Query Date	20/02/2021 1:39:06 PM	1904-2000385833/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038286137, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 30,000/- (Article:23)	Rs. 6,084/- (Article:A(1))		
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	Shall	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE TRADERS PRIVATE LIMITED 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Buriola, 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	TUSTI INFRASTRUCTURE LLP Kamduni More, Rajarhat, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:- AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pratosh Kumar PATHAK Son of Mr. Sudhir Kumar Pathak Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2021 10:42AM</td> <td>L11</td> <td>30/03/2021</td> <td>30/03/2021</td> </tr> </tbody> </table> <p>Flat No-3B,3rd Floor,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: 85xxxxxxx8220 Status : Representative, Representative of : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr Pratosh Kumar PATHAK Son of Mr. Sudhir Kumar Pathak Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office				Mar 30 2021 10:42AM	L11	30/03/2021	30/03/2021
Name	Photo	Finger Print	Signature										
Mr Pratosh Kumar PATHAK Son of Mr. Sudhir Kumar Pathak Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office													
Mar 30 2021 10:42AM	L11	30/03/2021	30/03/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2021 10:34AM</td> <td>L11</td> <td>30/03/2021</td> <td>30/03/2021</td> </tr> </tbody> </table> <p>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: 22xxxxxxx3948 Status : Representative, Representative of : TUSTI INFRASTRUCTURE LLP (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office				Mar 30 2021 10:34AM	L11	30/03/2021	30/03/2021
Name	Photo	Finger Print	Signature										
Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office													
Mar 30 2021 10:34AM	L11	30/03/2021	30/03/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 7B, MUNICIPAL OFFICE LANE, P.O:- MOTLIHEEL, 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	GLAZE TRADERS PRIVATE LIMITED	TUSTI INFRASTRUCTURE LLP-10 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: গ্লাজ ট্রেডার্স প্রাইভেট লিমিটেড , Gurdiani: কলকাতা , Address: ১০১ ১০/১০ - ১০ এলিফান্ট রোড কলকাতা - ৭০ , Classification: ১৫৫ Area: 6.02000000 Acre.	GLAZE TRADERS PRIVATE LIMITED

On 24-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

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



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

On 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 10:32 hrs. on 30-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr. Santosh Agarwal.

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

Execution is admitted on 30-03-2021 by Mr Pratosh Kumar PATHAK, REPRESENTATIVE, GLAZE TRADERS 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: MOTIHEEL, 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, TUSTI INFRASTRUCTURE LLP (LLP), Kamduni More, Rajarhat, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,084/- (A(1) = Rs 6,000/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) =Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2021 3:40PM with Govt. Ref. No: 192020210237350111 on 01-03-2021, Amount Rs: 6,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59550543 on 01-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,000/- and Stamp Duty paid by by online = Rs 30,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2021 3:40PM with Govt. Ref. No: 192020210237350111 on 01-03-2021, Amount Rs: 30,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59550543 on 01-03-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 239055 to 239077

being No 190403517 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.10 16:44:38 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 10-05-2021 16:43:13
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No 1904-2000911268/2021	Serial No 1904-005342/2021	Deed No 1-1904-05268/2021
---	--------------------------------------	-------------------------------------

Set Forth Value :	₹ 5,60,400/-	Market Value :	₹ 5,89,914/-
Stamp Duty Paid :	₹ 29,506/-	Registration Fees Paid :	₹ 5,906/-

Seller(s) AMB BUILDWELL PRIVATE LIMITED	Buyer(s) CLOUDKEY REALCON LLP
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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- 830/1102, 831/1103, 833, 880/1051, 882/1047, 884/1044, 884/1045	9.8319	0.00000000
TOTAL :		9.8319	0.00000000



Digitally signed by Mohul Mukhopadhyay, DN: cn=Mohul Mukhopadhyay, o=Additional Registrar of Assurance, ou=Office of the A.R.A. - IV, email=mohul.mukhopadhyay@kolkata.nic.in, c=IN

17/07/2021

19 JUL 2021

Mohul Mukhopadhyay 17/07/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 29th day of May, Two Thousand Twenty-One

BETWEEN

L. AMB BUILDWELL PRIVATE LIMITED (PAN: AAFCA9498L), having its office at 19/6 NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khurdaha, Khurdah, 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. CLOUDKEY REALCON LLP (PAN: AAPFC4041A) , having it's office at 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 293, Gouri Nath Shastri Sarani, P.O:- MOTIHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some NirmalKumar Bangal was well seized and possessed of and sufficiently entitled to theSali, Danga, Khal and Banah land measuring an area of 255.4836 Satak out oftotal 3037 satak comprised in R.S/L_R Dag No. 884, 881, 879, 833, 880/1051,884/1044, 884/1045, 882/1047, 830/1102 and 831/1103 along with some otherproperties under L.R Khatian No. 175, Mouza - Kamduni, J. L. No. 188, P.S -Barasat, in the district of North 24 Parganas, by virtue of records of rights.

ANDWHEREAS by a Deed of Gift dated11-12-1987, registered at the office of the D.R.O Barasat, Copied in Book No.1, Being No. 3076 for the year 1987, Nirmal Kumar Bangal transferred to ChandraNath Ghosh Bangal & Rabindra Nath Ghosh

Bangal ALL THAT piece and parcel of Sali and Danga land measuring an area of 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881, 879, 833, 880/1051, 884/1044, 884/1045, 882/1047, 830/1102 and 831/1103 along with some other properties under L.R Khatian No. 175, Mouza – Kamduni, J. L. No. 188, P.S – Barasat, in the district of North 24 Parganas.

WHEREAS the ChandraNath Ghosh Bangal & Rabindra Nath Ghosh Bangal are now jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak comprised in R.S/L.R Dag No. 884, 881, 879, 833, 880/1051, 884/1044, 884/1045, 882/1047, 830/1102 and 831/1103 along with some other properties under L.R Khatian No. 175, Mouza – Kamduni, J. L. No. 188, P.S – Barasat, in the district of North 24 Parganas.

WHEREAS by a registered Deed of Conveyance dated 03rd September 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, CD Volume No. 3, Pages from 5836 to 5852 being No. 03988 for the year 2007 entered into by and between ChandraNath Ghosh Bangal & Rabindra Nath Ghosh Bangal (therein referred to as the Vendors) and Madan Mohan Mandal (therein referred to as the Confirming Party) sold, transferred and conveyed to AMB Buildwell Private Limited for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali and Danga land measuring 255.4836 Satak comprised in R.S/L.R Dag No. 884, 881, 879, 833, 880/1051, 884/1044, 884/1045, 882/1047, 830/1102 and 831/1103 along with some other properties under L.R Khatian No. 175, 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 rights appertaining thereto.

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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 5,60,400/- (Rupees FIVE LAC SIXTY THOUSAND FOUR 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 assign the land absolutely and forever with all rights, title and interest of the same, unto the Buyer who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.

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

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

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

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

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

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

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

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

That the market value of the property is Rs 5,89,914/- (Rupees FIVE LAC EIGHTY NINE THOUSAND NINE HUNDRED FOURTEEN) 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 1.8326 Decimal (1.8326 Decimal), more or less, lying and situated in LR Plot No:- 833 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY DAG NO.884. North: BY DAG NO.832. South: BY DAG NO.884.

All That piece and parcel of Bastu land measuring about 0.0833 Decimal (0.0833 Decimal), more or less, lying and situated in LR Plot No:- 884/1044 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY DAG NO.1043. North: BY DAG NO. 884/1045. South: BY DAG NO.884/1041.

All That piece and parcel of Bastu land measuring about 0.833 Decimal (0.833 Decimal), more or less, lying and situated in LR Plot No:- 884/1045 and corresponding LR Khatian No:- 903, 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: BY DAG NO.884. West: BY DAG NO.875. North: BY DAG NO.882. South: BY DAG NO.884/1044.

All That piece and parcel of Bastu land measuring about 0.4998 Decimal (0.4998 Decimal), more or less, lying and situated in LR Plot No:- 882/1047 and corresponding LR Khatian No:- 903, 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: BY DAG NO.881. West: BY DAG NO.1046. North: BY DAG NO.1051. South: BY DAG NO.882.

All That piece and parcel of Bastu land measuring about 0.3332 Decimal (0.3332 Decimal), more or less, lying and situated in LR Plot No:- 880/1051 and corresponding LR Khatian No:- 903, 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: BY DAG NO.881. West: BY VACANT LAND. North: BY DAG NO.1050. South: BY DAG NO.1047.

All That piece and parcel of Bastu land measuring about 4.25 Decimal (4.25 Decimal), more or less, lying and situated in LR Plot No:- 830/1102 and corresponding LR Khatian No:- 903, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,buted and bounded as follows: East: By Plot Of Land Of Mouza Kharibera. West: By Dag No. 1103. North: BY Vacant Plot Of Land. South: By Dag No.832.

All That piece and parcel of Bastu land measuring about 2 Decimal (2 Decimal), more or less, lying and situated in LR Plot No:- 831/1103 and corresponding LR Khatian No:- 903, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,buted and bounded as follows: East: By Dag No.1103. West: By Vacant Plot Of Land. North: By Vacant Plot Of Land. South: By Dag No.833.

Memo of Consideration

Rs. 5,60,400/- (Rupees FIVE LAC SIXTY THOUSAND FOUR HUNDRED only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same:

S. N o.	Date	Particulars	Amount
1.	20-04-2021	By Cheque00695, dated 20-04-2021 of ICICI BANK,	5,60,400/-
T O T A L			560400/-

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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

MATIAGACHHA
NO-187

MATIAGACHHA
Name Of P.S-Rajarhat
Name Of Mouza-
Matiagachha No 187
Revinew Survey No-17,154
Dist- North 24 Paganas.

