246/2021 I 287/2021

Sale Deed

Scan for details

Further details? Scan this

Query No
0000-2001147105/2020

Set Forth Value :	**₹ 28,50,000/-**	**Market Value :**	**₹ 29,23,800/-**
Stamp Duty Paid :	**₹ 1,46,210/-**	**Registration Fees Paid :**	**₹ 29,252/-**

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	**PAINTSKY ESTATE LLP & 4 others**

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Kamduni,	LR- 884	50	0.00000000
	TOTAL :	**50**	

SIGNED, SEALED AND DELIVERED
in the presence of:

4 eSigned

Mr RAVI KHAITAN

5 eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1. Anil chowdhury

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

Admission and execution using eSign by :

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 January ,Two Thousand Twenty-One

BETWEEN

1. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q) , having it's office at Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

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

AND

1. PAINTSKY ESTATE LLP (PAN: AAYFP6223G) , having it's office at P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 and

2. SANDMOON REALTORS LLP (PAN: AEDFS4434B) , having it's office at N. S. Road, 1st Foor, 113, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 and

3. MOON KEY REALTORS LLP (PAN: ABNFM8601M) , having it's office at P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105 and

4. KEYVENUS REALTORS LLP (PAN: AAVFK9036H) , having it's office at 6/1/B, Kumarpara Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 and

5. LUXERIOR REALTORS LLP (PAN: AAIFL7525M) , having it's office at 6/1/B, Kumarpara Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 are being represented by their representative(s)

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

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

WHEREAS by a registered Deed of Conveyance dated 20th November2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in BookNo.I, CD Volume No. 3, Pages from 10422 to 10441, being No.04295 for the year2007 entered into by and between (1) AMB BUILDWELL PVT. LTD., (2) SHREE RAMBUILDPROP PVT LTD., (3) SITARAM BUILDPROP PVT. LTD., (4) SITA DEVELOPERS PVT.LTD. AND (5) AMB REALTORS PVT. LTD. (therein referred to as the Vendors) sold,transferred and conveyed to Jagat Kumar Mandal, Madhai Mandal, BrihaspatiMandal, Malati Sardar, Anima Mandal, Debala Naskar, Fuli Biswas and ShibaniMandal for valuable consideration and on the terms and conditions mentionedtherein ALL THAT piece and parcel ofSali land measuring 50.0 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 localjurisdiction of Kirtipur Gram Panchayet together with all easement rights andall right appertaining thereto.

AND WHEREAS pursuant to a registered Deed of Conveyance dated 21stNovember, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11361 to 11376,being No.04356 for the year 2007 the Vendor herein for valuable considerationand on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali landmeasuring 50.00 Satak comprised in R.S./L.R. Dag No.884, under L.R. KhatianNos.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 Officeat Barasat, within the local jurisdiction of Kirtipur Gram Panchayet TOGETHERWITH all easement rights and all right appertaining thereto more fully andparticularly described in the SCHEDULE hereunder written and delineatedwith 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 namemutated in the Office of the B.L. & L.R.O., Barasat.

AND WHEREAS since then the Vendor herein is absolutely seized and possessed ofand/or otherwise well and sufficiently entitled to the said Property as anOwner thereof.

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor hereinhas agreed to sell to the Purchasers ALL THAT the said Property mentioned onthe SCHEDULE hereunder written TOGETHER WITH all easement rights and all right appertainingthereto, vacant and free from all encumbrances at or for a total considerationof Rs.28,50,000.00 (Rupees Twenty Eight Lacs Fifty Thousand only), vacant andfree from all encumbrances on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:

That in consideration of Rs 28,50,000/- (Rupees TWENTY EIGHT LAC FIFTY 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 29,23,800/- (Rupees TWENTY NINE LAC TWENTY THREE THOUSAND EIGHT HUNDRED) All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the Sale deed and mentioned Schedule B of this Sale deed.

SCHEDULE OF PROPERTY
(Said Property)

All That piece and parcel of Bastu land measuring about 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: 884. West: 884. North: 884. South: 884.

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

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Memo of Consideration

Rs. 28,50,000/- (Rupees TWENTY EIGHT LAC FIFTY THOUSAND only) paid by the PURCHASERS to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

Sl. No.	Date	Particulars	Amount
1.	15-09-2020	By Cheque000002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
2.	15-09-2020	By Cheque000002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
3.	15-09-2020	By Cheque000002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
4.	15-09-2020	By Cheque000002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
5.	15-09-2020	By Cheque000002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
		T O T A L	2850000/-

Name Of Mouza- Kamduni No 188
Revinew Survey No-203
Dist- North 24 Paganas.

