

10895

1-10630/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 907169

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

19 SEP 2018

SALE DEED.

THIS SALE DEED is made this 14th day of September, Two Thousand and Eighteen

BETWEEN

14.9.18
10.5
0-1399381/18

10/8/18 500/-

নং 1127 ডাঃ

ক্রোতার নাম Md. Farid Hossain

স্ট্যাম্প ভেদার স্বাক্ষর

408 Achandighata,

বিধান নগর (সল্টলেক সিটি) এ ডি. এ. আর. ও

Madhyanagar

মোট স্ট্যাম্প ক্রয় তাঃ

১০০-১৩০

চালান নং মোট কত টাকা খরিন

20 AUG 2018

টজারী বারাকপুর ভেদার-মিতা দত্ত

898000

Pratosh Kumar Pathan



6550

PASSWORD SALES PVT. LTD.

Pratosh Kumar Pathan

Authorized Signatory / Director



Basudeb Mondol
S/o Sri Haridas Mondol
vill - Kalikapur

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

14 SEP 2018

P.S. - Barabati

Business

743423

PASSWORD SALES PVT. LTD. (PAN: AADCP9567B) a Company duly registered and incorporated under the provisions and meanings of the Companies Act, 1956 having its registered office at 19/6, Nayan Chand Dutt Street, Ground Floor, P.O: Beadon Street, P.S: Burtola, Kolkata – 700 006, duly represented by it's Authorized Signatory namely, MR. PRATOSH KUMAR PATHAK, (**PAN-CDYPP8761Q**), son of Sri Sudhir Kumar Pathak, by Nationality: Indian, by faith Hindu, by Occupation: Business, by Faith: Hindu, residing at 12/1, Murari Mohan Mitra Road, 3rd Floor, Flat 3B, P.S: Khardah, P.O: Agarpara, Kolkata – 700 058, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **ONE PART;**

AND

MD. FARID HOSSAIN (having **PAN: AOBPH5402E**), son of Md. Golam Hossain, Panihara, by Nationality : Indian, by Faith: Islam, by Occupation: Business/Service, Residing at Korachandigarh, P.O: Korachandigarh, P.S: Madhyamgram, North 24-Parganas, Pin – 700 130, hereinafter called and referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS:

A. One Raosan Ali alias Raosan Ali Mondal was the owner of all that piece and parcel of land admeasuring 6 Cottah 10 Chittack 18 sq.ft. in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of a Sale Deed dated 28.06.1976 executed by one Subhadra Devi and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded In Book No. I, Volume no. 79, Pages 173 to 176, Being no. 4385 for the year 1976.

B. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 16 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas by dint of another Sale Deed dated 17.06.1980 duly executed and registered by one Ali Mohammad Mondal and recorded in Book No. I, Being No. 4771 for the year 1980.

- C. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 18 Decimals in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas by dint of a Sale Deed dated 04.11.1981 executed by one Motiar Rahaman and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume no. 333, Pages 73 to 86, Being no. 11013 for the year 1981.
- D. Said Raosan Ali alias Raosan Ali Mondal became the owner of all that piece and parcel of land admeasuring 6 Decimals in L.R. Dag No. 296 and land admeasuring 31 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.
- E. The land measuring 12 Decimals in L.R. Dag No. 747 has been acquired by the Government of West Bengal in LA Case No. 4/195 for the year 2002-2003.
- F. One Chhayatan Nessa Bibi was the owner of all that piece and parcel of land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 1 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.
- G. Said Chhayatan Nessa Bibi sold, transferred and conveyed the said land admeasuring 1 Decimal in L.R. Dag No. 296 and land admeasuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Raosan Ali Mondal by a Sale Deed dated 25.06.1993 duly registered with the office of the Additional District Sub Registrar Bidhannagar and recorded in Book No. I, Volume no. 108, Pages 65 to 70, Being no. 4989 for the year 1993.
- H. Said Raosan Ali alias Raosan Ali Mondal sold, transferred and conveyed a part of the said land measuring 2 Decimals in L.R. Dag No. 296 and land measuring 6.5 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 746 & 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Password Sales Pvt. Ltd. by a Sale Deed dated 09.05.2008 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 14, Being No. 6024 for the year 2008.

