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L-10593/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 907168

14.9.18
 9.20
 0-140448/18

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Signature

Additional District Sub-Registrar
 Rajshahi, New Town, North 24 Parganas

18 SEP 2018

SALE DEED.

THIS SALE DEED is made this 14th day of September Two Thousand and Eighteen

BETWEEN

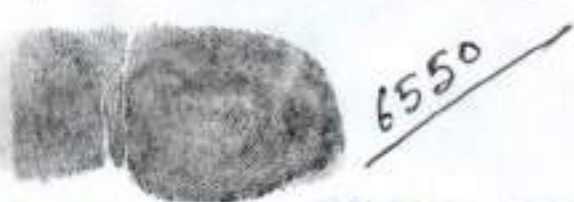
✓
 ✓

নং 1426 তার 10/9/18
ক্রোতার নাম _____
স্ট্যাম্প ভেদার স্বাক্ষর _____
বিধান নগর (সফটলেক সিটি) এ. ডি. এস. অফিস
মোট স্ট্যাম্প ক্রয় তা _____
নালান নং _____ মোট কত টাকা খরিন _____
চিঠারী বারাকপুর ভেভার-মিতা দত্ত

book
Gouri Pathan
Cobanadanga, Habra-1

20 AUG 2018
898000

Pratosh Kumar Pathak



Glaze Commercial Pvt. Ltd
Pratosh Kumar Pathak
Director / Authorised Signatory



PASSWORD SALES PVT. LTD.

Authorized Signatory / Director

PASSWORD SALES PVT. LTD.
Pratosh Kumar Pathak
Authorized Signatory / Director



Additional District Sub-Registrar
Rajmahal, New Town, North 24 Parganas

Basudeb Mondal
S/o Sri Haridas Mondal
Vill-Kalikapur
P.S. Baranof
Business

SEP 2018

743423

(1) **GLAZE COMMERCIAL PVT. LTD. (PAN : AACCG6210F)** (2) **PASSWORD SALES PVT. LTD. (PAN: AADCP9567B)** both the Companies are duly registered and incorporated under the provisions and meanings of the Companies Act, 1956 having its registered office at 19/6, Nayan Chand Dutt Street, Ground Floor, P.O: Beadon Street, P.S: Burtola, Kolkata – 700 006 and both the companies are duly represented by its / theirs common Authorized Signatory namely, MR. PRATOSH KUMAR PATHAK, (**PAN-CDYPP8761Q**), son of Sri Sudhir Kumar Pathak, by Nationality: Indian, by faith Hindu, by Occupation: Business, by Faith: Hindu, residing at 12/1, Murari Mohan Mitra Road, 3rd Floor, Flat 3B, P.S: Khardah, P.O: Agarpara, Kolkata – 700 058, hereinafter referred to as **"THE VENDOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **ONE PART**;

AND

(1) **MRS. GAURI PRADHAN alias GOURI PRADHAN** (having PAN: BFIPP7400M) wife of Uma Prasad Pradhan, by Occupation: Housewife, (2) **MRS. INDRANI PRADHAN** (having PAN: BHKPP6194A) daughter of Ranajit Mukherjee, by Occupation: Housewife, both by Nationality: Indians, by Faith: Hindu, residing at Haidadpur, P.O: Khantura, P.S: Habra, Gobardanga, Habra – 1, North 24-Parganas, Pin: 743 273, hereinafter called and referred to as **"THE PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS:

A. One Raosan Ali alias Raosan Ali Mondal was the owner of all that piece and parcel of land admeasuring 6 Cottah 10 Chittack 18 sq.ft. in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of a Sale Deed dated 28.06.1976 executed by one Subhadra Devi and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded In Book No. 1, Volume no. 79, Pages 173 to 176, Being no. 4385 for the year 1976.

B. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 16 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of another Sale Deed dated

17.06.1980 duly executed and registered by one Ali Mohammad Mondal and recorded in Book No. I, Being No. 4771 for the year 1980.

C. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 18 Decimals in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of a Sale Deed dated 04.11.1981 executed by one Motiar Rahaman and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume no. 333, Pages 73 to 86, Being no. 11013 for the year 1981.

D. Said Raosan Ali alias Raosan Ali Mondal became the owner of all that piece and parcel of land admeasuring 6 Decimals in L.R. Dag No. 296 and land admeasuring 31 Decimals in L.R. Dag No. 747 in Mouza: Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.

