

6230/2021

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

57AB 103901

2/905076
2021

182100/



Conveyance

Certified that the Document is admitted in Registration. The Signature Sheet and the endorsement sheets attached to the Document are the part of this Document.

1. Date: 24TH JULY 2021

27 DEC 2021

2. Nature of Document: Deed of Sale

Additional Registrar of Assurances-IV, Kolkata

~~24 JUL 2021~~

3. Parties: Collectively the following which will include their respective successors-in-interest:

Additional Registrar of Assurances-IV, Kolkata

3.1 Vendor: Gopal Baidya, [Mobile 8420769029], Aadhaar No.6966 5905 5725 , son of Late Kalipada Baidya, by faith Hindu, by Occupation service ,Indian National, residing at Village RajballabhPur,Rangilabad,Magrahat-1, under Police Station-Usthi, Post Office-Rangilabad, District South 24-Parganas,PIN-743609 of the **First Part**.

AND



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

GRN Details

GRN: 192021220010880761
GRN Date: 12/05/2021 13:42:42
BRN : 62658574
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 12/05/2021 13:05:02
Payment Ref. No: 2000905076/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: VINEET KHETAN
Address: 3B, LAL BAZAR STREET KOLKATA-700001
Mobile: 9163302327
Depositor Status: Others
Query No: 2000905076
Applicant's Name: Mr SAMRAT ROY
Identification No: 2000905076/8/2021
Remarks: Sale, Sale Document Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000905076/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	94616
2	2000905076/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	28935
			Total	123551

IN WORDS: ONE LAKH TWENTY THREE THOUSAND FIVE HUNDRED FIFTY ONE ONLY.

3.2 Purchaser: Avocado Construction Private Limited (PAN-AAOCA0561H) , a company within the meaning of the Companies Act, 2013, having its registered office at Diamond Harbour Road, Kolkata-P.S. Bishnupur, P.O. Joka, under Kolkata- 700 104, of the **Second Part**, represented by its Authorised Signatory Sri JITENDRA KUMAR SINGH (PAN-ENOPS1448K), Aadhar No. **435348070521** Mobile No. 6280585106, son of late Ram Chabila Singh by faith-Hindu by Nationality-Indian, by occupation-Service, residing at 2,Dakshinpara 3rd Lane Post Office – Morepukur, under Police Station –Srerampore, District-South 24 Parganas,PIN-712250

3.3 Confirming Party:

Sri Debnath Naskar (PAN-ALLPN0264F). Son of Sri Laxmikanta Naskar residing at Naskarpara, Daulatpur(ct), Pailanhat, Bishnupur-1, Pailanhat, under police Station- Bishnupur,Post Office –Pailan,District-South 24 Parganas.

4. Subject Matter of Sale:

- (i) Undivided 0.43 Decimals of vacant Sali Land, approximately, (equivalent to 1/7th Share in 3 Decimals of Sali Land) in L.R./R.S Dag No.93, more fully described in **Part-I of Schedule** hereto;
- (ii) Undivided 6.71 Decimals of vacant Sali Land, approximately, (equivalent to 1/7th Share in 47 Decimals of Sali Land) in L.R./R.S Dag No.97, more fully described in **Part-II of Schedule** hereto

both (i) & (ii) are recorded in L.R. Khatian No. 483, in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas hereafter collectively called the "**Said Property**".

5. Background:

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

- 5.1.1 Kalipada Baidya, son of late Ram Chandra Baidya was the sole and absolute owner, seized and possessed of 3 Decimals of Sali Land in L.R./R.S Dag No.93 and 47 Decimals of Sali Land in L.R/R.S.Dag No. 97 both the land recorded in L.R. Khatian No. 483, in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas, hereafter collectively called the "**Said Land**".
- 5.1.2 The said Kalipada Baidya had died intestate on leaving behind him surviving his 6 (six) sons namely Panchulal Baidya, Gopal Baidya, Swaraj Baidya, Biraj Baidya, Bijay Baidya, Ajay Baidya and a daughter Harani Baidya as his only legal heirs and heiress and successors to his estate and the Said Land devolved upon them equally each having undivided equal share and/or interest therein.
- 5.1.3 Thus, the Vendor is the sole and absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property described in **Part-I and Part-II of Schedule** hereto, being a part or portion of the Said Land, free from all encumbrances.
- 5.1.4 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.1.5 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.
- 5.1.6 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- 5.1.7 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.

