



Scan for details

32 4703/2020

Sale Deed

F-04521/2020



Further details? Scan this

Query No  
0000-2001107093/2020

Set Forth Value :	₹ 19,20,273/-	Market Value :	₹ 20,19,319/-
Stamp Duty Paid :	₹ 1,00,986/-	Registration Fees Paid :	₹ 20,207/-

<b>Seller(s)</b> PASSWORD VYAPAAR PRIVATE LIMITED	<b>Buyer(s)</b> SWEETERRACE PROMOTERS LLP & 3 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	33.689	0.00000000
<b>TOTAL :</b>		<b>33.689</b>	

Certified that the Document is admitted to Registration. The Signature Sheet and the end of the document are correct in this document as per the original of the document.

*[Signature]*  
Sub-Registrar  
of Subordinate, Kolkata



02 DEC 2020

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

SIGNED, SEALED AND DELIVERED  
in the presence of:

4

eSigned

*Ravi Khaitan*

-----  
Mr RAVI KHAITAN

5

eSigned

-----  
Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

*Anil Chaudhury*

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

32  
Government of West Bengal  
Directorate of Registration and Stamp Revenue

**Acknowledgement Certificate**

Receipt No.: e-Registration/149 dated: 28/09/2020

This is to certify that an e-Deed have been submitted for registration against e-Assessment Query Slip No. 2001107093/2020. This e-Deed is considered to be registered, subject to upload and/or verification of photo-ten fingerprints sheet(s) of the seller(s) & purchaser(s) and successful completion of presentation of deed with biometrics capture.

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

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

Thanking you,

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



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



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

**DEED OF SALE**

THIS DEED OF SALE is made and executed on this 28th day of September ,Two Thousand Twenty

**BETWEEN**

1. PASSWORD VYAPAAR PRIVATE LIMITED (PAN: AADCP9568Q) , having it's office at 19/6, 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 Murari Mohan Mitra Road, Agarpara, 12/1, 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. SWEETERRACE PROMOTERS LLP (PAN: AEDFS4436D) , having it's office at Kumarpara Road, 6/1/B, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 and

2. Moderniva Promoters LLP (PAN: ABMFM2321H) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

3. Morningvale Developers LLP (PAN: ABMFM2147H) , having it's office at KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 and

4. Nexovant Estates LLP (PAN: AAQFN8049L) , having it's office at P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 are being represented by their representative(s)

1. Mr SANTOSH AGARWAL (PAN: AGQPA9976M) , Aadhaar No.: 22xxxxxx3948, son of Late MOTILAL AGARWAL, residing at Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, 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)

, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 19/6, Nayan Chand Dutta Street, Ground Floor, P.O. Beadon Street, P.S. Burtolla, Kolkata - 700006, represented by its Authorised Signatory MR. PRATOSH KUMAR PATHAK, having PAN-CDYPP8761Q, Aadhar No. : 8529 41528220, Mobile No. 9051800049, son of Mr. Sudhir Kumar Pathak, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Flat - 3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, North 24 Parganas, P.O. Agarpara, P.S. Khardah, Kolkata - 700058, hereinafter referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the ONE PART.

AND

(1) SWEET TERRACE PROMOTERS LLP, having PAN AEDFS4436D, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at 6/1/B, Kumarpara Road, P.O. Liluah, P.S. Liluah, DIST- Howrah, PIN-711204, WEST BENGAL (2) Moderniva Promoters LLP, having PAN ABMFM2321H, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at KAMDUNI MORE, P.O - Kamduni, P.S - RAJARHAT, North 24 Parganas-700135, (3) Morningvale Developers LLP, having PAN ABMFM2147H, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at KAMDUNI MORE, RAJARHAT, P.O-KAMDUNI, P.S-RAJARHAT, DIST- North 24 Parganas, PIN-700135 and (4) Nexovant Estates LLP, having PAN AAQFN8049L, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at KAMDUNI MORE, P.O- KAMDUNI P.S- RAJARHAT, DIST-North 24 Parganas, PIN-700135, all represented by its Authorised Signatory SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 22208486 3948, Mobile No. 9163302327, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata - 700055, hereinafter referred to as the "PURCHASERS" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART.

