



# Summary

## Sale Deed



Scan for details

Further details? Scan this

|                      |                  |                   |
|----------------------|------------------|-------------------|
| <b>Query No</b>      | <b>Serial No</b> | <b>Deed No</b>    |
| 1904-2000118905/2021 | 1904-001519/2021 | I-1904-01557/2021 |

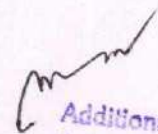
|                          |                     |                                 |                     |
|--------------------------|---------------------|---------------------------------|---------------------|
| <b>Set Forth Value :</b> | <b>₹ 5,70,000/-</b> | <b>Market Value :</b>           | <b>₹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

|                                  |                      |
|----------------------------------|----------------------|
| <b>Seller(s)</b>                 | <b>Buyer(s)</b>      |
| 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<br>(in Dec) | Structure<br>Area(in Sq.ft.) |
|------------|------------|-----------------------|------------------------------|
| Kamduni    | LR- 884    | 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



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 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 (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, 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.: 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 05th December 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, 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. I, 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 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 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.

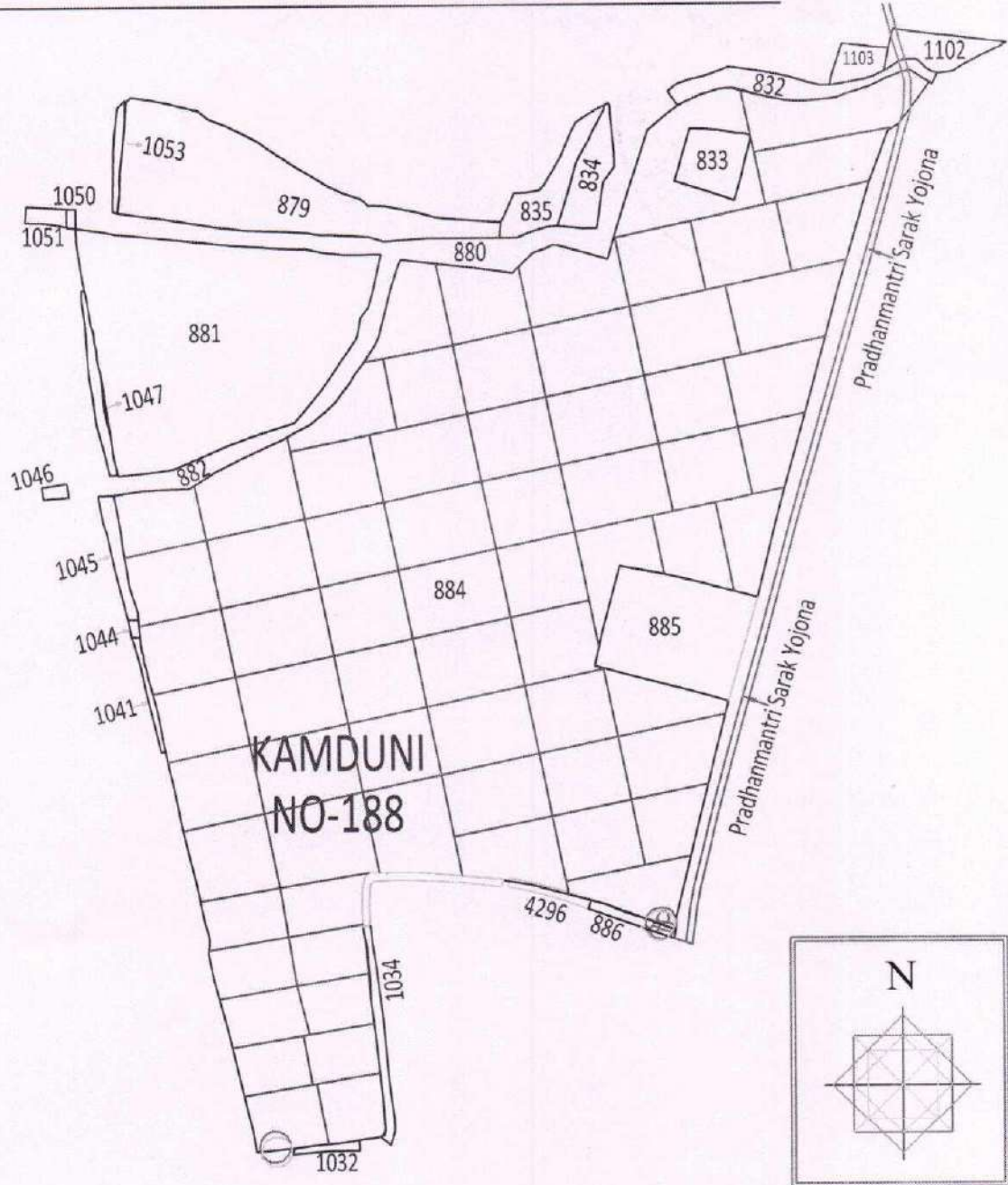
### Memo of Consideration

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. N o.  | 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  
ri 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