5.1.8 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

5.1.9 The Vendor being desirous of selling the Said Property, and not been able to find a suitable buyer, had entered into an agreement with the Confirming Party on dated 5th December 2020 for the sale of the said share of land, for the consideration and on the terms and conditions as mentioned therein and had sold the right of sale of the said property to the Confirming Party.

5.1.10 The Vendor has not done any act or executed any other document other than the above mentioned Agreement for Sale as mentioned in point no. 5.1.9, or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchasers may be defeated, delayed or prejudiced in any manner.

5.1.11 The Vendor had offered the other co-owners of the Said Land to purchase the Said Property but they orally expressed unwillingness or refused to purchase the same.

5.1.12 Thus, the Vendor has full power and absolute authority to sell and transfer the Said Property to the nominee of the Confirming Party.

5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

6. Now this deed witnesses:

6.1 Sale: At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey and the Confirming Parties hereby confirm unto the Purchaser the Said Property, absolutely and free from all encumbrances, which the Purchasers shall Have

Schedule
[Subject Matter of Sale]
[The Said Property]

[Part-I]

Undivided 0.43 Decimals of vacant Sali Land, approximately, (equivalent to 1/7th Share in 3 Decimals of Sali Land) in L.R / R.S Dag No.93, recorded in L.R / R.S Khatian No. 483. Mouza Daulatpur, J.L. No.79, RS No.93, Block-Bishnupur-1, Gram Panchayat Kulerdari, P.S. Bishnupur, Sub-Registry Office Bishnupur, Post Office:Joka, District South 24-Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

The entire L.R / R.S Dag No. 93 having total area of 22 Decimals is shown in the plan annexed hereto and bordered RED thereon and butted and bounded in the manner as follows:

On the North: IIM, Joka Campus
On the East: Dag No.97
On the South: Dag No.,95
On the West: Dag No.92

[Part-II]

Undivided 6.71 Decimals of vacant Sali Land, approximately, (equivalent to 1/7th Share in 47 Decimals of Sali Land) in L.R / R.S Dag No.97, recorded in L.R / R.S Khatian No. 483. Mouza Daulatpur, J.L. No.79, RS No.97, Block-Bishnupur-1, Gram Panchayat-Kulerdari, P.S. Bishnupur, Sub-Registry Office Bishnupur, Post Office:Joka, District South 24-Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

The entire L.R / R.S Dag No. 97 having total area of 47 Decimals is shown in the plan annexed hereto and bordered RED thereon and butted and bounded in the manner as follows:

On the North: IIM, Joka Campus
On the East: Dag No.98

On the South: Dag No96

On the West: Dag No.93

7. **Execution and delivery:** In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

Executed and Delivered by the Vendor & Confirming Party
at Kolkata in the presence of:

Gopal Baidya

1. *Debnath Naskar* *Debnath Naskar*

2. *Tarun Baidya*

Executed and Delivered by the Purchaser
at Kolkata in the presence of:

Avocado Construction Private Limited

Titendra Kr. Singh
Authorised Signatory

1. *Kai Khaitan*
1, N.S. Road, Kolkata-1

2. *R.K. Chis*
1 N.S. Road Kolkata-1

Drafted by me

Niloy Bhattacharya
Advocate

(NILAY BHATTACHARYA)