WHEREAS by a registered Deed of Conveyance dated 06th July 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, being No. 04205 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 Dukhiram Mondal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali land measuring 41.6660 Satak comprised

in R.S./L.R. Dag No.884, under L.R. Khatian Nos.26, 98, 140, 175, 291, 325 and 328 at Mouza- Kamduni, J.L. No.188, P.S. Barasat, in the District of North 24-Parganas, Touzi No.146, R.S. No.163, under Additional District Sub-Registration office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet together with all easement rights and all right appertaining thereto.

AND WHEREAS pursuant to a registered Deed of Conveyance dated 14th November, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11863 to 11874, being No.04396 for the year 2007 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali land measuring 41.6660 Satak comprised in R.S./L.R. Dag No.884, under L.R. Khatian Nos.26, 98, 140, 175, 291, 325 and 328 at Mouza - Kamduni, J.L. No.188, P.S. Barasat, in the District of North 24 -Parganas under Additional District Sub-Registration Office at Barasat, within the local jurisdiction of Kirtipur Gram Panchayet TOGETHER WITH all easement rights and all right appertaining thereto more fully and particularly described in the SCHEDULE hereunder written and delineated with RED Ink in the Plan/Map annexed hereto and hereinafter referred to as the "said Property".

AND WHEREAS the Vendor herein after purchase of the said Property has got its name mutated in the Office of the B.L. & L.R.O., Barasat.

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

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor herein has agreed to sell to the Purchasers ALL THAT the said Property mentioned on the SCHEDULE hereunder written TOGETHER WITH all easement rights and all right appertaining thereto, vacant and free from all encumbrances at or for a total consideration of Rs.19,20,273.00 (Rupees Nineteen Lacs Twenty Thousand Two Hundred Seventy Three only), vacant and free from all encumbrances on the following terms and conditions.

**NOW THIS DEED WITNESSETH AS UNDER:**

That in consideration of Rs 19,20,273/- (Rupees NINETEEN LAC TWENTY THOUSAND TWO HUNDRED SEVENTY THREE ) 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 20,19,319/- (Rupees TWENTY LAC NINETEEN THOUSAND THREE HUNDRED NINETEEN ) 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 ,buted and bounded as follows: East: 875. 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 ,buted and bounded as follows: East: 875. 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 ,buted and bounded as follows: East: 875. West: 884. North: 884. South: 884.

All That piece and parcel of Bastu land measuring about 3.689 Decimal (3.689 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 ,buted and bounded as follows: East: 875. West: 884. North: 884. South: 884.



## Memo of Consideration

Rs. 19,20,273/- ( Rupees NINETEEN LAC TWENTY THOUSAND TWO HUNDRED SEVENTY THREE 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.