KHARIBARIA
NO-189



NOTE: Mouza Map Extracted From Photo Copy. Actual Scale May Not Match Properly.

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
AGARYAL
Date: 5/29/2021 3:58:41 PM

WITNESSES :

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

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

Validity unknown

Digitally Signed by JITENDRA
KUMAR SINGH
Date: 5/29/2021 3:57:26 PM

Validity unknown

Digitally Signed by RAVI
KHAITAN
Date: 5/29/2021 4:00:17 PM

Drafted by me:

ANIL CHOUDHURY
Licence/Enrolment No.: F/145/1991
BAR ASSOCIATION HIGH COURT



Admission and execution using eSign by :

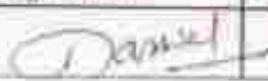
Validity unknown

Digitally Signed by Selected
Name : Mr SANJESH AGARWAL
Date: 7/6/2021 4:22:27 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.07.17 17:50:16 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : P. O.- AGARPARA, P. S.- Khardana, Panihati, District- North 24-Parganas, West Bengal, India, PIN - 700058					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : P. O.- BANGUR AVENUE, P. S.- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055					
	Signature	Thumb	Fore	Middle	Ring
	(Right Hand)				



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220012299031
GRN Date: 23/05/2021 16:33:15
BRN: 1450041731
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 23/05/2021 16:05:54
Payment Ref. No: 2000911268/4/2021
[Query Ref*Query Title]

Depositor Details

Depositor's Name: VINEET KHETAN
Address: I, NETAJI SUBHAS ROAD
Mobile: 9830339883
Depositor Status: Others
Query No: 2000911268
Applicant's Name: Mr. Samrat Roy
Identification No: 2000911268/4/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000911268/4/2021	Property Registration- Stamp duty	0016-03-101-003-00	28500
2	2000911268/4/2021	Property Registration- Registration Fees	0010-03-104-003-10	5000
			Total	35412

IN WORDS: THIRTY FIVE THOUSAND FOUR HUNDRED TWLEVE ONLY.

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.



Mr PRATOSH KUMAR PATHAK

eSigned

Mr SANTOSH ADARWAL

SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr. JITENDRA KUMAR SINGH

5

eSigned

Mr. RAVI KHAITAN

Drafted by me:

6

ANIL CHOUDHURY
Licence No.: F/145/1991
BAR ASSOCIATION HIGH COURT

Major Information of the Deed

Deed No :	I-1904-05268/2021	Date of Registration	19/06/2021
Query No / Year	1904-2000911268/2021	Office where deed is registered	
Query Date	08/05/2021 3:38:24 PM	1904-2000911268/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 0]		
Set Forth value	Market Value		
Rs. 5,60,400/-	Rs. 5,89,914/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,500/- (Article 23)	Rs. 5,990/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Jf 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-833 (RS :-833)	LR-903	Bastu	Shali	1.8326 Dec	1,04,440/-	1,09,956/-	
L2	LR-884/1044 (RS :- 884/1044)	LR-903	Bastu	Danga	0.0833 Dec	4,750/-	4,998/-	
L3	LR-884/1045 (RS :- 884/1045)	LR-903	Bastu	Shali	0.833 Dec	47,480/-	49,980/-	
L4	LR-882/1047 (RS :- 882/1047)	LR-903	Bastu	Shali	0.4988 Dec	28,490/-	29,988/-	
L5	LR-880/1051 (RS :- 880/1051)	LR-903	Bastu	Shali	0.3332 Dec	18,990/-	19,992/-	
L6	LR-830/1102 (RS :- 830/1102)	LR-903	Bastu	Shali	4.25 Dec	2,42,250/-	2,55,000/-	
L7	LR-831/1103 (RS :- 831/1103)	LR-903	Bastu	Shali	2 Dec	1,14,000/-	1,20,000/-	
TOTAL :					9.8319Dec	5,60,400 /-	5,89,914 /-	
Grand Total :					9.8319Dec	5,60,400 /-	5,89,914 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMB BUILDWELL PRIVATE LIMITED 19/6 NAYAN CHAND DUTT STREET, City:- Kolkata, , P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:- AAxxxxxx8L,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	CLOUDKEY REALCON LLP 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, City:- Kolkata, , P.O:- DHAPA, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700105 , PAN No.:- AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRATOSH KUMAR PATHAK Son of Mr. SUDHIR KUMAR PATHAK Date of Execution - 19/06/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office			
	Flat No-3B,3rd Floor, 12/1 Murari Mohan Mitra Road, City:- Khardah, , P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : AMB BUILDWELL PRIVATE LIMITED (as REPRESENTATIVE)			
2	Name	Photo	Finger Print	Signature
	Mr SANTOSH AGARWAL (Presentant) Son of Mr. LATE MOTILAL AGARWAL Date of Execution - 29/05/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office			
	293, Gouri Nath Shastri Sarani, City:- Dum Dum, , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : CLOUDKEY REALCON LLP (as REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 7B, Municipal Office Lane, City - Dum Dum, P.O:- MOTIJHEEL, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
	19/06/2021	19/06/2021	19/06/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-1.8326 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-0.0833 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-0.833 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-0.4998 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-0.3332 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-4.25 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	AMB BUILDWELL PRIVATE LIMITED	CLOUDKEY REALCON LLP-2 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:- 833, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪১ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.01000000 Acre,	AMB BUILDWELL PRIVATE LIMITED
L2	LR Plot No:- 884/1044, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.01000000 Acre,	AMB BUILDWELL PRIVATE LIMITED
L3	LR Plot No:- 884/1045, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪১৪ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.01000000 Acre,	AMB BUILDWELL PRIVATE LIMITED
L4	LR Plot No:- 882/1047, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪১৪ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.01000000 Acre,	AMB BUILDWELL PRIVATE LIMITED
L5	LR Plot No:- 880/1051, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪১৪১৪ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.01000000 Acre,	AMB BUILDWELL PRIVATE LIMITED
L6	LR Plot No:- 830/1102, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪১৪১৪ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.04000000 Acre,	AMB BUILDWELL PRIVATE LIMITED
L7	LR Plot No:- 831/1103, LR Khatian No:- 903	Owner: ১.১৪.৪১৪১৪১৪১৪১৪ ১৪ ১৪ ১৪১৪১৪ Gurdian: ১৪১৪১৪ ১৪, Address: 504 ১৪১৪ ১৪ ১৪১৪১৪ - ১, Classification: ১৪১৪ Area: 0.02000000 Acre,	AMB BUILDWELL PRIVATE LIMITED

On 29-05-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,89,914/-


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

On 19-06-2021

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

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

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

Presented for registration at 10:58 hrs on 19-06-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH AGARWAL .

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

Execution is admitted on 19-06-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, AMB BUILDWELL PRIVATE LIMITED (Private Limited Company), 19/6 NAYAN CHAND DUTT STREET, City:- Kolkata, . P.O:- BEADON STREET, P.S:-Burlola, District:-Kolkata, West Bengal, India, PIN:- 700006

Identified by Mr SAMRAT ROY, . . Son of Mr SANKAR ROY, 78, Municipal Office Lane, P.O: MOTIHEEL, 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 19-06-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, CLOUDKEY REALCON LLP (LLP), 5, J.B.S. HALDEN AVENUE, SILVER ARCADE, City:- Kolkata, . P.O:- DHAPA, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700105

Identified by Mr SAMRAT ROY, . . Son of Mr SANKAR ROY, 78, Municipal Office Lane, P.O: MOTIHEEL, 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 5,990/- (A(1) = Rs 5,899/- ,E = Rs 7/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 5,906/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/05/2021 4:33PM with Govt. Ref. No. 192021220012299031 on 23-05-2021, Amount Rs: 5,906/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1450041731 on 23-05-2021, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,506/- and Stamp Duty paid by by online = Rs. 29,506/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2021 4:33PM with Govt. Ref. No. 192021220012299031 on 23-05-2021, Amount Rs: 29,506/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1450041731 on 23-05-2021, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 273730 to 273753

being No 190405268 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.07.17 17:50:22 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17-07-2021 17:50:07
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
MEERUT, HARYANA

11-2-2011

11-2-2011



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No 1904-2000665399/2021	Serial No 1904-003682/2021	Deed No 1-1904-03608/2021
---	--------------------------------------	-------------------------------------

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

Seller(s) GLAZE COMMERCIAL PRIVATE LIMITED	Buyer(s) ROOMSPHERE REALTORS LLP
--	--

Property Details :

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

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



Additional Registrar of Assurance-IV, Kolkata

1 APR 2021

Certified that the Document is admitted to Registration and the endorsement is the part of this document

Additional Registrar of Assurance-IV, Kolkata

Mohul Mukhopadhyay 11/05/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

11/05/2021 Query No:-19042000665399 / 2021 Deed No : 1 - 190403608 / 2021. Document is digitally signed.