E. The land measuring 12 Decimals in L.R. Dag No. 747 has been acquired by the Government of West Bengal in LA Case No. 4/195 for the year 2002-2003.

F. One Chhayatan Nessa Bibi was the owner of all that piece and parcel of land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 1 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.

G. Said Chhayatan Nessa Bibi sold, transferred and conveyed the said land admeasuring 1 Decimal in L.R. Dag No. 296 and land admeasuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Raosan Ali Mondal by a Sale Deed dated 25.06.1993 duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, Volume no. 108, Pages 65 to 70, Being no. 4989 for the year 1993.

H. Said Raosan Ali alias Raosan Ali Mondal sold, transferred and conveyed a part of the said land measuring 2 Decimals in L.R. Dag No. 296 and land measuring 6.5 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 746 & 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Glaze Commercial Pvt. Ltd. by a Sale Deed dated 09.05.2008 and the same was duly registered

with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, Volume no. 1, Pages 1 to 14, Being No. 6023 for the year 2008.

I. One Hermat Ali was the owner of all that piece and parcel of land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 2 Decimals in L.R. Dag No. 747, under L.R. Khatian No. 1025 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.

J. The land measuring 0.80 Decimals in L.R. Dag No. 747 has been acquired by the Government of West Bengal in LA Case No. 4/195 for the year 2002-2003.

K. Said Hermat Ali sold, transferred and conveyed the said remaining land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 1.2 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 145 in Mouza: Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Glaze Commercial Pvt. Ltd. by a Sale Deed dated 09.05.2008 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, Volume no. 1, Pages 1 to 15, Being no. 6025 for the year 2008.

L. In the manner aforesaid the Vendor in SL. No. (1) herein is the Owner of all that piece and parcel of land admeasuring 3 Decimals in R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and land admeasuring 7.7 Decimals on actual physical measurement 8 decimals in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746, 331 & 145, New L.R. Khatian No. 1655, lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24 Parganas, under Jangrahatiara II Gram Panchayet, classified as Sali land, and is/are in peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever and the name of the Vendor has been mutated and is recorded in R.O.R under L.R. Khatian No. 1655 comprising of Sali Land admeasuring 8 decimals in part of L.R. Dag No. 747 and 3 decimals in part of L.R. Dag No. 296 .

M. Since then the Vendor in SL. No. (1) herein has been in exclusive khas, physical possession and enjoyed the aforesaid landed property without any hindrance or interference by anybody and paying Govt. rent for their aforesaid property.

N. By a Deed of Conveyance 09.05.2008 said Raosan Ali alias Raosan Ali Mondal sold, transferred and conveyed a part of the said land measuring 2 Decimals in L.R. Dag No. 296 and land measuring 6.5 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 746 & 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Passward Sales Pvt. Ltd. and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 14, Being No. 6024 for the year 2008.

O. By dint of the aforesaid Sale Deed dated 09.05.2008 the Vendor in SL. No. (2) herein is the Owner of all that piece and parcel of Sali Land measuring 2 Decimals in R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and adjacent Sali Land measuring 6.5 Decimals on actual physical measurement 7 decimals in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying and situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, under Jangra-Hatiara II Gram Panchayet, Dist. North 24 Parganas, and the Vendor in SL. No. (2) herein is/are in peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever

P. Subsequently the name of the Vendor in SL. No. (2) has been mutated and is recorded in R.O.R under L.R. Khatian No. 1642 comprising of Sali Land measuring 7 decimals in part of L.R. Dag No. 747 and 2 decimals in part of L.R. Dag No. 296 and the Vendor in SL. No. (2) herein has been in exclusive khas physical possession of the said Sali Land measuring 7 decimals in part of L.R. Dag No. 747 and 2 decimals in part of L.R. Dag No. 296, Mouza: Jatragachi, P.S. Rajarhat, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas, and the Vendor in SL. No. (2) herein is in peaceful enjoyment of the entire Land without any hindrance or interference by anybody and paying Govt. rent for the said property.