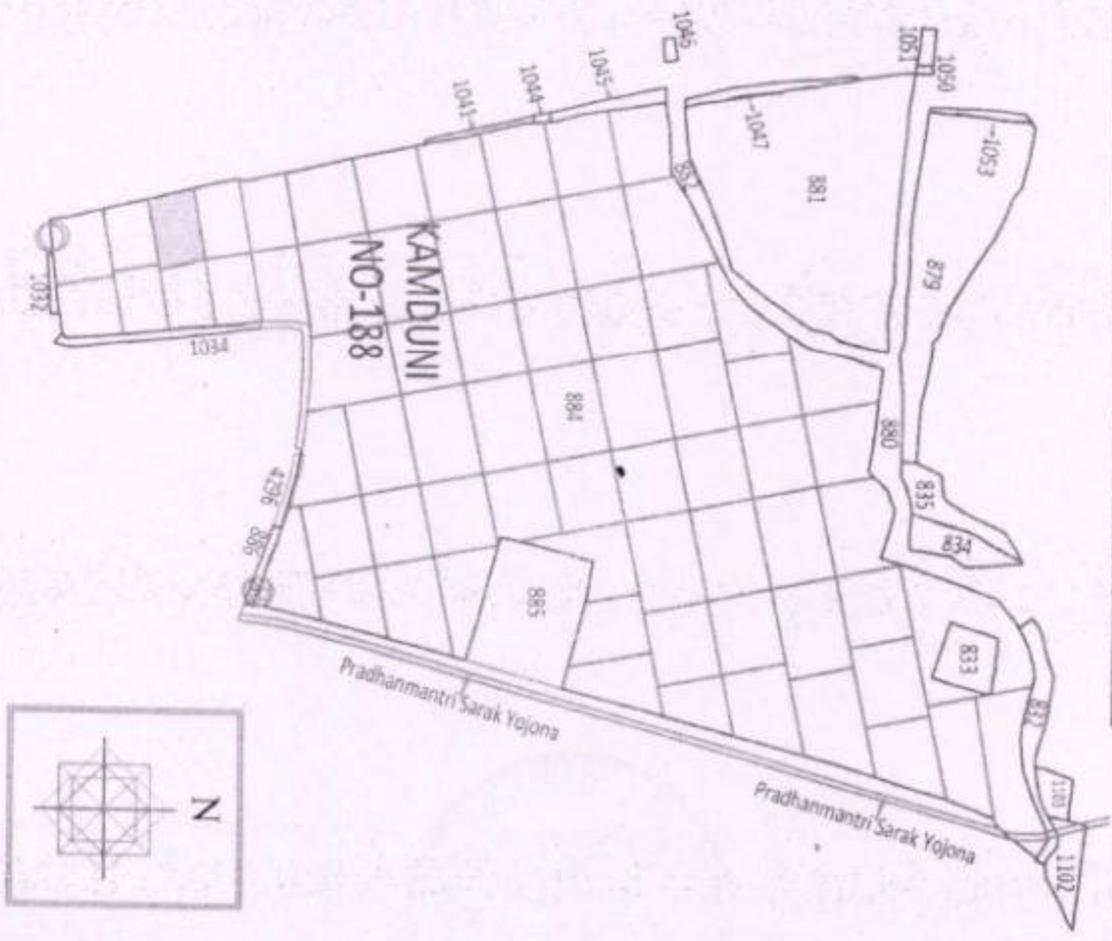
Sl. N o.	Date	Particulars	Amount
1.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
2.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
3.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	5,70,000/-
4.	15-09-2020	By Cheque00002 dated 15-09-2020 of HDFC BANK LTD. (HDFC),	2,10,273/-
<b>T O T A L</b>			1920273/-

# MOUZA MAP AT KAMDUNI

**KAMDUNI**  
Name Of P.S-Rajarahat  
Name Of Mouza- Kamduni No 188  
Revineew Survey No-203  
Dist- North 24 Paganas.

DAC NO      AREA IN DECIMAL  
884              33.689.

*Damal*



आयकर विभाग  
INCOME TAX DEPARTMENT

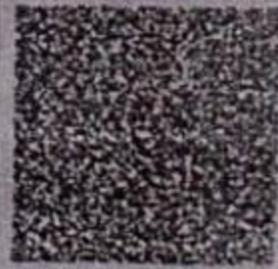


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CDYPP8761Q



नाम / Name

PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name

SUDHIR KUMAR PATHAK

जन्म की तारीख /  
Date of Birth

01/03/1977

*Pratosh Kumar Pathak*

हस्ताक्षर / Signature

26082018

Pratosh Kumar Pathak


**भारत सरकार**  
**Government of India**


 नाम: सन्तोष अग्रवाल  
 Santosh Agarwal  
 जन्म तिथि: 21/06/1969  
 लिंग: MALE

2220 8486 3948  
 UID: 5125 3681 3581 3584  
 विश्वविद्यालय, आर्य समाज, आर्य समाज