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 31st day of March, Two Thousand Twenty-One

BETWEEN

1. GLAZE COMMERCIAL PRIVATE LIMITED (PAN: AACCG6210F) , having its office at 19/6, NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burdola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr Pratosh Kumar Pathak , Aadhaar No.: 85xxxxxx8220, son of Mr Sudhir Kumar Pathak, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Dum Dum, 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. ROOMSPHERE REALTORS LLP (PAN: ABBFR2199D) , having it's office at J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105 is being represented by their representative(s)

1. Mr Santosh Agarwal , Aadhaar No.: 22xxxxxx3948, son of Mr Late Motilal Agarwal, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some - (1) Tara Pada Bangal, (2) Ashok Kumar Bangal, (3) Gobinda Pada Bangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of -

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza - Kamduni, J.L. No. 188, P.S - Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

ANDWHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.O Barasat, Copied in Book No. I Being No. 3076 for the 1987, said Nirmal Kumar Bangal transferred ALL THAT piece or parcel of "Sali" and "Danga" land admeasuring an 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L.R. Khatian No. 175, at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Paraganas, to his two sons Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal.

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

ANDWHEREAS said Kamal Krishna Ghosh (Bangal) died on January, 2002 thus leaving behind her three sons viz: Bholanath Ghosh (Bangal), Dipak Ghosh (Bangal), Nayan Ghosh (Bangal), one daughter namely - Shila Bangal alias Manta Ghosh (Bangal), only wife Kanak Lata Ghosh (Bangal), daughter in law viz, Saraswati Ghosh (Bangal) as his lawful heirs and he became the joint owner of the aforesaid land measuring a total area of 52.0504 Satak under L. R. Khatian No. 55 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Succession.

ANDWHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 20.835 Satak comprised in R.S/L.R Dag No. 884 under L.R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar, the vendor herein, along with other land from the above named recorded owners.

ANDWHEREAS Prabir Ghosh (Pal), Panna Lal Ghosh (Pal), Samir Ghosh (Pal), Lalita Ghosh (Pal), Reba Ghosh and Suchitra Ghosh by virtue of Deed of Conveyance registered in Book - I, for the year 2009, registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 20.835 Satak comprised in L.R Dag No. 884 under L. R. Khatian No. 26,

98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 2nd December 2009, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 16, Pages from 3383 to 3398 being No.06036 for the year 2009 entered into by and between Prabir Ghosh (Pa), Panna Lal Ghosh (Pa), Samir Ghosh (Pa), Lalita Ghosh (Pa), Reba Ghosh and Suchitra Ghosh (therein referred to as the Vendors) sold, transferred and conveyed to Glaze Commercial Pvt. Ltd. for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Suli land measuring 20.835 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 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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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

**SCHEDULE OF PROPERTY
(Said Property)**

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 924, at Mouza: Kamaluni, 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: 8ft Kacha Road, West: 884, North: 884, South: 884.



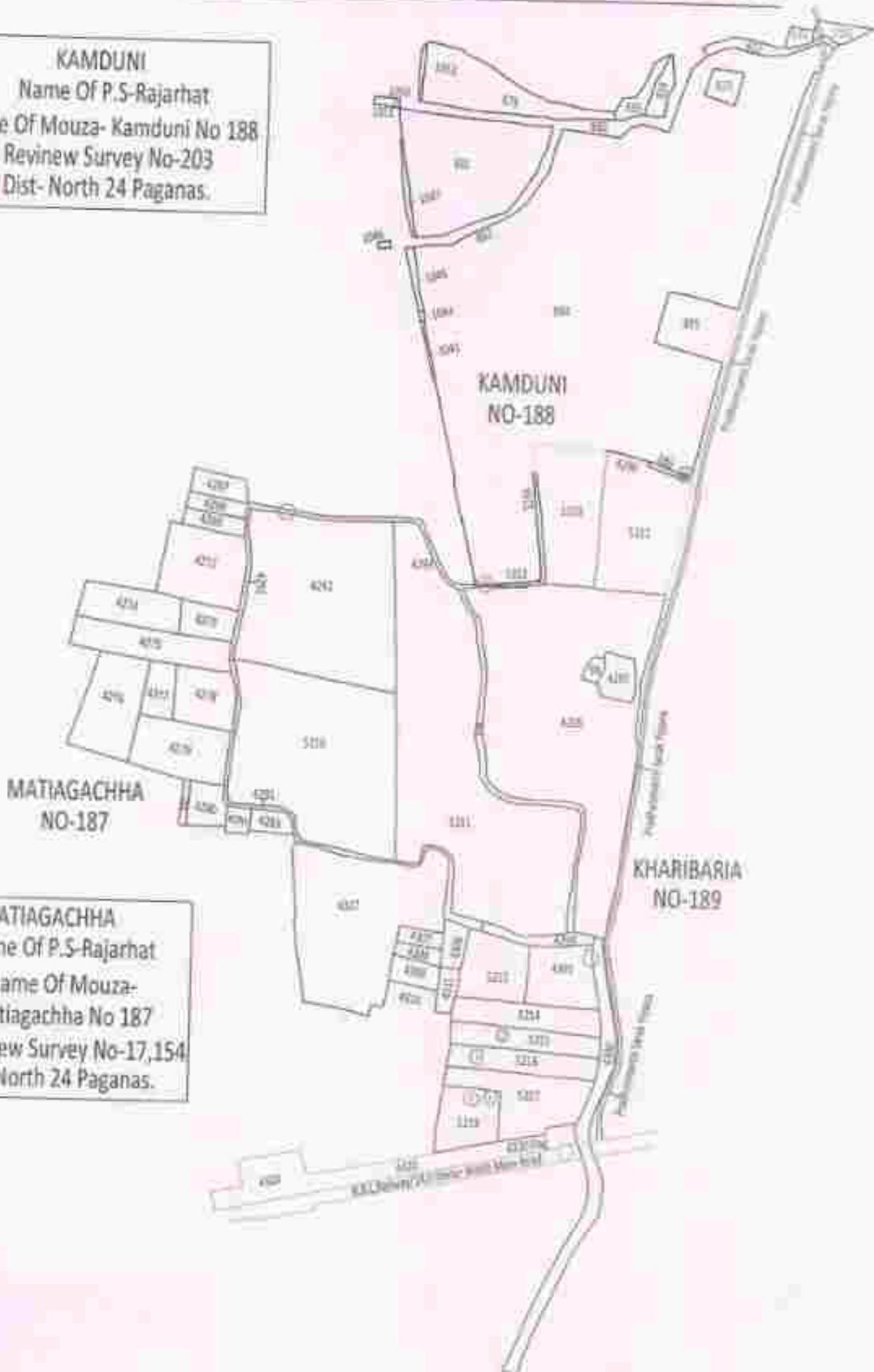
Memo of Consideration

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

Sl. No.	Date	Particulars	Amount
1.	25-03-2021	By Cheque00002 dated 25-03-2021 of ICICI BANK,	5,70,000/-
TOTAL			570000/-

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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



MATIAGACHHA
Name Of P.S-Rajarhat
Name Of Mouza-
Matiagachha No 187
Revinew Survey No-17,154
Dist- North 24 Paganas.

KHARIBARIA
NO-189

NOTE: Mouza Map Extracted From Photo Copy. Actual Scale May Not Match Properly.

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

Validity unknown
Digitally Signed by Pratosh
Kumar Pathak
Date: 3/31/2021 4:20:34 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, Bidharnagar, District:-North 24-Parganas, West Bengal, India, PIN - 700055)
2. Mr. JITENDRA KUMAR SINGH, son of Late RAM CHABILA SINGH, Aadhaar No.: 43xxxxxx0521 (2, DAKSHINPARA 3RD LANE, Post Office: MOREPUKUR, Serampur, Rishra, District-Hooghly, West Bengal, India, PIN - 712250)



Drafted by me:

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



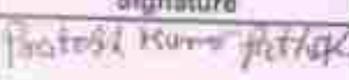
Admission and execution using eSign by :

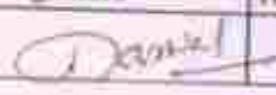
Validity unknown

Digitally Signed by Selected
Name : Mr. Prateek Kumar Pathak
Date: 3/31/2024 12:52 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 13:36:51 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

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

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

3682/2021

I-3608/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/274 dated: 31/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000665399/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometric capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the state, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal

This is a system generated certificate and can be verified from <https://wbr.registration.gov.in/>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

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

eSigned

Mr Praveen Kumar Pathak

Mr Santosh Agarwal

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Ravi Khaitan
Mr RAVI KHAITAN

5 Jitendra Kumar Singh
Mr JITENDRA KUMAR SINGH

Drafted by me:

6
ANI CHAUDHURY
Licence No - F1145/1991
HIGH COURT KOLKATA

Major Information of the Deed

Deed No :	I-1904-03608/2021	Date of Registration	01/04/2021
Query No / Year	1904-2000665399/2021	Office where deed is registered	
Query Date	25/03/2021 3:45:33 PM		1904-2000665399/2021
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, Status : Advocate		
Transaction	Additional Transaction:		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 6,098/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, 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-924	Bastu	Shall	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE COMMERCIAL PRIVATE LIMITED 19/6, NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.:- AAxxxxxx0F,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	ROOMSPHERE REALTORS LLP J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105, PAN No.:- ABxxxxxx9D,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 Pratosh Kumar Pathak Son of Mr Sudhir Kumar Pathak Date of Execution - 31/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office			
Flat No-3B,3rd Floor, 12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Dum Dum, 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 : GLAZE COMMERCIAL PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 31/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office			
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 : ROOMSPHERE REALTORS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samrat Roy Son of Mr Sankar Roy High Court, Cal, P.O:- G.P.O, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001			
	31/03/2021	31/03/2021	31/03/2021
Identifier Of Mr Pratosh Kumar Pathak, Mr Santosh Agarwal			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	GLAZE COMMERCIAL PRIVATE LIMITED	ROOMSPHERE REALTORS LLP-10 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:- 924		Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 190403608 / 2021

On 29-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,00,000/-

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

On 31-03-2021

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

Presented for registration at 17:36 hrs on 31-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Santosh Agarwal .