WB/2533/2016

Howrah Judge Court

Receipt and Memo of Consideration

The Vendor and the Confirming Parties confirm having received from the Purchaser the sum of Rs17,00,000/- (Rupees Seventeen Lakh only) towards full consideration for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
10.05.2021	A/c Payee Cheque	660241	TamilNad Mercantile Bank	Netaji Subhas Road	7,00,000/- (to be deposited with Bijay Baidya of behalf of Vendor)
Several Dates	RTGS and Cheque		TamilNad Mercantile Bank	Netaji Subhas Road	10,00,000/- favouring confirming party
					Rs 17,00,000/-

(Rupees Seventeen Lacs only)

Vendor

Debi

Confirming Party

Witnesses:

1. *Tarun Baidya*
25/06/2021

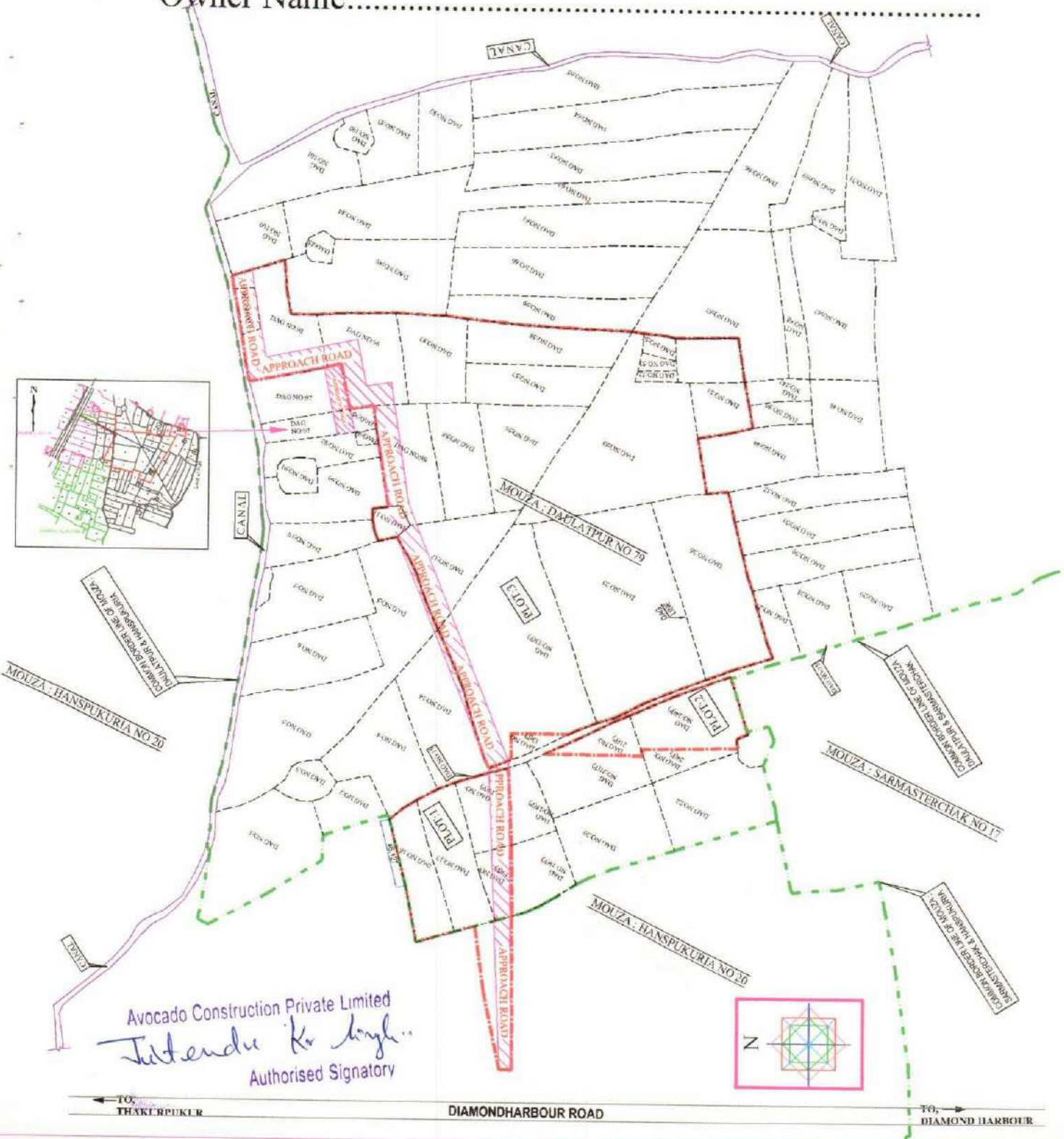
2. *Jitendra K. Mishra*
1. N. S. Ramesh Kumar

