Summary

Sale Deed

Scan for details

Further details? Scan this

Query No	Serial No	Deed No
1904-2000663960/2021	1904-005330/2021	I-1904-05247/2021

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	Homesphere Builders 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

A.R.A IV

Certified that the Document is admitted to Registration. The [illegible] sheet and the endorsement sheets [illegible] to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

19 JUN 2021

Mohul Mukhopadhyay 17/07/2021
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 29th day of May ,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 , Aadhaar No.: 85xxxxxx8220, son of Mr SUDHIR KUMAR PATHAK, residing at Flat No-3B,3rd Floor,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. Homesphere Builders LLP (PAN: AAMFH4668P) , having it's office at JOKA, DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104 is being represented by their representative(s)

1. Mr Santosh AGARWAL , Aadhaar No.: 22xxxxxx3948, son of Mr LATE MOTILAL AGARWAL, residing at 293, Gouri Nath Shastri Sarani, P.O-Bangur Avenue, 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 aregistered Deed of Conveyance dated 06th July 2007, registered inthe office of A.D.S.R., Barasat, North 24-Parganas, in Book No.I, CD VolumeNo.4, being No.04207, for the year 2007 entered into by and between (1) AMBBUILDWELL PVT. LTD., (2) SHREE RAM BUILDPROP PVT LTD., (3) SITARAM BUILDPROPPVT. LTD., (4) SITA DEVELOPERS PVT. LTD. AND (5) AMB REALTORS PVT. LTD.(therein referred to as the Vendors) sold, transferred and conveyed to GadadharNaskar for valuable consideration and on the terms and conditions mentionedtherein ALL THAT piece and parcel ofSali land measuring 18.33 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 WHEREASpursuant to a registered Deed of Conveyance dated 14thNovember, 2007 registered in the office of A.D.S.R., Barasat, in Book No.I, CD Volume No.3, Pages from 11887 to 11898,being No.04398 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 18.33 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 Vendorherein after purchase of the said Property has got its name mutated in theOffice of the B.L. & L.R.O., Barasat.

AND WHEREAS since thenthe Vendor herein is absolutely seized and possessed of and/or otherwise welland 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: BY DAG NO.885. West: BY DAG NO.875. North: BY DAG NO. 880. South: BY DAG NO. 886/1034.

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. No.	Date	Particulars	Amount
1.	20-04-2021	By Cheque00004 dated 20-04-2021 of HDFC BANK LTD. (HDFC),	5,70,000/-
		T O T A L	570000/-

MOUZA MAP AT KAMDUNI

hat
ni 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

Validity unknown
Digitally Signed by Santosh AGARWAL
Date: 5/29/2021 5:52:08 PM

WITNESSES :

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

1. Mr JITENDRA KUMAR SINGH, son of Mr LATE RAM CHABILA SINGH, Aadhaar No.: 43xxxxxx0521 (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, Aadhaar No.: 77xxxxxx2965 (152/2,BLOCK-B,BANGUR AVENUE, Post Office: BANGUR, Lake Town, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055)

Validity unknown
Digitally Signed by JITENDRA KUMAR SINGH
Date: 5/29/2021 5:52:38 PM

Validity unknown
Digitally Signed by RAVI KHAITAN
Date: 5/29/2021 5:55:30 PM

Drafted by me:

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

Admission and execution using eSign by :

Validity unknown
Digitally Signed by Selected
Name : Mr Santosh AGARWAL
Date: 7/6/2021 12:16:31 PM

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.07.17 17:10:45 +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)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Mr PRATOSH KUMAR PATHAK
Address : P.O:- AGARPARA, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700058

Signature

Pratosh Kumar Pathak

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right 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

Agarwal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192020210249870491	Payment Mode:	Online Payment
GRN Date:	25/03/2021 14:23:19	Bank/Gateway:	ICICI Bank
BRN :	60847028	BRN Date:	25/03/2021 14:03:53
Payment Status:	Successful	Payment Ref. No:	2000663960/1/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Vineet Khetan
Address:	3B, LALBAZAR STREET
Mobile:	9163302327
EMail:	khousehouse71@gmail.com
Contact No:	03340661047
Depositor Status:	Others
Query No:	2000663960
Applicant's Name:	Mr Samrat Roy
Identification No:	2000663960/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000663960/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	30020
2	2000663960/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	6014
			Total	36034

IN WORDS: THIRTY SIX THOUSAND THIRTY FOUR ONLY.