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

Execution is admitted on 31-03-2021 by Mr Pratoosh Kumar Pathak, REPRESENTATIVE, GLAZE COMMERCIAL 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, High Court, Cal, P.O: G P O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 31-03-2021 by Mr Santosh Agarwal, REPRESENTATIVE, ROOMSPHERE REALTORS LLP (LLP), J.B.S. HALDEN AVENUE, SILVER ARCADE, P.O.- DHAPA, P.S.- Karaya, Kolkata, District-Kolkata, West Bengal, India, PIN - 700105

Identified by Mr Samrat Roy, . . Son of Mr Sankar Roy, High Court, Cal, P.O: G P O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,098/- (A(1) = Rs 6,000/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 4:39PM with Govt. Ref. No: 192020210251440631 on 30-03-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 61022481 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 4:39PM with Govt. Ref. No: 192020210251440631 on 30-03-2021, Amount Rs: 30,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 61022481 on 30-03-2021, Head of Account 0030-03-103-003-02

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

On 01-04-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,098/- (A(1) = Rs 6,000/- ,E = Rs 14/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-



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 240813 to 240835
being No 190403608 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 13:37:09 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11-05-2021 13:35:25
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No 1904-2000055285/2021	Serial No 1904-001535/2021	Deed No I-1904-01564/2021
---	--------------------------------------	-------------------------------------

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

Seller(s) PASSWORD VYAPAAR PRIVATE LIMITED	Buyer(s) HOMEAGE REALCON LLP
--	--

Property Details :

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

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


Additional Registrar of
Assurance-IV, Kolkata

Mohul Mukhopadhyay 09/03/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 9th day of February, Two Thousand Twenty-One

BETWEEN

1. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q), having its office at 19/6 NAYAN CHAND DUTT STREET, P.O.- BEADON STREET, P.S.- Burrahazar, 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 PATHAK, residing at 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. HOMEAGE REALCON LLP (PAN: AAMFH9691Q) , having it's office at 6/1/B, KUMARPARA ROAD, LILUAH, P.O:- LILUHA, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 is being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 29, GOURI NATH SHASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS by a registered Deed of Conveyance dated 10th December 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 3, Pages from 16555 to 16572 being No.04721 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 Aditya Mandal, babu Ram Mandal, Tarak Mandal, Malati Mandal, Bapi Mandal, Sandhya Mandal and Minu Gain for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 166.6660 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 12th December, 2007 registered in the office of A.D.S.R., Barasat, in Book No.1, CD Volume No.3, Pages from 16604 to 16618, being No.04724 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 166.6660 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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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

SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 908, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II butted and bounded as follows: East: KACHA ROAD 8 FEET. West: 884. North: 884. South: 884.



Memo of Consideration

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

S/No	Date	Particulars	Amount
1.	27-01-2021	By Cheque000101 dated 27-01-2021 of ICICI BANK,	5,70,000/-
TOTAL			570000/-

MOUZA MAP AT KAMDUNI

hat
i No 188
203
nas.



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

Validity unknown
Digitally Signed by PRATOSH
KUMAR PATIL
Date: 2/9/2021 11:54:25 PM

Validity unknown
Digitally Signed by SANTOSH
AGARWAL
Date: 2/15/2021 11:24:07 AM

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

1. Mr JITENDRA KUMAR SINGH, son of Mr LATE RAM CHABILA SINGH (2M DAKSHIN PARA 3RD LANE, Post Office: MOREPUKUR, Serampur, Rishra, District: Hooghly, West Bengal, India, PIN - 712250)
2. Mr RAVI KHAITAN, son of Mr LATE NIRMAL KUMAR KHAITAN (152/2, BLOCK-B BANGUR AVENUE, Post Office: BANGUR, Lake Town, Dum Dum, District: North 24-Parganas, West Bengal, India, PIN - 700055)

Drafted by me:

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

11/11/2023
11/11/2023
11/11/2023

Admission and execution using eSign by :

Validity unknown

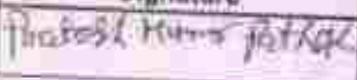
Digitally Signed by Selected Name
: Mr PRATOSH KUMAR PATHAK
Date: 2/26/2021 10:05 PM

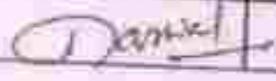
Validity unknown

Digitally Signed by Selected
Name : Mr SANKOSH AGARWAL
Date: 2/26/2021 10:43 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 17:15:54 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : P.O.- AGARPARA, P.S.- Khardaha, Panitahi, District-North 24-Parganas, West Bengal, India, PIN - 700058					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature					



1535/2021

Sale Deed

1564/2021



Scan for details

Further details? Scan this

Query No
0000-2000055285/2021

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

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	HOMEAGE REALCON LLP

Property Details :

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, Pin Code : 700125

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

1724-94

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgment Certificate

Receipt No.: e-Registration/224 dated: 15/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000055285/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

Additional Secretary of
Assessment & Valuation

certified that the document is submitted to
Registration Office
Stamp Revenue
and the same is
Accepted by
Inspector General
of Registration and
Commissioner of Stamp Revenue

26 FEB 2021

This is a system generated certificate and can be verified from <https://wbregistration.gov.in>. For verification, go to menu "e-Registration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgment Certificate".

SIGNED, SEALED AND DELIVERED
in the presence of:

4. Jitendra Kumar Singh
MR. JITENDRA KUMAR SINGH
5. Ravi Khaitan
Mr. RAVI KHAITAN

Drafted by me:

1. Anil Choudhury
ANIL CHOUDHURY
Licence No.: F/145/1991
HIGH COURT AT CALCUTTA

Major Information of the Deed

Deed No :	I-1904-01564/2021	Date of Registration	26/02/2021
Query No / Year	1904-2000055285/2021	Office where deed is registered	
Query Date	09/01/2021 11:31:31 AM		1904-2000055285/2021
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038286137, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value:		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article 23)	Rs. 5,098/- (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-908	Bastu	Shali	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road 8 Ft.
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

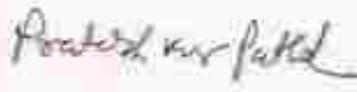
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PASSWORD VYAPAAR PRIVATE LIMITED 19/6NAYAN CHAND DUTT STREET, P.O.- BEADON STREET, P.S.- Burubazar, Kolkata, District -Kolkata, West Bengal, India, PIN - 700006, PAN No - AAxxxxxx8Q, 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	HOMEAGE REALCON LLP 8/1/B, KUMARPARA ROAD, LILUAH, P.O.- LILUHA, P.S.- Liliuah, Howrah, District -Howrah, West Bengal, India, PIN - 711204, PAN No - AAxxxxxx1Q, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR PATHAK Date of Execution - 09/02/2021, Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 Feb 26 2021 5:40PM	 L1 26/02/2021	 26/02/2021
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.: CDxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)				
2	Mr SANTOSH AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 15/02/2021, Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office	 Feb 26 2021 8:58PM	 L1 26/02/2021	 26/02/2021
29, 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, PAN No.: AGxxxxx8M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : HOMEAGE REALCON LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78 MUNICIPAL OFFICE LANE, P.O:- MOTIHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	 26/02/2021	 26/02/2021	 26/02/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr SANTOSH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	HOMEAGE REALCON LLP-10 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.- 908	Owner: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড Gurdian: কর্তৃত্বাধীন সত্ত্বাধীনে , Address: পাসওয়ার্ড ব্যাপার প্রাইভেট লিমিটেড - মসজিদ স্ট্রিট জেলা - ১৪, Classification: ক/ক , Area: 5.94000000 Acre.	PASSWORD VYAPAAR PRIVATE LIMITED

On 02-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

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



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

On 26-02-2021

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

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

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

Presented for registration at 14.02 hrs on 26-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr. SANTOSH AGARWAL

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

Execution is admitted on 26-02-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR PRIVATE LIMITED (Private Limited Company), 19/5NAYAN CHAND DUTT STREET, P.O. - BEADON STREET, P.S. - Burubazar, 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 26-02-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, HOMEAGE REALCON LLP (LLP), 6/1/B, KUMARPARA ROAD, LILUAH, 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 6,098/- (A(T) = Rs 6,000/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2021 12:47PM with Govt. Ref No: 192020210220012741 on 04-02-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58462933 on 04-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2021 12:47PM with Govt. Ref. No. 192020210220012741 on 04-02-2021, Amount Rs. 30,020/-

Bank: ICICI Bank (ICIC0000006), Ref. No. 58462933 on 04-02-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 78874 to 78883
being No 190401564 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.09 17:16:08 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09-03-2021 17:12:45
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No 1904-2000405016/2021	Serial No 1904-003510/2021	Deed No I-1904-03541/2021
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Set Forth Value :	₹ 5,70,000/-	Market Value :	₹ 6,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid :	₹ 6,014/-

Seller(s) GLAZE TRADERS PRIVATE LIMITED	Buyer(s) HOMEROOF DEVELOPERS LLP
---	--

Property Details :

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

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



Additional Registrar of Assurances-IV, Kolkata

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

30 MAY 2021

Additional Registrar of Assurances-IV, Kolkata

Mohal Mukhopadhyay 10/05/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

10/05/2021 Query No.:19042000405016 / 2021 Deed No (I - 190403541 / 2021, Document is digitally signed.

