

246/2021

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287/2021



Scan for details

Sale Deed



Further details? Scan this

Query No
0000-2001147105/2020

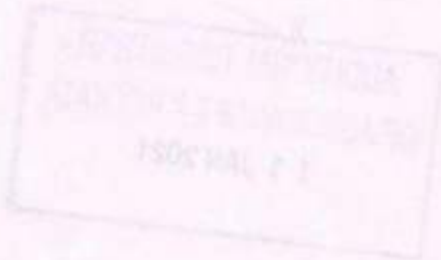
Set Forth Value :	₹ 28,50,000/-	Market Value :	₹ 29,23,800/-
Stamp Duty Paid :	₹ 1,46,210/-	Registration Fees Paid :	₹ 29,252/-

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 Chaudhury

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 Floor, 113, P.O:- KHANGRA PATTI, P.S:- Burrobar, 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 November 2007, registered in the office of A.D.S.R., Barasat, North 24-Parganas, in Book No. I, CD Volume No. 3, Pages from 10422 to 10441, being No. 04295 for the year 2007 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, Brihaspati Mandal, Malati Sardar, Anima Mandal, Debala Naskar, Fuli Biswas and Shibani Mandal for valuable consideration and on the terms and conditions mentioned therein ALL THAT piece and parcel of Sali 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 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 21st November, 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 consideration and on the terms and conditions mentioned therein purchased ALL THAT piece and parcel of Sali land measuring 50.00 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 TOGETHERWITH 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.28,50,000.00 (Rupees Twenty Eight Lacs Fifty Thousand only), vacant and free 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 assigns 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. N o.	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.

Daf
884

Satak
50.0

Dawal



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

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

26092018

जन्म की तारीख /
Date of Birth

01/03/1977

Pratosh Kumar Pathak

हस्ताक्षर / Signature

Pratosh Kumar Pathak


ভারত সরকার
Government of India



নাম: সন্তোষ
 Santosh Agarwal
 জন্ম তারিখ: 21/06/1969
 লিঙ্গ: MALE

2220 8486 3948
 UID: 3103 3681 3681 3584
 আশাশুনি - ৩১০৩ ৩৬৮১ ৩৬৮১ ৩৫৮৪



Danay


ভারতীয় চিহ্নিতকরণ কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
 শ্যাম রেসিডেন্সি, ২৯৩ গৌন ন্যাথ শাস্ত্রী সড়ক,
 শ্যাম নগর, শ্যাম নগর রোড, শ্যাম নগর
 চিলড্রেন পার্ক, বাঙ্গুর অ্যাভিনিউ, নর্থ ২৪
 পার্গানা, - ৭০০০৫৫

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: 3103 3681 3681 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

To: Jyendra Kumar Singh
S/O Shri Ramchandra Singh
2 No. Dakshin Para 3rd Lane
Rupnagar
Hugli
West Bengal - 712290
Mobile: 9874897340

Date: 07/11/2011

Ref. No.: 00009853-00160681-00181333-Moregaonkar



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Jyendra Kumar Singh
Year of Birth: 1980
Male



4353 4807 0521



आधार - आम आदमी का अधिकार

J. Jyendra Kumar Singh


भारत सरकार
GOVERNMENT OF INDIA


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

7758 4646 2965

आधार - साधारण मानुषेअ अधिकार


भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ईकामा,
 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 190 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

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



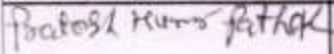
Admission and execution using eSign by :

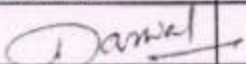
Validity unknown

Digitally Signed by Selected
Name : Mr SANTOSH AGARWAL
Date: 1/11/2024 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					
	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 : 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 					



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.)
Kaumduni	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



Scan for details

Sale Deed



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



SIGNED, SEALED AND DELIVERED
in the presence of:

4

eSigned

Mr RAVI KHAITAN

5

eSigned

Mr JITENDRA KUMAR SINGH

Drafted by me:

1. *Anil Chaudhury*

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 /-	

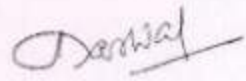
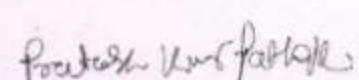
Seller Details :

SI 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 :

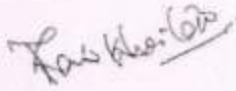
Sl No	Name,Address,Photo,Finger print and Signature
1	PAINTSKY ESTATE LLP P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SANDMOON REALTORS LLP N. S. Road, 1st Floor, 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 :

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, 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 ডায়ালার প্রাঙ্গণ: পক্ষে, Gurdian: ডায়ালার সনাত দ, Address: পিং- বর্তীন্দর মোহন দে সাং - লাউডল ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L2	LR Plot No:- 884, LR Khatian No:- 908	Owner: শ্যাম ওয়ার্ড ডায়ালার প্রাঙ্গণ: পক্ষে, Gurdian: ডায়ালার সনাত দ, Address: পিং- বর্তীন্দর মোহন দে সাং - লাউডল ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L3	LR Plot No:- 884, LR Khatian No:- 908	Owner: শ্যাম ওয়ার্ড ডায়ালার প্রাঙ্গণ: পক্ষে, Gurdian: ডায়ালার সনাত দ, Address: পিং- বর্তীন্দর মোহন দে সাং - লাউডল ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L4	LR Plot No:- 884, LR Khatian No:- 908	Owner: শ্যাম ওয়ার্ড ডায়ালার প্রাঙ্গণ: পক্ষে, Gurdian: ডায়ালার সনাত দ, Address: পিং- বর্তীন্দর মোহন দে সাং - লাউডল ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED
L5	LR Plot No:- 884, LR Khatian No:- 908	Owner: শ্যাম ওয়ার্ড ডায়ালার প্রাঙ্গণ: পক্ষে, Gurdian: ডায়ালার সনাত দ, Address: পিং- বর্তীন্দর মোহন দে সাং - লাউডল ট্রিট কোল - 16, Classification: শদি, Area: 5.94000000 Acre,	PASSWORD VYAPAAR PRIVATE LIMITED

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 Floor, 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, Kumarpada Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204; REPRESENTATIVE, LUXERIOR REALTORS LLP (LLP), 6/1/B, Kumarpada Road, P.O:- LILUAH, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204

Identified 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

Identified 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 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.



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.)



8 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES - I KOLKATA
11 JAN 2021