Q. **VENDORS' REPRESENTATION:**

- i) The land under mentioned in PART – I & PART – II of the SCHEDULE hereto are in the khas possession of the respective Vendors herein and no portion in any manner whatsoever is under any "BHAGCHASE"/ "BARGADAR".

ii) The total area of scheduled land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

iii) There is no proceeding pending or even been initiated in connection to the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

iv) The land under the Schedule hereto had been never subject to any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

v) There is no restriction or impediment to transfer the subject land and or any portion by the Owners/Vendors in favour of the Purchasers under Transfer of Property Act and under Law of Land within the purview of W.B. Land Reforms Act, 1955.

vi) The Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below.

vii) The subject land under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';

R) The Owner/Vendor in Sl. No.(1) herein have agreed to sell and the Purchasers have agreed to purchase out of it's aforesaid property all that piece and parcel of Sali Land measuring **3 Decimals** comprised in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746, 331 & 145, New L.R. Khatian No. 1655 lying and situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, under Jangra-Hatiara II Gram Panchayet, morefully and particularly described in PART – I of the SCHEDULE written hereunder at a lump

sum price of Rs. 27,00,000/- and the Vendor in Sl. No.(2) herein have agreed to sell and the Purchasers have agreed to purchase out of it's aforesaid property all that piece and parcel of Sali Land admeasuring **2 Decimal** comprised in part of R.S. Dag No. 647 corresponding to L.R. Dag No. **747**, under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642 lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, under Jangra-Hatiara II Gram Panchayet, morefully and particularly described in PART – II of the SCHEDULE written hereunder at a lump sum price of Rs. 18,00,000/-. The entire land under Part – I and Part – II of the Schedule hereto total admeasuring 5 decimals are the subject matter of the sell under these presents and collectively hereinafter referred to as the "SAID LAND"/"SAID PROPERTY" and the Vendors herein have agreed to sell and the Purchasers herein have agreed to purchase the entire Said Property under the Schedule hereto at or for a total consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakh)** only free from all encumbrances, demand, charges, claim, mortgage, attachments, acquisition, requisition, liens and lispensens whatsoever in the manners hereinbelow.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 45,00,000/- (Rupees Forty Five Lakh)** only paid by the Purchasers herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners / Vendors herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and of and from the same and every part thereof acquit, release, exonerate discharge the Purchasers, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchasers, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispensens, demands, claims, attachments, hindrances, debts and adverse claims **WHATSOEVER OR HOWSOEVER OTHERWISE** the said property and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished. All that the said property including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the Vendors into and/or upon the said Schedule Property. **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchasers, their successors, successors-in-interest and assigns absolutely forever. **TO HAVE AND TO HOLD** the said properties and every part thereof hereby

granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims AND THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner/Vendor or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances charges attachments liens lispendens and adverse claim. AND THAT NOTWITHSTANDING any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or erstwhile owner or his/her ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, his/her ancestors or predecessors-in-title AND FURTHER the Owner/Vendor covenant with the Purchasers, their successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchasers, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchasers, their successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchasers and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendor do hereby declare that since the Purchasers having purchased the said property relying

on the representation made by the Vendor and on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times cause to keep indemnified the Purchasers and their successors-in-interest, executor, administrators and representatives, assignee/s against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

1. That the Vendor has good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchasers herein in the manner aforesaid.
2. That the Purchasers for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchasers shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.
4. That Vendor it's legal successor/s at office shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchasers in the manner aforesaid as by the Purchasers shall be reasonably required.
5. The Vendor do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.
- iii. The Vendor shall include it's successors-in-interest and at office, administrators, representatives and assigns.
- iv. The Purchaser shall include their successor or successor-in-office, administrator and assigns.

THE SCHEDULE ABOVE REFERRED TO:**PART - I.**

(The Land of Glaze Commercial Pvt. Ltd. Hereunder Sale)

ALL THAT piece or parcel of Sali Land measuring **3 Decimals** comprised in part of R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746, 331 & 145, at present under **L.R. Khatian No. 1655**, lying situated at **Mouza Jatragachi**, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, **P.S. Rajarhat** under Jangra-Hatiara II Gram Panchayet, B.L. & L.R.O. Rajarhat, District: North 24-Parganas and is butted and bounded as follows:

- On the North by : By Land under L.R. Dag No. 747(P);
 On the South by : Acquired portion of land under L.R. Dag No. 747(P);
 On the East by : By Land under L.R. Dag No. 747(P);
 On the West by : By Land under L.R. Dag No. 747(P);

PART - II.