Page 2 of 2



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 26th day of March, Two Thousand Twenty-One

BETWEEN

1. GLAZE TRADERS PRIVATE LIMITED (PAN: AACCG6211E) , having it's office at 19/6 NAYAN CHAND DUTT STREET, Block/Sector: Beadon Street, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr Pratosh Kumar Pathak , Aadhaar No.: 85xxxxxx8220, son of Mr Sudhir Kumar Pathak, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. HOMEROOF DEVELOPERS LLP (PAN: AAMFH9694M) , having it's office at 113B MANOHAR DAS STREET, P.O:- MACHUA, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 is being represented by their representative(s)

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

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

WHEREAS some -(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3) Gobinda PadaBangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of -

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza - Kamduni, J.L. No. 188, P.S - Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.O. Barasat, Copied in Book No. 1, Being No. 3076 for the 1987, said Nirmal Kumar Bangal transferred ALL THAT piece or parcel of "Sali" and "Danga" land measuring an 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L.R. Khatian No. 175, at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, to his two sons Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal.

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, 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 No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar namely Indu Bhushan Banerjee and are presently in cultivation along with other land from the above named recorded owners.

AND WHEREAS Patiram Mondal by virtue of Deed of Conveyance registered in Book - 1, for the year 2008, registered at the office of the Additional

District Sub-Registrar Barasat, purchased all that piece and parcel of "Saji" land measuring 37.50 Satak comprised in L.R. Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 18th June 2008, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 4, Pages from 954 to 963 being No.03857 for the year 2008 entered into by and between Patiram Mondal (therein referred to as the Vendors) sold, transferred and conveyed to Glaze Traders Pvt. Ltd., for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Saji 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.

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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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

**SCHEDULE OF PROPERTY
(Said Property)**

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 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: KACHA ROAD 8 FEET, West: 884, North: 884, South: 884.

Memo of Consideration

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

Sl. No.	Date	Particulars	Amount
1.	25-03-2021	By Cheque000526 dated 25-03-2021 of ICICI BANK,	5,70,000/-
TOTAL			570000/-

MOUZA MAP AT KAMDUNI



hat
No 188
203
has.

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 Pratoosh
Kumar Pathak
Date: 3/26/2021 12:14:37 PM

Validity unknown

Digitally Signed by SANTOSH
AGARWAL
Date: 3/26/2021 2:10:18 PM

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

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

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

Digitally Signed by Selected
Name : Mr Prasen Kumar Pathak
Date: 3/30/2024 5:02:59 PM

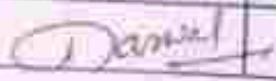
Validity unknown

Digitally Signed by Selected
Name : Mr SAMRATSH AGARWAL
Date: 3/30/2024 5:01:07 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.10 16:25:40 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

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

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr. SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature					

3510/2021

I-3541/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No: e-Registration/345 dated: 26/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000405016/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biomimic capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal

This is a system generated certificate and can be verified from <https://webregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

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

eSigned

Mr Prateesh Kumar Pathak

Mr SANTOSH AGARWAL

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kumar Singh
Mr. JITENDRA KUMAR SINGH
5 Ravi Khaitan
Mr. RAVI KHAITAN

Drafted by me:

1.

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

Major Information of the Deed

Deed No :	I-1904-03541/2021	Date of Registration	30/03/2021
Query No / Year	1904-2000405016/2021	Office where deed is registered	
Query Date	22/02/2021 6:35:29 PM	1904-2000405016/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 6,098/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, 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-910	Bastu	Shall	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE TRADERS PRIVATE LIMITED 19/8 NAYAN CHAND DUTT STREET, Block/Sector: Beadon 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	HOMEROOF DEVELOPERS LLP 1138 MANOHAR DAS STREET, P.O:- MACHUA, P.S:- Burrabazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No::: AAxxxxxx4M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pratosh Kumar Pathak Son of Mr. Sudhir Kumar Pathak Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2021 10:03AM</td> <td>L1 30/03/2021</td> <td>30/03/2021</td> <td></td> </tr> </tbody> </table> <p>Flat No-3B,3rd Floor,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 : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr Pratosh Kumar Pathak Son of Mr. Sudhir Kumar Pathak Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office				Mar 30 2021 10:03AM	L1 30/03/2021	30/03/2021	
Name	Photo	Finger Print	Signature										
Mr Pratosh Kumar Pathak Son of Mr. Sudhir Kumar Pathak Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office													
Mar 30 2021 10:03AM	L1 30/03/2021	30/03/2021											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTOSH AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2021 11:02AM</td> <td>L1 30/03/2021</td> <td>30/03/2021</td> <td></td> </tr> </tbody> </table> <p>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: 22xxxxxxx3948 Status : Representative, Representative of : HOMEROOF DEVELOPERS LLP (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr SANTOSH AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office				Mar 30 2021 11:02AM	L1 30/03/2021	30/03/2021	
Name	Photo	Finger Print	Signature										
Mr SANTOSH AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 26/03/2021, Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office													
Mar 30 2021 11:02AM	L1 30/03/2021	30/03/2021											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O:- MOTUHEEL, 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	GLAZE TRADERS PRIVATE LIMITED	HOMEROOF DEVELOPERS LLP-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduhi, 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: গ্লাজে ট্রেডার্স প্রাইভেট লিমিটেড , Gurdian: গ্লাজে ট্রেডার্স প্রাইভেট লিমিটেড , Address: গ্লাজে ট্রেডার্স প্রাইভেট লিমিটেড প্লট নং- ৪৪৪ কতিয়ন নং- ৯১০, Classification: ৪৮৮ , Area: ৬.০২০০০০০০ Acra.	GLAZE TRADERS PRIVATE LIMITED

Endorsement For Deed Number : I - 190403541 / 2021

On 24-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

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

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

On 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 10:35 hrs on 30-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr. SANTOSH AGARWAL ..

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

Execution is admitted on 30-03-2021 by Mr Pratoosh Kumar Pathak, REPRESENTATIVE, GLAZE TRADERS PRIVATE LIMITED (Private Limited Company), 19/6 NAYAN CHAND DUTT STREET, Block/Sector: Beadon 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, HOMEROOF DEVELOPERS LLP (LLP), 113B MANOHAR DAS STREET, P.O:- MACHUA, P.S.- Burrobarazar, Kolkata, District- Kolkata, West Bengal, India, PIN - 700007

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 6,098/- (A(1) = Rs 6,000/- .E = Rs 14/- .J = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 5:56PM with Govt. Ref. No: 192020210239776851 on 04-03-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59663788 on 04-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/03/2021 5:56PM with Govt. Ref. No: 192020210239776851 on 04-03-2021, Amount Rs: 30,020/-, Bank
ICICI Bank (ICIC0000006), Ref. No: 59663788 on 04-03-2021, Head of Account 0030-02-103-003-02.



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 238940 to 238962
being No 190403541 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.10 16:25:51 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 10-05-2021 16:25:23
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000489976/2021	1904-003522/2021	I-1904-03539/2021

Set Forth Value :	₹ 1,71,000/-	Market Value :	₹ 1,80,000/-
Stamp Duty Paid :	₹ 9,020/-	Registration Fees Paid :	₹ 1,814/-

Seller(s)	Buyer(s)
MEGABYTES ADVISORY PRIVATE LIMITED	VALLEYRISE DEVELOPERS LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884		3 0.00000000
TOTAL :			3 0.00000000



Additional Registrar of Assurance-IV, Kolkata

Certified that the Document is admitted to Registration. The Register Sheet and its endorsement sheet attached to this document are the part of this document.

30 MAY 2021

Mohul Mukhopadhyay
 Additional Registrar
 of Assurance-IV, Kolkata
 Mohul Mukhopadhyay 11/05/2021
 ADDITIONAL REGISTRAR OF ASSURANCE
 OFFICE OF THE A.R.A. - IV KOLKATA

11/05/2021 Query No:-19042000489976 / 2021 Deed No :- 190403539 / 2021. Document is digitally signed



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 26th day of March, Two Thousand Twenty-One

BETWEEN

1. MEGABYTES ADVISORY PRIVATE LIMITED (PAN: AAECM7309M) ,
having it's office at 19/6 NAYAN CHAND DUTT STREET, P.O.- Beadon Street,
P.S.- Burrobarazar, Kolkata, District:-Kolkata, West Bengal, India. PIN - 700006 is
being represented by their representative(s)

1. Mr Pratosh Kumar PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District-North 24-Parganas, West Bengal, India. PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. VALLEYRISE DEVELOPERS LLP (PAN: AASFV7683C) , having it's office at 113.N. S. ROAD, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India. PIN - 700001 is being represented by their representative(s)

1. Mr Santosh AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some –(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3) Gobinda PadaBangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of –

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza – Kamdini, J.L. No. 188, P.S – Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

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

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 16.666 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar namely Indu Bhushan Banerjee and are presently in cultivation along with other land from the above named recorded owners.

AND WHEREAS Rajani Mandal by virtue of Deed of Conveyance registered in Book - I, for the year 2009, registered at the office of the Additional District Sub-Registrar

Barasat, purchased all that piece and parcel of "Sali" landmeasuring 16.666Satak comprised in L.R Dag No. 884 under L. R. Khatian No. 26,98, 140, 175, 291, 325 and 328 at Mouza- Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 08th May 2009, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 7, Pages from 2306 to 2319 being No.03868 for the year 2009 entered into by and between Rajani Mandal (therein referred to as the Vendors) sold, transferred and conveyed to Megabytes Advisory Pvt. Ltd. for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali landmeasuring 16.666Satak 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 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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 1,71,000/- (Rupees ONE LAC SEVENTY ONE THOUSAND) the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.