I. By dint of the aforesaid Sale Deed dated 09.05.2008 Being No. 6024 for the year 2008 the Vendor herein has become the Owner of all that piece and parcel of Land measuring 2 Decimals in R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and land measuring 6.5 Decimals on actual physical measurement 7 decimals in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, under Jangra-Hatiara II Gram Panchayet, Dist. North 24 Parganas, and the Vendor herein is/are in peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever

J. The name of the Vendor has been mutated and is recorded in R.O.R under L.R. Khatian No. 1642 comprising of Sali Land measuring 7 decimals in part of L.R. Dag No. 747 and 2 decimals in part of L.R. Dag No. 296 and the Vendor herein has been in exclusive khas physical possession of the said Sali Land measuring 7 decimals in part of L.R. Dag No. 747 and 2 decimals in part of L.R. Dag No. 296, Mouza: Jatragachi, P.S. Rajarhat, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas, and the Vendor herein is in peaceful enjoyment of the entire Said Land without any hindrance or interference by anybody and paying Govt. rent for the said property.

K. VENDOR'S REPRESENTATION:

- i) The entire land under the Schedule hereto is in the khas possession of the Vendor and no portion in any manner whatsoever is under any "BHAGCHASE"/ "BARGADAR".
- ii) The total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.
- iii) There is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.
- iv) The land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

- v) There is no restriction or impediment to transfer the subject land and or any portion by the Owner/Vendor in favour of the Purchaser under Transfer of Property Act and under Law of Land within the purview of W.B. Land Reforms Act, 1955.
- vi) The Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below.
- vii) The subject land and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';

L) The Owner/Vendor herein have agreed to sell and relying on the documents supplied by and representations made by the Vendor herein to be true the Purchaser has agreed to purchase out of the aforesaid property all that piece and parcel of Sali Land measuring **2 decimals** in part of **L.R. Dag No. 296** under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying situated at **Mouza: Jatragachi**, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, under Jangra-Hatiara II Gram Panchayet, classified as Sali land morefully and particularly described in SCHEDULE written hereunder (hereinafter referred to as the "SAID LAND"/"SAID PROPERTY") at or for a total consideration of Rs.22,00,000/- (Rupees Twenty Two Lakh) only is free from all encumbrances, demand, charges, claim, mortgage, attachments, acquisition, requisition, liens and lispensens whatsoever in the manners hereinbelow.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.22,00,000/- (Rupees Twenty Two Lakh)** only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner / Vendor herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and

assure forever to the Purchaser, his legal successors and assigns free from all encumbrances, charges, liens, lispendenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever ALL THAT the 'SAID PROPERTY' OR HOWSOEVER OTHERWISE the said property and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished. All that the said property including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the Vendor into and/or upon the said Schedule Property. AND ALL the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, his successors, successors-in-interest and assigns absolutely forever. TO HAVE AND TO HOLD the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims AND THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner/Vendor or its ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim. AND THAT NOTWITHSTANDING any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, his legal successor and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or erstwhile owner or predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor or erstwhile owner or predecessors-in-title AND FURTHER the Owner/Vendor covenant with the Purchaser, his legal successors and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of

India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser his legal successors and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser, his successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendor do hereby declare that since the Purchaser having purchased the said property relying on the representation made by the Vendor and on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and his legal successor, executor, administrators and representatives and assignees against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor has good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for his/her/their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.
4. That Vendor it's legal successor/s at office shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things,

conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.

5. The Vendor do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

NOTE:

- i. Singular shall include plural and vice-versa.
- ii. Masculine gender shall include feminine and neuter gender and vice-versa.
- iii. The Vendor shall include it's successors-in-interest and at office, administrators, representatives and assigns.
- iv. The Purchaser shall include his successor or successor-in-office, administrator and assigns.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Sali Land measuring **2** Decimals comprised in part of R.S. Dag No. 277 corresponding to **L.R. Dag No. 296** under L.R. Khatian Nos. 746 & 331, at present under **L.R. Khatian No. 1642**, lying situated at **Mouza: Jatragachi**, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, **P.S. Rajarhat**, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas and is butted and bounded as follows:

On the North by	: By land under L.R. Dag No. 296(P);
On the South by	: By land under L.R. Dag No. 296(P);
On the East by	: By land under L.R. Dag No. 296(P);
On the West by	: By land under L.R. Dag No. 296(P) & 6' feet wide Common Passage;

That the subject property being conveyed hereby is shown in Deed Plan Bordered in "Red" Colour annexed herewith and is a part of this Deed.

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the **VENDOR** in the presence of

WITNESSES:

1. Chandramath Das.
BA-17, Salt Lake, Sector-I
Kolkata - 64.

2. Somnath Sivan.
KIK Kamdar W.
Kof-49

PASSWORD SALES PVT. LTD.

Pratosh Kumar Pathak
Authorized Signatory / Director

SIGNATURE OF THE VENDOR

Drafted by me

Bhola Nath Saha
WB/303/1977

Advocate, Cal Highcourt.

RECEIPT.