(The Land of Passward Sales Pvt. Ltd. Hereunder Sale)

ALL THAT piece or parcel of land measuring **2 Decimal** comprised in part of R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying situated at **Mouza: Jatragachi**, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, under Jangra-Hatiara II Gram Panchayet, classified as Sali land being butted and bounded as follows :

- On the North by : By Land under L.R. Dag No. 747(P);
 On the South by : Acquired portion of land under L.R. Dag No. 747(P);
 On the East by : By Land under L.R. Dag No. 747(P);
 On the West by : By Land under L.R. Dag No. 747(P);

That the subject property being conveyed hereby is shown in Deed Plan Bordered in "Red" Colour annexed herewith and is a part of this Deed.

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the VENDORS in the presence of

WITNESSES:

1. Chandranath Das.
P/A-17 Salt Lake, Sector-I
Kolkata-64.
2. Jambhkar Shivam.
K.K. Lande St.
Kof-49

Glaze Commercial Pvt. Ltd

Pratosh Kumar Pathak

Director / Authorised Signatory

PASSWORD SALES PVT. LTD.

Pratosh Kumar Pathak

Authorized Signatory / Director

SIGNATURE OF THE VENDORS

Drafted by me

Bhola Nath Saha
WB/303/1977

Advocate Cal Highcourt.

RECEIPT

Received a sum of **Rs.45,00,000/- (Rupees Forty Five Lakh)** only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	Cheque	Bank	Amount (Rs.)
14.09.2018	000247	AXIS Bank Ltd., Gobardanga, Goba, W.B. in favour of Glaze Commercial Pvt. Ltd.	27,00,000/-
14.09.2018	000248	AXIS Bank Ltd., Gobardanga, Goba, W.B. in favour of Password Sales Pvt. Ltd	18,00,000/-
		Total	Rs. 45,00,000/-

(Rupees Forty Five Lakh Only)

Witnesses :-

1. Chandranath Das.

2. Sombha Saha.

Glaze Commercial Pvt. Ltd

Pratosh Kumar Pattak
Director / Authorised Signatory

PASSWORD SALES PVT. LTD.

Pratosh Kumar Pattak
Authorized Signatory / Director

SIGNATURE OF THE VENDORS

SITE PLAN OF LAND AT MOUZA-JATRAGACHI, J.L. NO-24, R.S. DAG NO -647
 CORRESPONDING TO L.R. DAG NO - 747(P) UNDER L.R. KHATIAN
 NOS-746,331 & 145 AT PRESENT UNDER NEW L.R. KHATIAN NOS-1655 &
 1642, R.S. NO-195, TOUZI NO.174 & 179, P.S. RAJARHAT UNDER JANGRA
 HATIARA II GRAM PANCHAYET, DIST: NORTH 24 PGS.

AREA OF LAND = 5 DECIMAL



































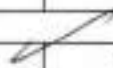
VENDOR : GLAZE COMMERCIAL PVT. LTD. & PASSWORD SALES PVT. LTD.
 PURCHASER : MRS. GAURI PRADHAN & MRS. INDRANI PRADHAN



Glaze Commercial Pvt. Ltd
Pratosh Kumar Pathak
 Director / Authorised Signatory

PASSWORD SALES PVT. LTD.
Pratosh Kumar Pathak
 Authorized Signatory / Director

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Prakash Kumar Pattak</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Gouri Pradhan</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Indrani Pradhan</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028678038-1

Payment Mode Online Payment

GRN Date: 13/09/2018 18:07:26

Bank : HDFC Bank

BRN : 603735568

BRN Date: 13/09/2018 18:08:19

DEPOSITOR'S DETAILS

Id No. : 15230001404481/3/2018

[Query No./Query Year]

Name : GAURI PRADHAN

Contact No. :

Mobile No. : +91 9734464327

E-mail : gmg.rprasad@gmail.com

Address : Haidadpur Gobardanga Hebra1 Pin 743273

Applicant Name : Mr GAURI PRADHAN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001404481/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	224520
2	15230001404481/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	45014
3	15230001404481/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	200