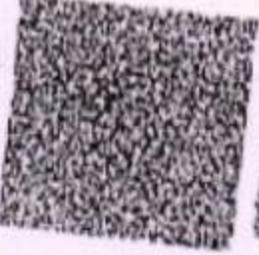
*Santosh*


**भारतीय विश्वविद्यालय विश्वविद्यालय**  
**Unique Identification Authority of India**

पता:  
 293 गौन नथ शस्त्री, श्याम नगर रोड, श्याम नगर  
 बंगलूर, बंगलूर, बंगलूर, बंगलूर  
 पिन कोड - 700055

**Address:**  
 Shyam residency, 293 goun nath shastri  
 sarani, shyam nagar road, shyam nagar  
 children park, Bangur Avenue, North 24  
 Parganas,  
 West Bengal - 700055

2220 8486 3948  
 UID: 5125 3681 3581 3584



Use QR Code with smartphone



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

Enrolment No.: 1193/63022/03157

Date: 07/12/2014  
 Jitendra Kumar Singh  
 S/O Shri Ramesh Chandra Singh  
 7 No. Dakshin Para 3rd Lane  
 Khatia  
 Hugs  
 West Bengal - 712280  
 Mobile: 9874497340

Ref. No : 00106851-00160681-00183333-Moreaukur



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 Kumar Singh*


**भारत सरकार**  
**GOVERNMENT OF INDIA**


 Ravi Khaitan  
 Ravi Khaitan  
 उद्भूत वर्ष / Year of Birth : 1977  
 लिंग / Male



7758 4646 2965

आधार - साधारण मानुषेअ अधिकार


**भारतीय विशिष्ट परिचय प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पत्ता: 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 130 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

- S. 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

Validity unknown

Digitally Signed by SANTOSH  
AGARWAL  
Date: 9/28/2020 5:17:42 PM

**WITNESSES :**

**SIGNED, SEALED AND DELIVERED**

by the Parties in the presence of:

1. Mr RAVI KHAITAN, son of Late NIRMAL KUMAR KHAITAN, Aadhaar No.: 77xxxxxx2965 (BLOCK-B, BANGUR AVENUE, Flat No: 1A, 152/2, 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: MOREPUKUR, Serampur, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250)

Validity unknown

Digitally Signed by RAVI  
KHAITAN  
Date: 9/28/2020 5:18:43 PM

Validity unknown

Digitally Signed by JITENDRA  
KUMAR SINGH  
Date: 9/28/2020 5:19:43 PM

Drafted by me:

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

Admission and execution using eSign by :

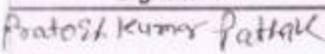
Validity unknown

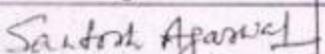
Digitally Signed by Selected  
Name : Mr SANJOSH AGARWAL  
Date: 12/2/2020 5:14:01 PM

Digitally signed by ABHIJIT BASU  
Date: 2021.01.14 11:28:12 +05:30  
Reason: Digital Signing of Deed.

32

**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 : Murari Mohan Mitra Road, Agarpara, 12/1, P.O.- AGARPARA, P.S.- Khardaha, Khardah, District- North 24-Parganas, West Bengal, India, PIN - 700058					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Mr SANTOSH AGARWAL Address : Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, P.O.- BANGUR AVENUE, P.S.- Dum Dum, South Dum Dum, District- North 24-Parganas, West Bengal, India, PIN - 700055					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
Signature					

1901-2001107093/2020

1901-004703/2020

I-1901-04521/2020

Set Forth Value : ₹ 19,20,273/- Market Value : ₹ 20,19,319/-  
Stamp Duty Paid : ₹ 1,00,986/- Registration Fees Paid : ₹ 20,207/-

**Seller(s)**  
PASSWORD VYAPAAR PRIVATE LIMITED

**Buyer(s)**  
SWEETERRACE PROMOTERS LLP & 3 others.

**Property Details :**

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

Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Kamduni LR- 884	33.689	0.00000000
<b>TOTAL :</b>	<b>33.689</b>	<b>0.00000000</b>