Dag 884

Satak 50.0

Danal

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

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

Pratosh Kumar Pathak

ভারত সরকার
Government of India

Santosh Agarwal
DOB: 21/06/1969
MALE

2220 8486 3948

আমার আধার, আমার পরিচয়

Unique Identification Authority of India

Address:
Shyam residency, 293 goun nath shasto sarani, Shyam nagar road, Shyam nagar Children park, Bangur Avenue, North 24 Parganas,
West Bengal - 700055

2220 8486 3948

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1193/63022/03157

To Jitendra Kumar Singh
S/O Shri Ramchhabila Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No.: 00009851-00160681-00183133-Morepukur

UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार – आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth : 1980
Male

4353 4807 0521

आधार – आम आदमी का अधिकार

Jitendra Kr. Singh

भारत सरकार
GOVERNMENT OF INDIA

Ravi Khaitan
Ravi Khaitan
জন্ম সাল / Year of Birth : 1977
পুরুষ / Male

7758 4646 2965

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur
Avenue, Kolkata, West Bengal,
700055

Address:
S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur Avenue,
Kolkata, Bangur Avenue , West
Bengal, 700055

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

R. Khaitan

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

WITNESSES :

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

1. Mr RAVI KHAITAN, son of Late NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxx2965 (BLOCK-B, BANGUR AVENUE, Post Office: BANGUR AVENUE, Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055)
2. Mr JITENDRA KUMAR SINGH, son of Late RAMCHHABILA SINGH, Aadhaar No.: 43xxxxxx0521 (2 DAKSHINPARA, 3RD LANE, Post Office: MORE PUKUR, Serampur, Serampore, District:-Hooghly, West Bengal, India, PIN - 712200)

Validity unknown
Digitally Signed by SANTOSH AGARWAL
Date: 1/9/2021 11:11:16 AM

Drafted by me:

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

Validity unknown
Digitally Signed by RAVI KHAITAN
Date: 1/9/2021 11:12:42 AM

Validity unknown
Digitally Signed by JITENDRA KUMAR SINGH
Date: 1/9/2021 11:11:57 AM

Admission and execution using eSign by :

Validity unknown
Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 1/11/2021 6:52:19 PM

Digitally signed by DEBASIS PATRA
Date: 2021.01.29 17:47:37 +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
Pratosh Kumar Pathak	(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
Agarwal	(Right Hand)				

Query No. 2001147105 of 2020

Summary

Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1901-2001147105/2020	1901-000246/2021	I-1901-00287/2021

Set Forth Value :	₹ 28,50,000/-	Market Value :	₹ 29,23,800/-
Stamp Duty Paid :	₹ 1,46,210/-	Registration Fees Paid :	₹ 29,252/-

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	PAINTSKY ESTATE LLP & 4 others.

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni	LR- 884	50	0.00000000
	TOTAL :	50	0.00000000

Debasis Patra 29/01/2021
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Sale Deed

Scan for details

Further details? Scan this

Query No
0000-2001147105/2020

Set Forth Value :	₹ 28,50,000/-	Market Value :	₹ 29,23,800/-
Stamp Duty Paid :	₹ 1,46,210/-	Registration Fees Paid :	₹ 29,252/-

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	PAINTSKY ESTATE LLP & 4 others

Property Details :

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

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Mouza: Kamduni,	LR- 884	50	0.00000000
	TOTAL :	50	

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

eSigned

Pratosh Kumar Pathak

Mr SANTOSH AGARWAL

Mr PRATOSH KUMAR PATHAK

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
11 JAN 2021

SIGNED, SEALED AND DELIVERED
in the presence of:

4 eSigned

Mr RAVI KHAITAN

5 eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1. Anil chowdhury

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

Major Information of the Deed

Deed No :	I-1901-00287/2021	Date of Registration	14/01/2021
Query No / Year	1901-2001147105/2020	Office where deed is registered	
Query Date	18/09/2020 1:18:38 PM	1901-2001147105/2020	
Applicant Name, Address & Other Details	RAVI KHAITAN 152/2, BLOCK-B, BANGUR AVENUE,Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9830339883, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 28,50,000/-		Rs. 29,23,800/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,46,210/- (Article:23)		Rs. 29,336/- (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/-	5,84,760/-	
L2	LR-884 (RS :-884)	LR-908	Bastu	Shali	10 Dec	5,70,000/-	5,84,760/-	
L3	LR-884 (RS :-884)	LR-908	Bastu	Shali	10 Dec	5,70,000/-	5,84,760/-	
L4	LR-884 (RS :-884)	LR-908	Bastu	Shali	10 Dec	5,70,000/-	5,84,760/-	
L5	LR-884 (RS :-884)	LR-908	Bastu	Shali	10 Dec	5,70,000/-	5,84,760/-	
		TOTAL :			**50Dec**	**28,50,000 /-**	**29,23,800 /-**	
	Grand Total :				**50Dec**	**28,50,000 /-**	**29,23,800 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PASSWORD VYAPAAR PRIVATE LIMITED** Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PAINTSKY ESTATE LLP** P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**SANDMOON REALTORS LLP** N. S. Road, 1st Foor, 113, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AExxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	**MOON KEY REALTORS LLP** P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105 , PAN No.:: ABxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	**KEYVENUS REALTORS LLP** 6/1/B, Kumarpara Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	**LUXERIOR REALTORS LLP** 6/1/B, Kumarpara Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL Date of Execution - 09/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office	 Jan 11 2021 4:42PM	 LTI 11/01/2021	11/01/2021
	P.O:- BANGUR AVENUE, P.S:- Dum Dum, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : PAINTSKY ESTATE LLP (as REPRESENTATIVE), SANDMOON REALTORS LLP (as REPRESENTATIVE), MOON KEY REALTORS LLP (as REPRESENTATIVE), KEYVENUS REALTORS LLP (as REPRESENTATIVE), LUXERIOR REALTORS LLP (as REPRESENTATIVE)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PRATOSH KUMAR PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office	 Jan 11 2021 4:43PM	 LTI 11/01/2021	11/01/2021