(Bijay Baidya on behalf Vendor)

Gopal
Gopal Baidya
Bijay 25/06/2021

Site Plan Of L.R Dag No-93 , Mouza-Doulatpur, J.L No-79, L.R Khatian No-....., P.S-Bishnupur, Gram Panchayet-Kulerdari, Dist-South 24 Pgs.

Total Area Of Land:.....
 Owner Name:.....



Avocado Construction Private Limited
Jitendra K Singh
 Authorised Signatory

TO, THAKURPUKR DIAMOND HARBOUR ROAD TO, DIAMOND HARBOUR

Jopar Baidya

Site Plan Of L.R Dag No-97 , Mouza-Doulatpur, J.L No-79, L.R Khatian No-....., P.S-Bishnupur, Gram Panchayet-Kulerdari, Dist-South 24 Pgs.

Total Area Of Land:.....

Owner Name:.....



Avocado Construction Private Limited
Jitendra Kr Singh
Authorised Signatory

Gopal Baidya

SPECIMEN FORM FOR TEN FINGER PRINTS



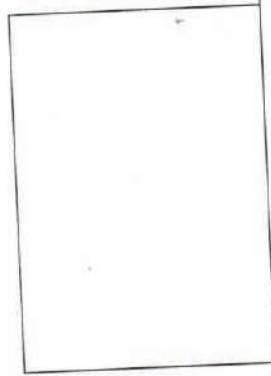
Intendu K Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

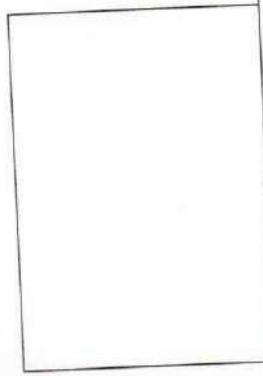


Gopal Bairaja

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

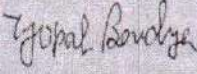


Avocado Construction Private Limited

Tatendra Kr Singh
Authorised Signatory



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
GBCPB8902B

नाम / Name	GOPAL BAIDYA
पिता का नाम / Father's name	KALIPADA BAIDYA
जन्म की तारीख / Date of Birth	01/01/1949
लिंग / Gender	Male
	
	हस्ताक्षर / Signature
	
	Signature Not Verified Digitally Signed by : Income Tax Department Date : 23/12/2021 09:19:43 Reason : Document Signer Location : India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना. कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

fold

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
GBCPB8902B




नाम / Name
GOPAL BAIDYA

पिता का नाम / Father's Name
KALIPADA BAIDYA

जन्म की तारीख /
Date of Birth
01/01/1949



हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :
आयकर पैन सेवा यूनिट, UTHITSE,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1040/21053/02516

To,
গোপাল বৈদ্য
Gopal Baidya
Rajballabhpur
Rajballabhpur
Rangilabad Magrahat - I South 24 Parganas
West Bengal 743609

17/02/2015

Ref: 456 / 26B / 264031 / 264094 / P



SE498692318FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6966 5905 5725

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



গোপাল বৈদ্য
Gopal Baidya
পিতা : কালিপদ বৈদ্য
Father : Kalipada Baidya
জন্মতারিখ / DOB : 01/01/1949
পুরুষ / Male