Received a sum of **Rs.22,00,000/- (Rupees Twenty Two Lakh)** only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	Cheque	Bank	Amount (Rs.)
12.09.2018	049401	Allahabad Bank, Hridaypur Branch.	22,00,000/-
		Total	Rs. 22,00,000/-

(Rupees Twenty Two Lakh Only)

Witnesses :-

1. Chandramath Des.

2. Jombhu Bindu

PASSWORD SALES PVT. LTD.

Pratosh Kumar Pathak
Authorized Signatory / Director

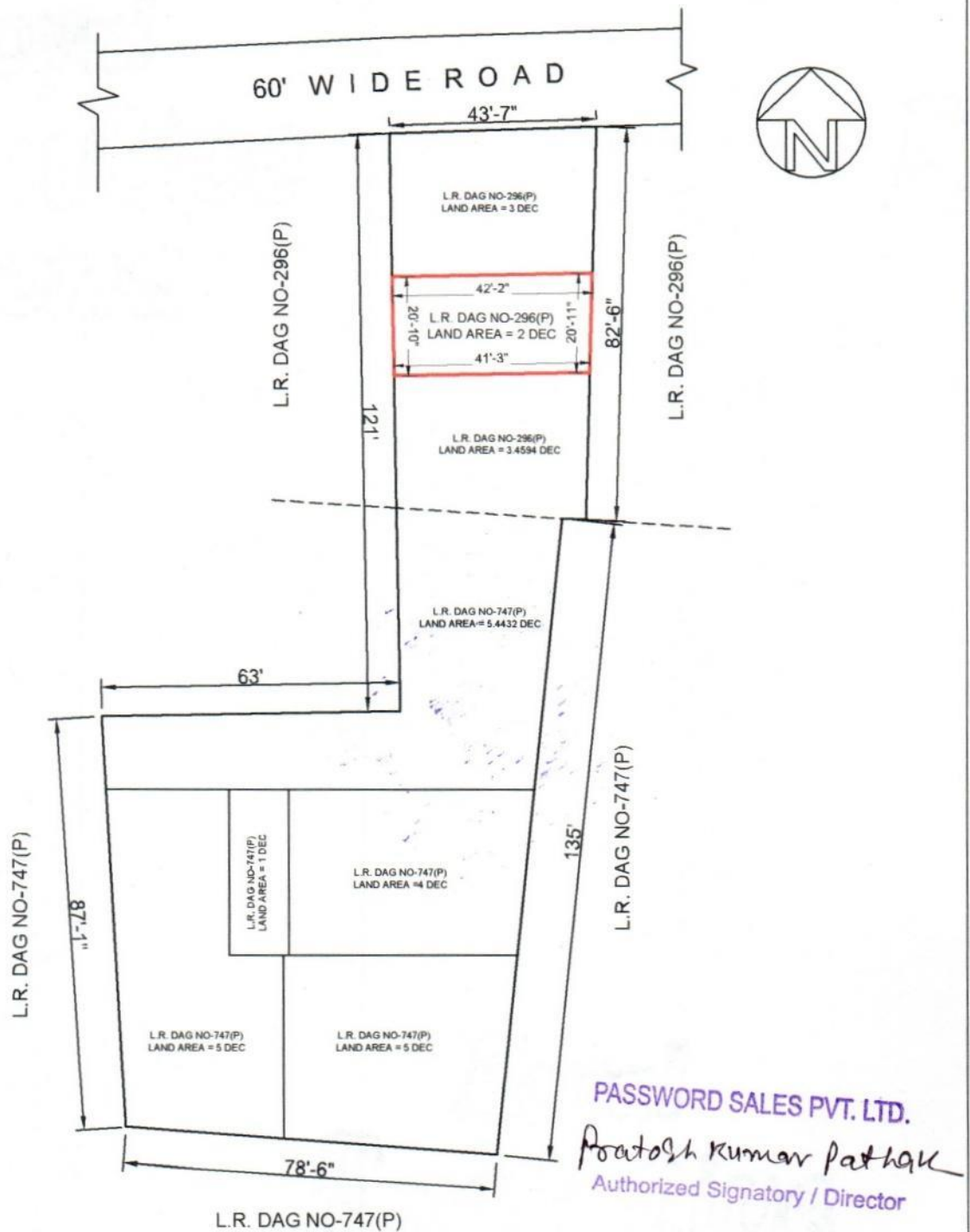
SIGNATURE OF THE VENDOR

✓

**SITE PLAN OF LAND AT MOUZA-JATRAGACHI, J.L. NO-24, R.S. DAG NO -277
CORRESPONDING TO L.R. DAG NO - 296(P) UNDER L.R. KHATIAN
NOS-746 & 331 AT PRESENT UNDER NEW L.R. KHATIAN NO-1642, R.S.
NO-195, TOUZI NO.174 & 179, P.S. RAJARHAT UNDER JANGRA HATIARA II
GRAM PANCHAYET, DIST: NORTH 24 PGS.**



