That the Seller hereby sells, conveys and 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 1,80,000/- (Rupees ONE LAC EIGHTY THOUSAND) 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 3 Decimal (3 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 923, at Mouza: Kamduni, J.L. Number 188, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: KACHA ROAD 8 FEET. West: 884. North: 884. South: 884.

Memo of Consideration

Rs. 1,71,000/- (Rupees ONE LAC SEVENTY ONE THOUSAND only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. N o.	Date	Particulars	Amount
1.	25-03-2021	By Cheque000442 dated 25-03-2021 of ICICI BANK,	1,71,000/-
T O T A L			171000/-

MOUZA MAP AT KAMDUNI

hat
No 188
203
kas.



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 Pratoch
Kumar PATHAK
Date: 3/26/2021 12:38:50 PM

Validity unknown

Digitally Signed by Santosh
AGARWAL
Date: 3/26/2021 2:47:21 PM

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

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

Drafted by me:

ANIL CHOUDHRY
Licence/Enrolment No.: F/146/1991
HIGH COURT AT CALCUTTA

Admission and execution using eSign by :

Validity unknown

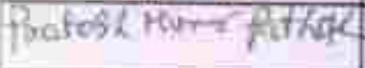
Digitally Signed by Selected Name
: Mr Prateesh Kumar BATHAK
Date: 3/30/2021 6:44 PM

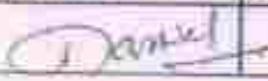
Validity unknown

Digitally Signed by Selected
Name : Mr Sanjay AGARWAL
Date: 3/30/2021 6:35:04 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 12:55:54 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

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

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India. PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

3537/2021

I- 3537/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/358 dated: 26/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000489976/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometric capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration and
Commissioner of Stamp Revenue, West Bengal

This is a system generated certificate and can be verified from <https://woregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

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.

Signed

Signed

Mr. Prateek Kumar PATHAK

Mr. Santosh AGARWAL

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kumar Singh
Mr. JITENDRA KUMAR SINGH

5 Ravi Khaitan
Mr. RAVI KHAITAN

Drafted by me:

1 ANIL CHOUDHRY
Licence No - F/145/1991
HIGH COURT AT CALCUTTA

Major Information of the Deed

Deed No :	I-1904-03539/2021	Date of Registration	30/03/2021
Query No / Year	1904-2000489976/2021	Office where deed is registered	
Query Date	03/03/2021 3:10:39 PM	1904-2000489976/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, 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. 1,71,000/-	Rs. 1,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,020/- (Article:23)	Rs. 1,898/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajamal, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, -II 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-923	Bestu	Shali	3 Dec	1,71,000/-	1,80,000/-	Width of Approach Road: 8 Ft.
Grand Total :					3Dec	1,71,000 /-	1,80,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEGABYTES ADVISORY PRIVATE LIMITED 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700008 , PAN No.:: Axxxxxx9M,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	VALLEYRISE DEVELOPERS LLP 113.N. S. ROAD, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx3C,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 Pratosh Kumar PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar 30 2021 10:47AM</small>	 <small>L1 30/03/2021</small>	 <small>30/03/2021</small>
Flat No-3B,3rd Floor,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 : MEGABYTES ADVISORY PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name Mr Santosh AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar 30 2021 10:56AM</small>	 <small>L1 30/03/2021</small>	 <small>30/03/2021</small>
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 : VALLEYRISE DEVELOPERS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, P.O:- MOTIHEEL, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India. PIN - 700074	 <small>30/03/2021</small>	 <small>30/03/2021</small>	 <small>30/03/2021</small>
Identifier Of Mr Pratosh Kumar PATHAK, Mr Santosh AGARWAL.			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MEGABYTES ADVISORY PRIVATE LIMITED	VALLEYRISE DEVELOPERS LLP-3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 166, 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:- 923	Owner: Megabytes Advisory Private Limited, Gurdian: Megabytes Advisory Private Limited, Address: 20, Classification: A, Area: 0.63000000 Acre.	MEGABYTES ADVISORY PRIVATE LIMITED

On 24-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,80,000/-


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

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) 45(1),W.B. Registration Rules,1962)

Presented for registration at 10:42 hrs on 30-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Santosh AGARWAL .

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

Execution is admitted on 30-03-2021 by Mr Pratosh Kumar PATHAK, REPRESENTATIVE, MEGABYTES ADVISORY PRIVATE LIMITED (Private Limited Company), 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burubazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700008

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, VALLEYRISE DEVELOPERS LLP (LLP), 113,N. S. ROAD, P.O.- KHANGRAPATTI, P.S:- Burubazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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 1,898/- (A(1) = Rs 1,800/-, E = Rs. 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 12:56PM with Govt. Ref. No: 192020210249790931 on 25-03-2021, Amount Rs: 1,814/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 60841653 on 25-03-2021, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

- Certified that required Stamp Duty payable for this document is Rs. 9,020/- and Stamp Duty paid by by online = Rs 9,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 12:56PM with Govt. Ref. No. 192020210249790931 on 25-03-2021, Amount Rs. 9,020/-, Bank ICICI Bank (ICIC0000006), Ref. No. 60841653 on 25-03-2021, Head of Account 0030-02-103-003-02



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









Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000412480/2021	1904-003513/2021	I-1904-03537/2021

Set Forth Value :	₹ 1,42,500/-	Market Value :	₹ 1,50,000/-
Stamp Duty Paid :	₹ 7,520/-	Registration Fees Paid :	₹ 1,514/-

Seiler(s)	Buyer(s)
GLAZE TRADERS PRIVATE LIMITED	KEYHEAVEN REALTORS LLP

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	2.5	0.00000000
TOTAL :		2.5	0.00000000



Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is submitted to Registration. The Stamp Sheet and the endorsement stamp attached to the document are the part of this document.

30 MAR 2021

Additional Registrar of Assurances-IV, Kolkata

Mohul Mukhopadhyay 11/05/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 26th day of March, Two Thousand Twenty-One

BETWEEN

1. GLAZE TRADERS PRIVATE LIMITED (PAN- AACCG6211E), having it's office at 19/6 NAYAN CHAND DUTT STREET, P.O:- Barden Street, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr Pratosh Kumar PATHAK , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. KEYHEAVEN REALTORS LLP (PAN: AAVFK9075G) , having it's office at 113B MANOHAR DAS STREET, P.O:- MACHUA, P.S:- Burrahazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007 is being represented by their representative(s)

1. Mr Santosh AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some - (1) Tara Pada Bangal, (2) Ashok Kumar Bangal, (3) Gobinda Pada Bangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Karnal Kumar Bangal all sons of Bankim Behari Bangal of Kiritipur are the recorded owners in respect of -

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza - Kamduni, J.L. No. 188, P.S - Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

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

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-I, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 35 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar namely Indu Bhushan Banerjee and are presently in cultivation along with other land from the above named recorded owners.

AND WHEREAS Mangal Pal alias Mongal Mondal by virtue of Deed of Conveyance registered in Book - I, for the year 2008, registered at the office of the

Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 35 Satak comprised in L.R. Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza- Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 21st June 2008, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No.1, CD Volume No. 4, Pages from 1062 to 1073 being No.03866 for the year 2008 entered into by and between Mangal Pal alias Mongal Mondal (therein referred to as the Vendors) sold, transferred and conveyed to Glaze Traders Pvt. Ltd., for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 35 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 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.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 1,42,500/- (Rupees ONE LAC FORTY TWO 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, into 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 1,50,000/- (Rupees ONE LAC FIFTY THOUSAND) 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 2.5 Decimal (2.5 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- KACHA ROAD 8 FEET. West: 884. North: 884. South: 884.

Memo of Consideration

Rs. 1,42,500/- (Rupees ONE LAC FORTY TWO THOUSAND FIVE HUNDRED only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sr. No.	Date	Particulars	Amount
1.	25-03-2021	By Cheque000422 dated 25-03-2021 of ICICI BANK,	1,42,500/-
T O T A L			142500/-

MOUZA MAP AT KAMDUNI

hat
vi No 188
203
nas.



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 Pratoch
Kumar PATHAK
Date: 3/26/2021 12:27:02 PM

Validity unknown

Digitally Signed by Santosh
AGARWAL
Date: 3/26/2021 2:26:43 PM

WITNESSES :

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

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

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown

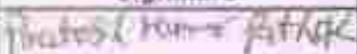
Digitally Signed by Selected Name
: Mr Pratoosh Kumar BATHAK
Date: 3/30/2021 8:22 PM

Validity unknown

Digitally Signed by Selected
Name : Mr Suresh AGARWAL
Date: 3/30/2021 8:37:08 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 14:11:17 +05:30
Reason: Digital Signing of Deed.

Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr. PRATOSH KUMAR PATHAK Address : P.O.- AGARPARA, P.S.- Khardaha, Paninai, District -North 24-Parganas, West Bengal, India, PIN - 700058					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature: 					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr. SANTOSH AGARWAL Address : P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700056					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature: 					

3513/2021



I-3537/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

SAPTA
PT

Acknowledgment Certificate

Receipt No.: e-Registration/351 dated: 26/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No: 2000412480/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal

This is a system generated certificate and can be verified from <https://webregistration.gov.in>. For verification, go to menu "eRegistration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgment Certificate".