Abhijit Basu 14/01/2021  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA



32 047021

Sale Deed

F-045



Scan for details

Further details? Scan this

Query No  
0000-2001107093/2020

Set Forth Value :	₹ 19,20,273/-	Market Value :	₹ 20,19,319/-
Stamp Duty Paid :	₹ 1,00,986/-	Registration Fees Paid :	₹ 20,207/-

Seller(s)	Buyer(s)
PASSWORD VYAPAAR PRIVATE LIMITED	SWEETERRACE PROMOTERS LLP & 3 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	33.689	0.00000000
		<b>TOTAL :</b>	<b>33.689</b>

Verified that the Enclosure is admitted to Register at the District Office and the said Enclosure is entered in the Register accordingly in the Enclosure.

*[Signature]*  
Sub-Registrar  
of Rajarhat, District



02 DEC 2020

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



SIGNED, SEALED AND DELIVERED  
in the presence of:

4

eSigned

*Ravi Khaitan*

-----  
Mr RAVI KHAITAN

5

eSigned

-----  
Mr JITENDRA KUMAR SINGH

Drafted by me:

1.

*Anil Chaudhury*

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

## Major Information of the Deed

Deed No :	I-1901-04521/2020	Date of Registration	02/12/2020
Query No / Year	1901-2001107093/2020	Office where deed is registered	
Query Date	11/09/2020 3:55:12 PM	1901-2001107093/2020	
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. 19,20,273/-	Rs. 20,19,319/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,00,986/- (Article:23)	Rs. 20,207/- (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/-	5,99,400/-	
L2	LR-884 (RS :-884 )	LR-908	Bastu	Shali	10 Dec	5,70,000/-	5,99,400/-	
L3	LR-884 (RS :-884 )	LR-908	Bastu	Shali	10 Dec	5,70,000/-	5,99,400/-	
L4	LR-884 (RS :-884 )	LR-908	Bastu	Shali	3.689 Dec	2,10,273/-	2,21,119/-	
		<b>TOTAL :</b>			<b>33.689Dec</b>	<b>19,20,273 /-</b>	<b>20,19,319 /-</b>	
		<b>Grand Total :</b>			<b>33.689Dec</b>	<b>19,20,273 /-</b>	<b>20,19,319 /-</b>	

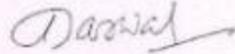
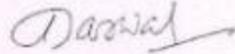
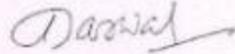
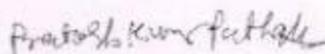
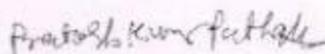
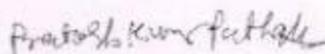
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PASSWORD VYAPAAR PRIVATE LIMITED</b> 19/6, 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

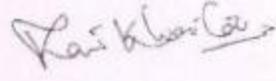
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SWEETERRACE PROMOTERS LLP</b> Kumarpara Road, 6/1/B, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AExxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Moderniva Promoters LLP</b> KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	<b>Morningvale Developers LLP</b> KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>Nexovant Estates LLP</b> P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SANTOSH AGARWAL (Presentant)</b>                      Son of Late MOTILAL AGARWAL                      Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 2 2020 3:01PM</td> <td>LTI 02/12/2020</td> <td>02/12/2020</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SANTOSH AGARWAL (Presentant)</b> Son of Late MOTILAL AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office				Dec 2 2020 3:01PM	LTI 02/12/2020	02/12/2020		Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, 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 : SWEETERRACE PROMOTERS LLP (as REPRESENTATIVE), Moderniva Promoters LLP (as REPRESENTATIVE), Morningvale Developers LLP (as REPRESENTATIVE), Nexovant Estates LLP (as REPRESENTATIVE)		
Name	Photo	Finger Print	Signature													
<b>Mr SANTOSH AGARWAL (Presentant)</b> Son of Late MOTILAL AGARWAL Date of Execution - 28/09/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office																
Dec 2 2020 3:01PM	LTI 02/12/2020	02/12/2020														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr PRATOSH KUMAR PATHAK</b>                      Son of Mr SUDHIR KUMAR PATHAK                      Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 2 2020 3:01PM</td> <td>LTI 02/12/2020</td> <td>02/12/2020</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office				Dec 2 2020 3:01PM	LTI 02/12/2020	02/12/2020		Murari Mohan Mitra Road, Agarpara, 12/1, 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)		
Name	Photo	Finger Print	Signature													
<b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 02/12/2020, , Admitted by: Self, Date of Admission: 02/12/2020, Place of Admission of Execution: Office																
Dec 2 2020 3:01PM	LTI 02/12/2020	02/12/2020														