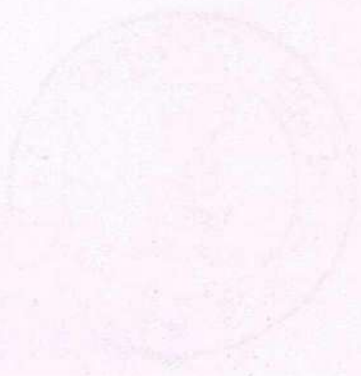
**WITNESSES :**

**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.: 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

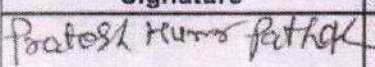
Digitally Signed by Selected Name  
: Mr PRATOSH KUMAR PATHAK  
Date: 2/26/2021 6:51:40 PM

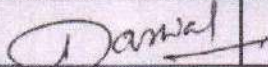
Signature Not Verified

Digitally Signed by Selected  
Name : Mr SANTOSH AGARWAL  
Date: 2/26/2021 7:27:39 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<br>PATHAK<br>Address : P.O:- AGARPARA,<br>P.S:- Khardaha, Panihati,<br>District:-North 24-Parganas,<br>West Bengal, India, PIN -<br>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<br>Address : P.O:- BANGUR<br>AVENUE, P.S:- Dum Dum,<br>South Dum Dum, District:-<br>North 24-Parganas, West<br>Bengal, India, PIN - 700055 |  |  |  |  |  |
|                                                                                                                                                               | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|                                                                                                                                                               | (Right Hand)                                                                        |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
| Signature                                                                                                                                                     |  |                                                                                     |                                                                                      |                                                                                       |                                                                                       |

100-96

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.

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-IV, Kolkata

Certified that the Deed submitted to  
Registration and the  
endorsement on the document  
are the part of the same.

Additional Registrar  
of Assurances-VI, Kolkata

26 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".



Scan for details

1519/2021

## Sale Deed

1557/2021



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<br>(in Dec) | Structure<br>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 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<br>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 /-           |                                |

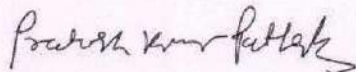
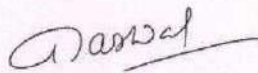
### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                      |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>PASSWORD VYAPAAR PRIVATE LIMITED</b><br>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 |

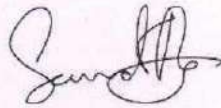
### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>ERIGERE REALTORS LLP</b><br>6/1/B, KUMARPARA ROAD, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                                    | Name,Address,Photo,Finger print and Signature                                                                                                                                                                        |                                                                                                                          |                                                                                                                                |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                        | <b>Name</b><br><b>Mr PRATOSH KUMAR PATHAK</b><br>Son of Mr SUDHIR KUMAR PATHAK<br>Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office        | <b>Photo</b><br><br>Feb 26 2021 5:42PM  | <b>Finger Print</b><br><br>LTI<br>26/02/2021  | <b>Signature</b><br><br>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                                                                                                                                                                                                                                                                                                                                                                        | <b>Name</b><br><b>Mr SANTOSH AGARWAL (Presentant )</b><br>Son of Late MOTILAL AGARWAL<br>Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 26/02/2021, Place of Admission of Execution: Office | <b>Photo</b><br><br>Feb 26 2021 5:20PM | <b>Finger Print</b><br><br>LTI<br>26/02/2021 | <b>Signature</b><br><br>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: 22xxxxxxxx3948 Status : Representative, Representative of : ERIGERE REALTORS LLP (as REPRESENTATIVE)                |                                                                                                                                                                                                                      |                                                                                                                          |                                                                                                                                |                                                                                                                       |

**Identifier Details :**

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

**Transfer of property for L1**

| SI.No | From                             | To. with area (Name-Area)   |
|-------|----------------------------------|-----------------------------|
| 1     | PASSWORD VYAPAAR PRIVATE LIMITED | ERIGERE REALTORS LLP-10 Dec |

## Land Details as per Land Record

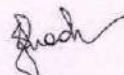
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

| 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:পাশ ওয়াড় ভ্যাপার প্রাঃলিঃ পক্ষ,<br>Gurdian:ডাইরেক্টর সনাতন দে, Address:পিং-<br>যতীন্দ্র মোহন দে সাং - লাউডন স্ট্রিট কোল - 16,<br>Classification:শালি, Area:5.94000000<br>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

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 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

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**

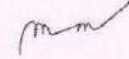
Certified that required Registration Fees payable for this document is Rs 6,098/- ( A(1) = Rs 6,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 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. 58456536 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.)