Total

269734

In Words : Rupees Two Lakh Sixty Nine Thousand Seven Hundred Thirty Four only

Major Information of the Deed

Deed No :	I-1523-10533/2018	Date of Registration	18/09/2018
Query No / Year	1523-0001404481/2018	Office where deed is registered	
Query Date	04/09/2018 11:34:43 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	GAURI PRADHAN Haidadpur, Gobardanga, Habra - 1, Thana : Habra, District : North 24-Parganas, WEST BENGAL. PIN - 743273, Mobile No. : 9734464327, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,25,020/- (Article:23)	Rs. 45,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-747	LR-1655	Bastu	Shali	3 Dec	27,00,000/-	27,00,000/-	Width of Approach Road: 6 Ft.,
L2	LR-747	LR-1642	Bastu	Shali	2 Dec	18,00,000/-	18,00,000/-	Width of Approach Road: 6 Ft.,
		TOTAL :			5Dec	45,00,000 /-	45,00,000 /-	
		Grand Total :			5Dec	45,00,000 /-	45,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLAZE COMMERCIAL PRIVATE LIMITED 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AACCG6210F, Status :Organization, Executed by: Representative, Executed by: Representative
2	PASSWORD SALES PRIVATE LIMITED 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AADCP95678, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1523-10533/2018-18/09/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs GAURI PRADHAN, (Alias: Mrs GOURI PRADHAN) Wife of Mr Uma Prasad Pradhan Haidadpur, Gobardanga, Habra - 1, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFIPP7400M, Status :Individual, Status : Not Executed
2	Mrs INDRANI PRADHAN Daughter of Mr Ranajit Mukherjee Haidadpur, Gobardanga, Habra - 1, P.O:- Khantura, P.S:- Habra, District:- North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHKPP6194A, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRATOSH KUMAR PATHAK (Presentant) Son of Mr Sudhir Kumar Pathak 12/1, Murari Mohan Mitra Road, 3rd Floor, Flat No: 3B, P.O:- Agarpara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDYPP8761Q Status : Representative, Representative of : GLAZE COMMERCIAL PRIVATE LIMITED (as AUTHORISED SIGNATORY), PASSWORD SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Mr BASUDEB MONDAL Son of Mr Haridas Mondal Kalikapur, P.O:- Majlishpur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr PRATOSH KUMAR PATHAK	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GLAZE COMMERCIAL PRIVATE LIMITED	Mrs GAURI PRADHAN-0.75 Dec,Mrs INDRANI PRADHAN-0.75 Dec
2	PASSWORD SALES PRIVATE LIMITED	Mrs GAURI PRADHAN-0.75 Dec,Mrs INDRANI PRADHAN-0.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	GLAZE COMMERCIAL PRIVATE LIMITED	Mrs GAURI PRADHAN-0.5 Dec,Mrs INDRANI PRADHAN-0.5 Dec
2	PASSWORD SALES PRIVATE LIMITED	Mrs GAURI PRADHAN-0.5 Dec,Mrs INDRANI PRADHAN-0.5 Dec

Major Information of the Deed :- I-1523-10533/2018-18/09/2018

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 747(Corresponding RS Plot No:- 747), LR Khatian No:- 1655	Owner:মেসার্স গেন্ড কুমারশিয়াল প্রাঃ লিঃ, Address:20, লাউডন ষ্ট্রীট, কলিকাতা:-16, Classification:শানি, Area:0.08 Acre,	
L2	LR Plot No:- 747(Corresponding RS Plot No:- 747), LR Khatian No:- 1642	Owner:মেসার্স পাশওয়ার্ড সেলস প্রাঃ লিঃ, Address:20, লাউডন ষ্ট্রীট, কলিকাতা:-16, Classification:শানি, Area:0.07 Acre,	

Endorsement For Deed Number : I - 152310533 / 2018

On 04-09-2018

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 45,00,000/-

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 14-09-2018

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

Presented for registration at 09:20 hrs on 14-09-2018, at the Private residence by Mr PRATOSH KUMAR PATHAK ..

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

Execution is admitted on 14-09-2018 by Mr PRATOSH KUMAR PATHAK, AUTHORISED SIGNATORY, GLAZE COMMERCIAL PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006; AUTHORISED SIGNATORY, PASSWORD SALES PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr BASUDEB MONDAL, , Son of Mr Haridas Mondal, Kalikapur, P.O: Majlishpur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by profession Service

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-10533/2018-18/09/2018

On 17-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,014/- (A(1) = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 45,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/09/2018 6:08PM with Govt. Ref. No: 192018190286780381 on 13-09-2018, Amount Rs: 45,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 603735568 on 13-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,25,020/- and Stamp Duty paid by by online = Rs 2,24,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/09/2018 6:08PM with Govt. Ref. No: 192018190286780381 on 13-09-2018, Amount Rs: 2,24,520/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 603735568 on 13-09-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-09-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,25,020/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1426, Amount: Rs.500/-, Date of Purchase: 10/09/2018, Vendor name: M DUTTA



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-10533/2018-18/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 348324 to 348351

being No 152310533 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.09.26 15:44:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26-09-2018 3:44:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)