6966 5905 5725

আধার - সাধারণ মানুষের অধিকার



Government of India

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

26B / 264031



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: রাজবল্লভপুর, রাজাবল্লভপুর, Address: Rajballabhpur,
রঙ্গিলাবাদ, দক্ষিণ ২৪ পরগনা, Rajballabhpur, Rangilabad, South
মগরাহাট ১, পশ্চিম বঙ্গ, 743609 24 Parganas, Magrahat - I, West
Bengal, 743609


6966 5905 5725

1947
1800 300 1947



help@uidai.gov.in

www.uidai.gov.in

Gopal Baidya


 ভারতের নির্বাচন কমিশন
 परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WET1508753

নির্বাচকের নাম : গোপাল বৈদ্যা
 Elector's Name : Gopal Baidya
 পিতার নাম : কালিপদ বৈদ্যা
 Father's Name : Kalipada Baidya
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : XX/XX/1949

WET1508753

ঠিকানা:
 মধ্য রাজবল্লভপুর, রাজবল্লভপুর, উত্তর দক্ষিণ
 ২৪ পর্গনা-৭৪৩৬০৪

Address:
 MADHY
 RAJABALLABHAPUR, RAJBALLABHAPUR, U
 STHI, SOUTH 24 PARGANAS-743608

Date: 28/11/2013

142-মগ্রহাট পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 142-Magrahat Paschim Constituency

বিজ্ঞপ্তি পরিবর্তন হলে নতুন ঠিকানার তথ্যের সঠিক লিপি লিখে এ কার্ড
 সংক্রান্ত নতুন পত্রিকার মাধ্যমে পালিকা বা সিটি কর্পোরেশন
 পরিচালকের কার্যালয়ে জমা দিতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll of the changed address and to obtain the card
 with same number.

Gopal Baidya

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ENOPS1448K



21032019

नाम / Name
JITENDRA KUMAR SINGH

पिता का नाम / Father's Name
RAM CHABILA SINGH

जन्म की तारीख /
Date of Birth
02/11/1980

Jitendra K Singh
हस्ताक्षर / Signature



Jitendra K Singh



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

Enrolment No.: 1193/63022/03157

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

Date: 07/11/2011

Ref. No: 00009851-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

Jitendra Kumar Singh
 Year of Birth: 1980
 Male



4353 4807 0521



आधार - आम आदमी का अधिकार

Jitendra Kr Singh

आयकर विभाग

INCOME TAX DEPARTMENT

DEBNATH NASKAR



भारत सरकार

GOVT. OF INDIA

LAKSHMI KANTA NASKAR

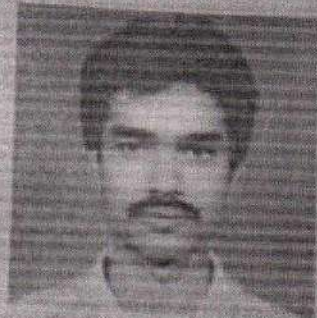
17/03/1976

Permanent Account Number

ALLPN0264F

Debnath Naskar

Signature



18092010



ভারত সরকার

Unique Identification Authority of India

আধিকারিক আইডি / Enrollment No : 2010/00571/07347

To
দেবনাথ নস্কর
Debnath Naskar
S/O Laxmikanta Naskar
NASKARPARA
Daulatpur(ct)
Pallanhat
Bishnupur - I South 24 Parganas
West Bengal 700104
9804990572

25/07/2016

392072686



MA920726865FT



আপনার আধার সংখ্যা / Your Aadhaar No.