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAVI KHAITAN</b> Son of Late NIRMAL KUMAR KHAITAN EANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, South Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055			
	02/12/2020	02/12/2020	02/12/2020

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	SWEETERRACE PROMOTERS LLP-10 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	Moderniva Promoters LLP-10 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	Morningvale Developers LLP-10 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	Nexovant Estates LLP-3.689 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: শ্যাম ওয়ার্ড ভ্যাপার প্রাইভেট লিমিটেড, Gurdian: ডায়রেক্টর সনাত দ, Address: পিৎ- যতীন্দ্র মোহন দে সাং - পাউন্ডন স্ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L2	LR Plot No:- 884, LR Khatian No:- 908	Owner: শ্যাম ওয়ার্ড ভ্যাপার প্রাইভেট লিমিটেড, Gurdian: ডায়রেক্টর সনাত দ, Address: পিৎ- যতীন্দ্র মোহন দে সাং - পাউন্ডন স্ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L3	LR Plot No:- 884, LR Khatian No:- 908	Owner: শ্যাম ওয়ার্ড ভ্যাপার প্রাইভেট লিমিটেড, Gurdian: ডায়রেক্টর সনাত দ, Address: পিৎ- যতীন্দ্র মোহন দে সাং - পাউন্ডন স্ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED

L4

LR Plot No:- 884, LR Khatian  
No:- 908

Owner: পশু ওষ্যডে জ্যাপ্যার প্রামলি: পক্ষ,  
Gurdian: ডাইরেক্টর সন্যাত দ, Address: পিা-  
যতীন্দর মোহন দে স্যা - লাইডেন স্ট্রীট কোল - 16,  
Classification: খালি, Area: 5.94000000  
Acre,

PASSWORD VYAPAAR PRIVATE  
LIMITED

On 26-09-2020

**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 20,19,319/-



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

Cn 02-12-2020

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

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

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

Presented for registration at 14:27 hrs on 02-12-2020, 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 02-12-2020 by Mr SANTOSH AGARWAL, REPRESENTATIVE, SWEETERRACE PROMOTERS LLP (LLP), Kumarpara Road, 6/1/B, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204; REPRESENTATIVE, Moderniva Promoters LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, Morningvale Developers LLP (LLP), KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135; REPRESENTATIVE, Nexovant Estates LLP (LLP), P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, BANGUR AVENUE, 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 02-12-2020 by Mr PRATOSH KUMAR PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutta Street, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr RAVI KHAITAN, , Son of Late NIRMAL KUMAR KHAITAN, BANGUR AVENUE, 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 20,291/- ( A(1) = Rs 20,193/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,207/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2020 3:20PM with Govt. Ref. No: 192020210097143211 on 28-09-2020, Amount Rs: 20,207/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 52652324 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. 1,00,986/- and Stamp Duty paid by online = Rs 1,00,986/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/09/2020 3:20PM with Govt. Ref. No: 192020210097143211 on 28-09-2020, Amount Rs: 1,00,986/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 52652324 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 8389 to 8399  
being No 190104521 for the year 2020.



Digitally signed by ABHIJIT BASU  
Date: 2021.01.14 11:28:16 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Basu) 1/14/2021 11:27:45 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

---



8.

ADDITIONAL REGISTRAR  
OF ASSURANCES - I, KOLKATA  
2 DEC 2020