



Summary



Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000054035/2021	1904-001454/2021	I-1904-01436/2021

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

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	HAPPYDREAM 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	10	0.00000000
TOTAL :		10	0.00000000

Mohul Mukhopadhyay
Additional Registrar of
Assurances-IV, Kolkata

Mohul Mukhopadhyay 29/03/2021
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:- Burrobazar, 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. HAPPYDREAM REALTORS LLP (PAN: AAMFH9766L) , having it's office at 193/1, MG ROAD, 1ST FLOOR, 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 (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 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.I, 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 Mina 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.I, 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 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.

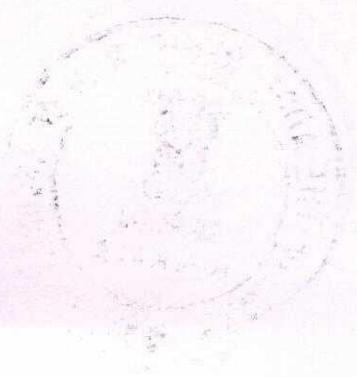
That the Seller has delivered the previous title documents relating to the said property.

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 8 FEET. West: 884. North: 884. South: 884.

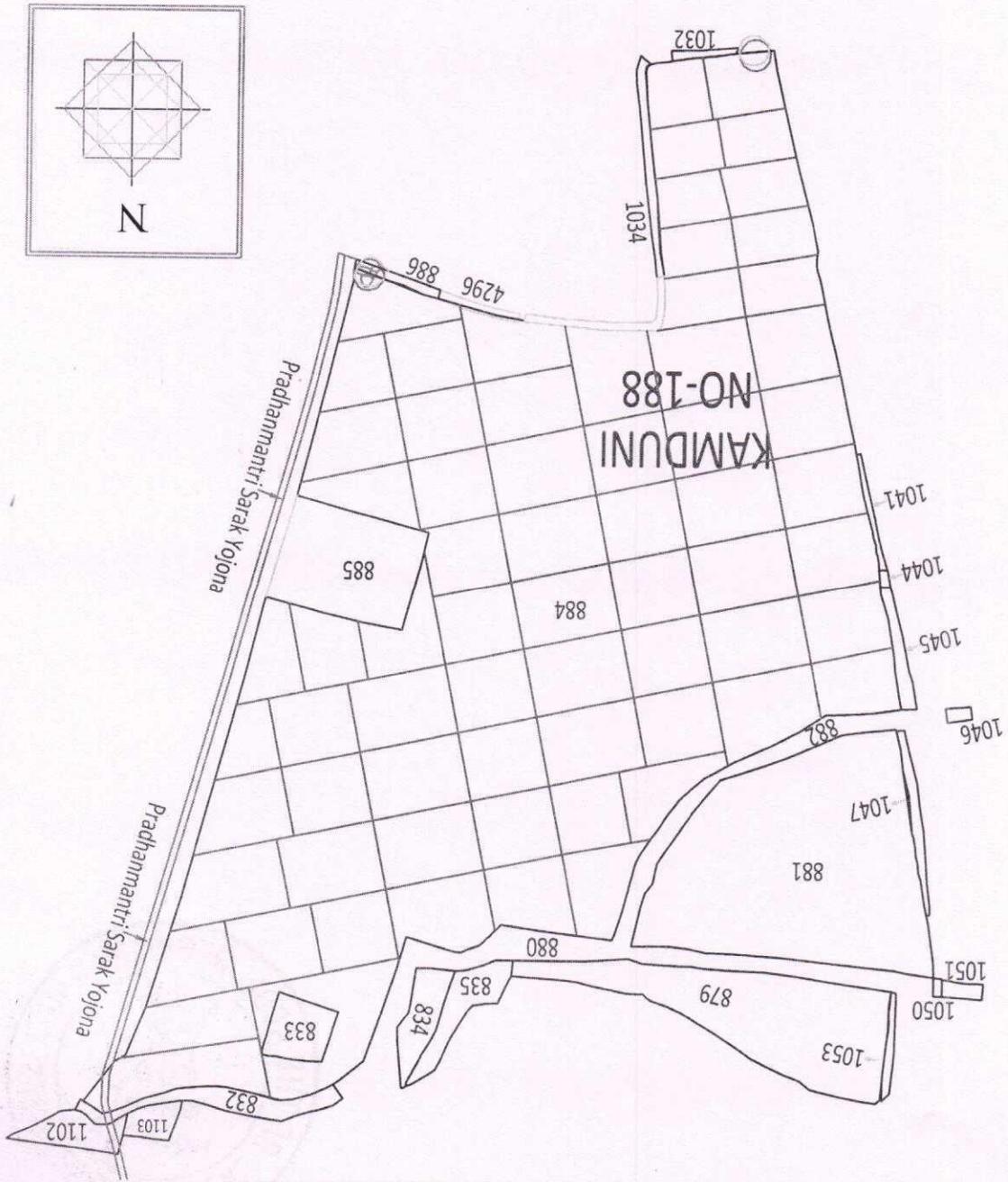


Memo of Consideration

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.	27-01-2021	By Cheque000181 dated 27-01-2021 of ICICI BANK,	5,70,000/-
T O T A L			570000/-

MOUZA MAP AT KAMDUNI



hat
No 188
nas.