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

eSigned

Mr Prateesh Kumar PATHAK

Mr Santosh AGARWAL

SIGNED, SEALED AND DELIVERED
in the presence of:

4 Jitendra Kumar Singh
Mr. JITENDRA KUMAR SINGH

5 Ravi Khaitan
Mr. RAVI KHAITAN

Drafted by me:

1
Anil Choudhry
ANIL CHOUDHRY
Licence No.: F/145/1991
HIGH COURT AT CALCUTTA

Major Information of the Deed

Deed No :	I-1904-03537/2021	Date of Registration	30/03/2021
Query No / Year	1904-2000412480/2021	Office where deed is registered	
Query Date	23/02/2021 12:52:10 PM	1904-2000412480/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,42,500/-	Rs. 1,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,520/- (Article:23)	Rs. 1,598/- (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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-884 (RS -884)	LR-910	Baslu	Shali	2.5 Dec	1,42,500/-	1,50,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					2.5Dec	1,42,500 /-	1,50,000 /-	

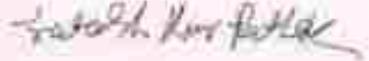
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE TRADERS PRIVATE LIMITED 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: 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	KEYHEAVEN REALTORS LLP 113B MANOHAR DAS STREET, P.O:- MACHUA, P.S:- Burmahazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pratosh Kumar PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar 30 2021 10:52AM</small>	 <small>LTY 30/03/2021</small>	 <small>30/03/2021</small>
Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxx8220 Status : Representative, Representative of : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name	Photo	Finger Print	Signature
	Mr Santosh AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 <small>Mar 30 2021 11:07AM</small>	 <small>LTY 30/03/2021</small>	 <small>30/03/2021</small>
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: 22xxxxxxx3948 Status : Representative, Representative of : KEYHEAVEN REALTORS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 75, MUNICIPAL OFFICE LANE, P.O:- MOTUHEEL, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074	 <small>30/03/2021</small>	 <small>30/03/2021</small>	 <small>30/03/2021</small>
Identifier Of Mr Pratosh Kumar PATHAK, Mr Santosh AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GLAZE TRADERS PRIVATE LIMITED	KEYHEAVEN REALTORS LLP-2.5 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: গ্লাজে ট্রেডার্স প্রাইভেট লিমিটেড , Gurdian: সত্যজিৎ গগৈ , Address: গ্লাজে ইন্ডাস্ট্রিয়াল এলাকা - ১৯, কামদুনি - ১০ নং ব্লক, কীর্তিপুর - ১৯, Classification: ৪৮ , Area: 5.02000000 Acre,	GLAZE TRADERS PRIVATE LIMITED



On 24-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,000/-


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

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 10:38 hrs on 30-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Santosh AGARWAL.

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

Execution is admitted on 30-03-2021 by Mr Pratoash Kumar PATHAK, REPRESENTATIVE, GLAZE TRADERS 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 - 700008

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

Execution is admitted on 30-03-2021 by Mr Santosh AGARWAL, REPRESENTATIVE, KEYHEAVEN REALTORS LLP (LLP), 113B MANOHAR DAS STREET, P.O- MACHUA, P.S:- Burubazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,598/- (A(1) = Rs 1,500/- ,E= Rs 14/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/03/2021 12:31PM with Govt. Ref. No: 192020210249762131 on 25-03-2021, Amount Rs: 1,514/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 80839815 on 25-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,520/- and Stamp Duty paid by online = Rs 7,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/03/2021 12:31PM with Govt. Ref. No: 192020210249762131 on 25-03-2021, Amount Rs: 7,520/-, Bank: IICI Bank (ICI0000006), Ref. No. 60839815 on 25-03-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 240997 to 241019

being No 190403537 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 14:11:23 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11-05-2021 14:09:51
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal,

(This document is digitally signed.)





Summary



Sale Deed

Scan for details

Further details? Scan this

Query No 1904-2000668718/2021	Serial No 1904-003668/2021	Deed No I-1904-03614/2021
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Set Forth Value :	₹ 5,70,000/-	Market Value :	₹ 6,00,000/-
Stamp Duty Paid :	₹ 30,020/-	Registration Fees Paid :	₹ 6,014/-

Seller(s) GLAZE TRADERS PRIVATE LIMITED	Buyer(s) HOMEAGE PROMOTERS LLP
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Property Details :

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

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



Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration by the Registrar and the endorsement of the Registrar and the documents are the part of the registration process.

1 APR 2021

Additional Registrar of Assurances-IV, Kolkata

Mohul Mukhopadhyay 11/05/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

11/05/2021 Query No: 19042000668718 / 2021 Deed No: I - 190403614 / 2021. Document is digitally signed.



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

DEED OF SALE

THIS DEED OF SALE is made and executed on this 30th day of March, Two Thousand Twenty-One

BETWEEN

1. GLAZE TRADERS PRIVATE LIMITED (PAN: AACCG6211E) , having it's office at 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Buriola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr Pratosh Kumar Pathak , Aadhaar No.: 85xxxxxx8220, son of Mr Sudhir Kumar Pathak, residing at Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Dum Dum, 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. HOMEAGE PROMOTERS LLP (PAN: AAMFH9692P) , having it's office at MANOHAR DAS STREET, P.O:- Machua, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 is being represented by their representative(s)

1. Mr Santosh Agarwal , Aadhaar No.: 22xxxxxx3948, son of Mr Late Motilal Agarwal, residing at 293, Gouri Nath Shastri Sarani, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

WHEREAS some: -(1) Tara PadaBangal, (2) Ashok Kumar Bangal, (3) Gobinda PadaBangal, all sons of Late Lal Mohan Bangal, and (4) Suman Chandra Bangal, (5) Sambhu Nath Bangal, (6) Sudhir Kumar Bangal, (7) Nirmal Kumar Bangal, and (8) Kamal Kumar Bangal all sons of Bankim Behari Bangal of Kirtipur are the recorded owners in respect of -

2071.00 Satak out of 2485.00 Satak comprised in R.S/L.R Dag No. 884, 132.00 Satak out of 146.00 Satak comprised in R.S/L.R Dag No. 879, 287.00 Satak out of 318.00 Satak comprised in R.S/L.R Dag No. 881, being total area of 2203 Satak along with other properties under L.R. Khaitan No. 140, 26, 98, 328, 291, 325, 175 and 55 respectively at Mouza - Kamduni, J.L. No. 188, P.S - Rajarhat in the District of North 24 Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Gift dated 11.12.1987, registered at the office of D.R.O. Barasat, Copied in Book No. 1, Being No. 3076 for the 1987, said Nirmal Kumar Bangal transferred ALL THAT piece or parcel of "Sali" and "Danga" land measuring an 258.25 Satak out of 3037 Satak comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L.R. Khatian No. 175, at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, to his two sons Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal.

WHEREAS thus said Chandra Ghosh Nath Bangal and Rabindra Nath Ghosh Bangal, are jointly well seized and possessed of or otherwise well and sufficiently entitled to the land measuring a total area of 255.4836 Satak (more or less) comprised in R.S/L.R Dag No. 884, 881 and 879 along with other properties under L. R. Khatian No. 175 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, by virtue of Registered Deed.

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

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

AND WHEREAS some companies namely (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. by virtue of separate Deeds of Conveyance registered in Book-1, being nos. 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3999, 4000, 4001, 4002, 4003, 4004, 4005, 4006, 4007 and 4008 for the year 2007 registered at the office of the Additional District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 22 Satak comprised in R.S/L.R Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S - Barasat, in the District of North 24 Parganas, together with the vendors herein who are the heirs of the recorded Bargadar and are presently in cultivation along with other land from the abovenamed recorded owners.

AND WHEREAS Karnadhar Naskar by virtue of Deed of Conveyance registered in Book - L for the year 2008, registered at the office of the Additional

District Sub-Registrar Barasat, purchased all that piece and parcel of "Sali" land measuring 22 Satak comprised in L.R. Dag No. 884 under L. R. Khatian No. 26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No. 188, P.S. - Barasat, in the District of North 24 Parganas, from the above named companies and has become the absolute owner in respect of the said quantum of land by virtue of registered deed of conveyance.

WHEREAS by a registered Deed of Conveyance dated 26th February 2008, registered in the office of A.D.S.R., Barasat, North 24 Parganas, in Book No. 1, CD Volume No. 2, Pages from 4379 to 4390 being No. 01575 for the year 2008 entered into by and between Karnadhar Naskar (therein referred to as the Vendors) sold, transferred and conveyed to Glaze Traders Pvt. Ltd., for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 22 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 rights appertaining thereto.

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.

NOW THIS DEED WITNESSETH AS UNDER:

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

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



**SCHEDULE OF PROPERTY
(Said Property)**

All That piece and parcel of Bastu land measuring about 10 Decimal (10 Decimal), more or less, lying and situated in LR Plot No:- 884 and corresponding LR Khatian No:- 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: KACHA ROAD 8 FEET. West: 884. North: 884. South: 884.