AREA OF LAND = 2 DECIMAL

**VENDOR : PASSWORD SALES PVT. LTD.
PURCHASER : MD. FARID HOSSAIN**



PASSWORD SALES PVT. LTD.
Pratosh Kumar Pathak
Authorized Signatory / Director

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 Pratoosh Kumar Pathak					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 Md. Farid Hossain					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
Thumb	Fore	Middle	Ring	Little	
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
Thumb	Fore	Middle	Ring	Little	

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028673708-1

Payment Mode Online Payment

GRN Date: 13/09/2018 16:58:46

Bank : HDFC Bank

BRN : 603695247

BRN Date: 13/09/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 15230001399381/3/2018

[Query No./Query Year]

Name : MD FARID HOSSAIN

Contact No. :

Mobile No. : +91 8617736008

E-mail : gmg.rprasad@gmail.com

Address : Korachandigarh Dist24 ParganasNPin700130

Applicant Name : Mr MD FARID HOSSAIN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001399381/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	109520
2	15230001399381/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	22014
3	15230001399381/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	80

Total

131614

In Words : Rupees One Lakh Thirty One Thousand Six Hundred Fourteen only

Major Information of the Deed

Deed No :	I-1523-10630/2018	Date of Registration	19/09/2018
Query No / Year	1523-0001399381/2018	Office where deed is registered	
Query Date	03/09/2018 2:26:42 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD FARID HOSSAIN Korachandigarh, Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700130, Mobile No. : 8617736008, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22,00,000/-	Rs. 22,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,10,020/- (Article:23)	Rs. 22,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-296	LR-1642	Bastu	Shali	2 Dec	22,00,000/-	22,00,000/-	Width of Approach Road: 6 Ft.,
Grand Total :					2Dec	22,00,000 /-	22,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PASSWORD SALES PRIVATE LIMITED 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AADCP9567B, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Md FARID HOSSAIN Son of Md Golam Hossain Korachandigarh, P.O:- Korachandigarh, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AOBPH5402E, Status :Individual, Status : Not Executed

Major Information of the Deed :- I-1523-10630/2018-19/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRATOSH KUMAR PATHAK (Presentant) Son of Mr Sudhir Kumar Pathak 12/1, Murari Mohan Mitra Road, 3rd Floor, Flat No: 3B, P.O:- Agarpara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDYPP8761Q Status : Representative, Representative of : PASSWORD SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr BASUDEB MONDAL Son of Mr Haridas Mondal Kalikapur, P.O:- Majlishpur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr PRATOSH KUMAR PATHAK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PASSWORD SALES PRIVATE LIMITED	Md FARID HOSSAIN-2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 296(Corresponding RS Plot No:- 296), LR Khatian No:- 1642	Owner:মেসার্স পাশওয়ার্ড সেলস প্রাঃ লিঃ, Address:20, লাউডন ষ্ট্রীট, কলিকাতা:-16, Classification:শালি, Area:0.02 Acre,	

Endorsement For Deed Number : I - 152310630 / 2018

Major Information of the Deed :- I-1523-10630/2018-19/09/2018

On 04-09-2018

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 22,00,000/-



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 14-09-2018

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

Presented for registration at 10:05 hrs on 14-09-2018, at the Private residence by Mr PRATOSH KUMAR PATHAK ..

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

Execution is admitted on 14-09-2018 by Mr PRATOSH KUMAR PATHAK, AUTHORISED SIGNATORY, PASSWORD SALES PRIVATE LIMITED (Private Limited Company), 19/6, Nayan Chand Dutt Street, Ground Floor, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr BASUDEB MONDAL, , , Son of Mr Haridas Mondal, Kalikapur, P.O: Majlishpur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by profession Service



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 19-09-2018

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 22,014/- (A(1) = Rs 22,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2018 12:00AM with Govt. Ref. No: 192018190286737081 on 13-09-2018, Amount Rs: 22,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 603695247 on 13-09-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-10630/2018-19/09/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,10,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,09,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1427, Amount: Rs.500/-, Date of Purchase: 10/09/2018, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/09/2018 12:00AM with Govt. Ref. No: 192018190286737081 on 13-09-2018, Amount Rs: 1,09,520/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 603695247 on 13-09-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-10630/2018-19/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 350322 to 350345

being No 152310630 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.09.28 12:28:53 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 28-09-2018 12:28:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)