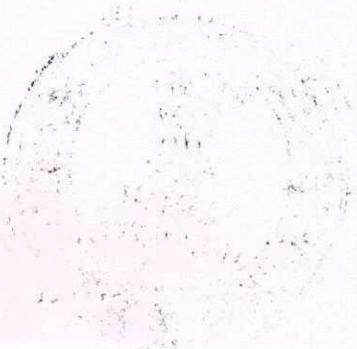
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Sale on the day, month and year first above written

Validity unknown

Digitally Signed by PRATOSH
KUMAR PATHAK
Date: 2/9/2021 1:43:25 PM

Validity unknown

Digitally Signed by SANTOSH
AGARWAL
Date: 2/15/2021 11:20:51 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 (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 (152/2 , BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE, Lake Town, Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055)

Drafted by me:

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

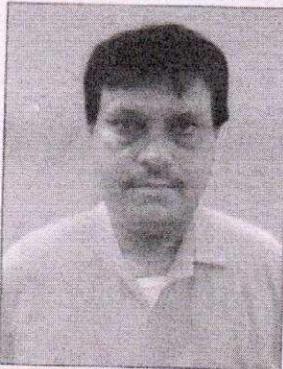
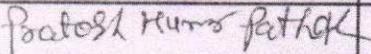
Admission and execution using eSign by :

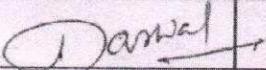
Validity unknown

Digitally Signed by Sarada Name
Name: SARADA SARADARAWAL
Date: 2/26/2024 10:47:33 AM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.29 12:08:41 +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						
	Signature	Thumb	Fore	Middle	Ring	Little
		(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	Little
		(Right Hand)				

1454/2021

I-1436/2021



Sale Deed



Scan for details

Further details? Scan this

Query No
0000-2000054035/2021

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

Seller(s) Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED HAPPYDREAM 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: Kamduni,	LR- 884	10	0.00000000
TOTAL :		10	

Government of West Bengal
Directorate of Registration and Stamp Revenue

Acknowledgement Certificate

Receipt No.: e-Registration/223 dated: 15/02/2021

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2000054035/2021. 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

Verified that the Document is admitted to
Registration. The stamp and the
endorsement on the document
are the part of the document.

Additional Registrar
of Assurances-IV, 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".

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

Major Information of the Deed

Deed No :	I-1904-01436/2021	Date of Registration	26/02/2021
Query No / Year	1904-2000054035/2021	Office where deed is registered	
Query Date	08/01/2021 6:43:23 PM	1904-2000054035/2021	
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/-		
Stampduty 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-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 /-	

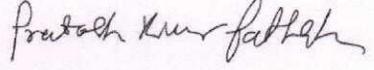
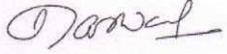
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PASSWORD VYAPAAR PRIVATE LIMITED 19/6 NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burrobazar, 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

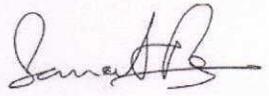
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HAPPYDREAM REALTORS LLP 193/1, MG ROAD, 1ST FLOOR, P.O:- MACHUA, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name 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 11:05AM	 LTI 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.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)				
2	Name 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 11:18AM	 LTI 26/02/2021	 26/02/2021
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 : HAPPYDREAM REALTORS LLP (as REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 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

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

Land Details as per Land Record

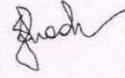
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, JI No: 188, Pin Code : 700135

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 ওয়াড ভ্যাপার প্রাঃলিঃ পক্ষে, Gurdian:ডাইরেক্টর সনাতন দে, Address:পিং- মতীন্দর মোহন দে সাং - লাউডন স্ট্রীট কোল - 16, Classification:শালি, 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 10:40 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:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr SAMRAT ROY, , Son of Mr SANKAR ROY, 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, HAPPYDREAM REALTORS LLP (LLP), 193/1, MG ROAD, 1ST FLOOR, P.O:- MACHUA, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr SAMRAT ROY, , Son of Mr SANKAR ROY, 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

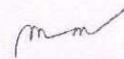
Certified that required Registration Fees payable for this document is Rs 6,084/- (A(1) = Rs 6,000/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2021 12:31PM with Govt. Ref. No: 192020210219997391 on 04-02-2021, Amount Rs: 6,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58461802 on 04-02-2021, Head of Account 0030-03-104-001-16

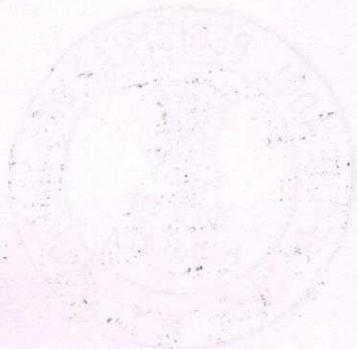
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,000/- 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 04/02/2021 12:31PM with Govt. Ref. No: 192020210219997391 on 04-02-2021, Amount Rs: 30,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 58461802 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 132019 to 132027

being No 190401436 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.03.29 12:08:45 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 29-03-2021 12:08:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