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.

Pratosh Kumar Pathak

Mr Pratosh Kumar PATHAK

eSigned

Mr Santosh AGARWAL

SIGNED, SEALED AND DELIVERED
in the presence of:

4 eSigned

Mr JITENDRA KUMAR SINGH

5 eSigned

Mr RAVI KHAITAN

Drafted by me:

1.

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

Major Information of the Deed

Deed No :	I-1904-05247/2021	Date of Registration	19/06/2021
Query No / Year	1904-2000663960/2021	Office where deed is registered	
Query Date	25/03/2021 1:39:42 PM	1904-2000663960/2021	
Applicant Name, Address & Other Details	Samrat Roy 78, MUNICIPAL OFFICE LANE, KOLKATA-74,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831966019, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PASSWORD VYAPAAR PRIVATE LIMITED** 19/6, NAYAN CHAND DUTT STREET, City:- Kolkata, , P.O:- Beadon Street, P.S:-Burtola, 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	**Homesphere Builders LLP** JOKA, DIAMOND HARBOUR ROAD, City:- Diamond Harbour, , P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8P,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 Pratosh Kumar PATHAK Son of Mr SUDHIR KUMAR PATHAK Date of Execution - 19/06/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office			Pratosh Kumar Pathak
		Jun 19 2021 11:17AM	LTI 19/06/2021	19/06/2021
	Flat No-3B,3rd Floor,12/1 Murari Mohan Mitra Road, City:- Khardah, , P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : PASSWORD VYAPAAR PRIVATE LIMITED (as REPRESENTATIVE)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Santosh AGARWAL (Presentant) Son of Mr LATE MOTILAL AGARWAL Date of Execution - 29/05/2021, , Admitted by: Self, Date of Admission: 19/06/2021, Place of Admission of Execution: Office			Agarwal
		Jun 19 2021 11:17AM	LTI 19/06/2021	19/06/2021
	293, Gouri Nath Shastri Sarani, P.O-Bangur Avenue, City:- Dum Dum, , P.O:- BANGUR AVENUE, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : Homesphere Builders LLP (as REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78, MUNICIPAL OFFICE LANE, City:- Dum Dum, , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
	19/06/2021	19/06/2021	19/06/2021
Identifier Of Mr Pratosh Kumar PATHAK, Mr Santosh AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PASSWORD VYAPAAR PRIVATE LIMITED	Homesphere Builders 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- যতীন্দর মোহন দে সাং - লাউডন স্ট্রীট কোল - 16, Classification:শালি, Area:5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED

Endorsement For Deed Number : I - 190405247 / 2021

On 18-05-2021

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/-

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 19-06-2021

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 10:50 hrs on 19-06-2021, 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 19-06-2021 by Mr Pratosh Kumar PATHAK, REPRESENTATIVE, PASSWORD VYAPAAR PRIVATE LIMITED (Private Limited Company), 19/6, NAYAN CHAND DUTT STREET, City:- Kolkata, , P.O:- Beadon Street, P.S:-Burtola, 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 19-06-2021 by Mr Santosh AGARWAL, REPRESENTATIVE, Homesphere Builders LLP (LLP), JOKA, DIAMOND HARBOUR ROAD, City:- Diamond Harbour, , P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

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 25/03/2021 2:24PM with Govt. Ref. No: 192020210249870491 on 25-03-2021, Amount Rs: 6,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 60847028 on 25-03-2021, 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 by online = Rs 30,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2021 2:24PM with Govt. Ref. No: 192020210249870491 on 25-03-2021, Amount Rs: 30,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 60847028 on 25-03-2021, 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 273276 to 273297

being No 190405247 for the year 2021.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.07.17 17:10:50 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17-07-2021 17:10:28
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 JUN 2021