Memo of Consideration

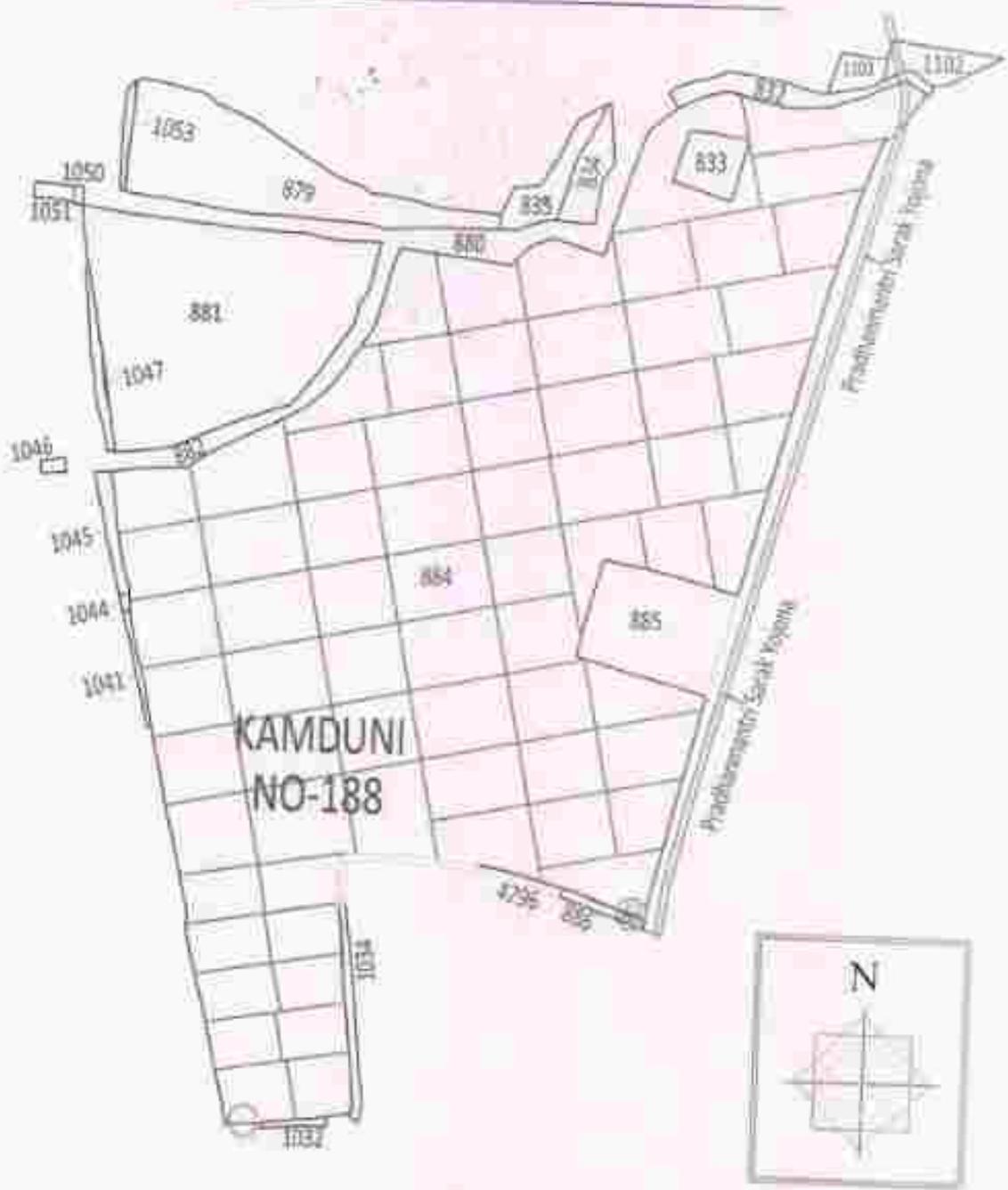
Rs. 5,70,000/- (Rupees FIVE LAC SEVENTY THOUSAND only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. N o.	Date	Particulars	Amount
1.	25-03-2021	By Cheque000581 dated 25-03-2021 of ICICI BANK,	5,70,000/-
TOTAL			570000/-



MOUZA MAP AT KAMDUNI

hat
i No 188
203
as.



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: 3/30/2024 4:02:23 PM

WITNESSES :

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

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

Drafted by me:

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



Admission and execution using eSign by :

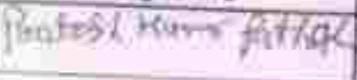
Validity unknown

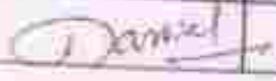
Digitally Signed by Selected
Name : Mr Santosh Agarwal
Date: 3/31/2021 6:19:17 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 13:50:51 +05:30
Reason: Digital Signing of Deed.



Photo and Ten Fingerprint of Vendor/Buyer

SPECIMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
<p>Mr PRATOSH KUMAR PATHAK Address : 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 : 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					

3668/2021



I-3614/2021

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No. e-Registration/367 dated: 31/03/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 200066718/2021. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometric capture.

You are requested to visit the proper registration office on any working day suitable to you to complete the registration process when lockdown is lifted, but before expiration of four months period from the date of execution of e-Deed in question.

Please note that on the day of your visit you will get priority treatment over the other visitors at the place, but according to receipt number amongst such certificate holders pertaining to that registration office.

Thanking you,

Inspector General of Registration of and
Commissioner of Stamp Revenue, West Bengal

31/7

PRST

This is a system generated certificate and can be verified from <https://webregistration.gov.in>. For verification, go to menu "e-Registration of Deed" under "Registration of Deed" and then click on "Verify Acknowledgement Certificate".

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

eSigned

Mr Prateek Kumar Pachas

Mr Santosh Agarwal

SIGNED, SEALED AND DELIVERED
in the presence of:

4. Jitendra Kumar Singh

Mr JITENDRA KUMAR SINGH

5. Ravi Khaitan

Mr RAVI KHAITAN

Drafted by me:

1.

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

Major Information of the Deed

Deed No :	I-1904-03614/2021	Date of Registration	01/04/2021
Query No / Year	1904-2000668718/2021	Office where deed is registered	
Query Date	26/03/2021 9:00:21 AM	1904-2000668718/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, Status : Advocate		
Transaction	Additional Transaction:		
(0101) Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value:	Market Value:		
Rs. 5,70,000/-	Rs. 6,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 6,098/- (Article A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduri, 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	Bestu	Shali	10 Dec	5,70,000/-	6,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					10Dec	5,70,000 /-	6,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GLAZE TRADERS PRIVATE LIMITED 19/6 NAYAN CHAND DUTT STREET, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.:: AAxxxxxx1E,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	HOMEAGE PROMOTERS LLP MANOHAR DAS STREET, P.O:- Machua, P.S:- Burubazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

11/05/2021 Query No:-19042000668718 / 2021 Deed No :- (I- 190403614 / 2021), Document is digitally signed.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pratosh Kumar Pathak Son of Mr Sudhir Kumar Pathak Date of Execution - 31/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 31 2021 3:21PM</td> <td>L1 31/03/2021</td> <td>31/03/2021</td> </tr> </tbody> </table> <p>Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, P.O:- AGARPARA, P.S:- Khardaha, Dum Dum, 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 : GLAZE TRADERS PRIVATE LIMITED (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr Pratosh Kumar Pathak Son of Mr Sudhir Kumar Pathak Date of Execution - 31/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office					Mar 31 2021 3:21PM	L1 31/03/2021	31/03/2021
Name	Photo	Finger Print	Signature										
Mr Pratosh Kumar Pathak Son of Mr Sudhir Kumar Pathak Date of Execution - 31/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office													
	Mar 31 2021 3:21PM	L1 31/03/2021	31/03/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 30/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 31 2021 5:30PM</td> <td>L1 31/03/2021</td> <td>31/03/2021</td> </tr> </tbody> </table> <p>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 : HOMEAGE PROMOTERS LLP (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 30/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office					Mar 31 2021 5:30PM	L1 31/03/2021	31/03/2021
Name	Photo	Finger Print	Signature										
Mr Santosh Agarwal (Presentant) Son of Mr Late Motilal Agarwal Date of Execution - 30/03/2021, Admitted by: Self, Date of Admission: 31/03/2021, Place of Admission of Execution: Office													
	Mar 31 2021 5:30PM	L1 31/03/2021	31/03/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr Sankar Roy 78, MUNICIPAL OFFICE LANE, P.O:- Motijheel, P.S:- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074			
	31/03/2021	31/03/2021	31/03/2021

Identifier Of Mr Pratosh Kumar Pathak, Mr Santosh Agarwal

Transfer of property for L1

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

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 186, 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:শ্রীমতী গণেশ দেবী, Gurdian:শ্রীমতী গণেশ দেবী, Address:শ্রীমতী গণেশ দেবী - ১৬, Classification:৭৯, Area:6.02000000 Acre,	GLAZE TRADERS PRIVATE LIMITED

On 26-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

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

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

On 31-03-2021

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

Presented for registration at 17:16 hrs on 31-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Santosh Agarwal

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

Execution is admitted on 31-03-2021 by Mr Pratosh Kumar Pathak, REPRESENTATIVE, GLAZE TRADERS PRIVATE LIMITED (Private Limited Company), 19/6 NAYAN CHAND DUTT STREET, P.O.- Bradon Street, P.S.- Burdola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr SAMRAT ROY, . . Son of Mr Sankar Roy, 76, 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 31-03-2021 by Mr Santosh Agarwal, REPRESENTATIVE, HOMEAGE PROMOTERS LLP (LLP), MANOHAR DAS STREET, P.O.- Mechua, P.S.- Burrobarazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

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 6,098/- (A(1) = Rs 6,000/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 12:36PM with Govt. Ref. No: 192020210251275221 on 30-03-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000008), Ref. No. 60997610 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 12:36PM with Govt. Ref. No: 192020210251275221 on 30-03-2021, Amount Rs: 30,020/-, Bank: ICICI Bank (ICIC0000008), Ref. No. 60997610 on 30-03-2021, Head of Account 0030-02-103-003-02

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

On 01-04-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,098/- (A(1) = Rs 6,000/- ,E = Rs 14/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-



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 240882 to 240904
being No 190403614 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.05.11 13:50:57 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 11-05-2021 13:50:34
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

11/05/2021 Query No: 19042000688718 / 2021 Deed No : I - 190403614 / 2021. Document is digitally signed.

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