P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAVI KHAITAN Son of Late NIRMAL KUMAR KHAITAN P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN - 700055			
	11/01/2021	11/01/2021	11/01/2021
Identifier Of Mr SANTOSH AGARWAL, Mr PRATOSH KUMAR PATHAK			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	PASSWORD VYAPAAR PRIVATE LIMITED	PAINTSKY ESTATE LLP-10 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	PASSWORD VYAPAAR PRIVATE LIMITED	SANDMOON REALTORS LLP-10 Dec

Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	PASSWORD VYAPAAR PRIVATE LIMITED	MOON KEY REALTORS LLP-10 Dec

Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	PASSWORD VYAPAAR PRIVATE LIMITED	KEYVENUS REALTORS LLP-10 Dec

Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	PASSWORD VYAPAAR PRIVATE LIMITED	LUXERIOR REALTORS LLP-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Kamduni, Jl 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 সনাত ঘ, Address:পিং- যতীন্দর মোহন দে সাং - লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L2	LR Plot No:- 884, LR Khatian No:- 908	Owner:পাশ ওয়াড ভ্যাপার প্রাঃলিঃ পক্ষে, Gurdian:ডাইরেক্টর সনাত ঘ, Address:পিং- যতীন্দর মোহন দে সাং - লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L3	LR Plot No:- 884, LR Khatian No:- 908	Owner:পাশ ওয়াড ভ্যাপার প্রাঃলিঃ পক্ষে, Gurdian:ডাইরেক্টর সনাত ঘ, Address:পিং- যতীন্দর মোহন দে সাং - লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L4	LR Plot No:- 884, LR Khatian No:- 908	Owner:পাশ ওয়াড ভ্যাপার প্রাঃলিঃ পক্ষে, Gurdian:ডাইরেক্টর সনাত ঘ, Address:পিং- যতীন্দর মোহন দে সাং - লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L5	LR Plot No:- 884, LR Khatian No:- 908	Owner:পাশ ওয়াড ভ্যাপার প্রাঃলিঃ পক্ষে, Gurdian:ডাইরেক্টর সনাত ঘ, Address:পিং- যতীন্দর মোহন দে সাং - লাউডন ষ্ট্রীট কোল - 16, Classification:শালি, Area:5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED

Endorsement For Deed Number : I - 190100287 / 2021

On 07-01-2021

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 29,23,800/-

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 11-01-2021

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

Presented for registration at 15:48 hrs on 11-01-2021, at the Office of the A.R.A. - I KOLKATA by Mr SANTOSH AGARWAL ,.

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

Execution is admitted on 11-01-2021 by Mr SANTOSH AGARWAL, REPRESENTATIVE, PAINTSKY ESTATE LLP (LLP), P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204; REPRESENTATIVE, SANDMOON REALTORS LLP (LLP), N. S. Road, 1st Foor, 113, P.O:- KHANGRA PATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; REPRESENTATIVE, MOON KEY REALTORS LLP (LLP), P.O:- DHAPA, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700105; REPRESENTATIVE, KEYVENUS REALTORS LLP (LLP), 6/1/B, Kumarpara Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204; REPRESENTATIVE, LUXERIOR 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 RAVI KHAITAN, , , Son of Late NIRMAL KUMAR KHAITAN, P.O: BANGUR AVENUE, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 11-01-2021 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR PRIVATE LIMITED (Private Limited Company), Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,336/- (A(1) = Rs 29,238/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 29,252/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 4:46PM with Govt. Ref. No: 192020210097294811 on 28-09-2020, Amount Rs: 29,252/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52657827 on 28-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,46,210/- and Stamp Duty paid by by online = Rs 1 46,210/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 4:46PM with Govt. Ref. No: 192020210097294811 on 28-09-2020, Amount Rs: 1,46,210/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52657827 on 28-09-2020, Head of Account 0030-02-103-003-02

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 14-01-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,336/- (A(1) = Rs 29,238/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Abhijit Basu
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 32467 to 32477

being No 190100287 for the year 2021.

Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by DEBASIS PATRA
Date: 2021.01.29 17:47:45 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 1/29/2021 5:47:26 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
11 JAN 2021