6788 6864 4741

আমার আধার, আমার পরিচয়

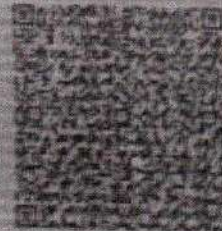


ভারত সরকার

Government of India



দেবনাথ নস্কর
Debnath Naskar
উপস্থাপিত / DOB : 17/03/1976
পুরুষ / Male



6788 6864 4741

আমার আধার, আমার পরিচয়



 भारत सरकार
 Government of India


 नाम: सन्तोष अग्रवाल
 Santosh Agarwal
 जन्मदिनांक/DOB: 21/06/1969
 लिंग/ GENDER: MALE

2220 8486 3948
 VID: 9105 8081 3681 3584

आसार आसार, आसार पवित्रम्

Santosh


 भारत सरकार
 Unique Identification Authority of India

पता:
 श्याम रेसिडेंस, 293 गौरि नाथ शेट्टी सड़की, श्याम
 नगर रोड, श्याम नगर किबोर्ड पार्क, बांगुर अवेन्यू,
 उत्तर 24 पार्गना,
 पिन कोड - 700055

Address:
 shyam residency, 293 gouri nath shastri
 sarakhi, shyam nagar road, shyam nagar
 children park, Bangur Avenue, North 24
 Parganas,
 West Bengal - 700055

2220 8486 3948
 VID: 9105 8081 3681 3584

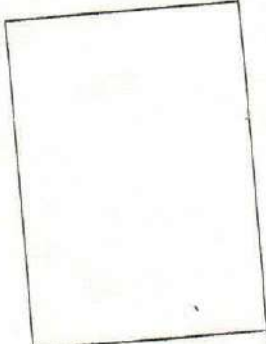
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SPECIMEN FORM FOR TEN FINGER PRINTS

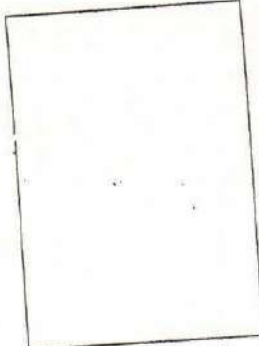


Debnath, Narkon

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

Major Information of the Deed



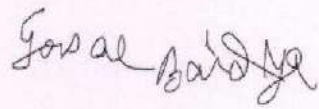
Deed No :	I-1904-17339/2021	Date of Registration	27/12/2021
Query No / Year	1904-2000905076/2021	Office where deed is registered	
Query Date	06/05/2021 6:02:35 PM	1904-2000905076/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038286137, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 18,92,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,626/- (Article:23)	Rs. 29,019/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			

Land Details :



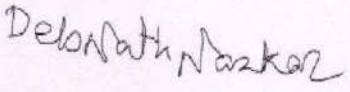
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-93	RS-483	Bastu	Shali	0.43 Dec	1,00,000/-	1,13,950/-	
L2	RS-97/483	RS-483	Bastu	Shali	6.71 Dec	16,00,000/-	17,78,150/-	
		TOTAL :			7.14Dec	17,00,000 /-	18,92,100 /-	
	Grand Total :				7.14Dec	17,00,000 /-	18,92,100 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOPAL BAIDYA Son of Mr LATE KALIPADA BAIDYA Executed by: Self, Date of Execution: 24/07/2021 , Admitted by: Self, Date of Admission: 24/07/2021 ,Place : Office			
	24/07/2021	24/07/2021	LTI 24/07/2021	24/07/2021
	RAJBALLABHPUR, RANGILABAD, Block/Sector: MAGRAHAT-1, Village:- RAJBALLABHPUR, P.O:- RANGILABAD, P.S:-Usthi, District:-South 24-Parganas, West Bengal, India, PIN:- 743609 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GBxxxxxx2B, Aadhaar No: 69xxxxxxxx5725, Status :Individual, Executed by: Self, Date of Execution: 24/07/2021 , Admitted by: Self, Date of Admission: 24/07/2021 ,Place : Office			



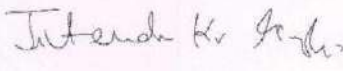


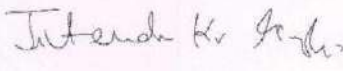


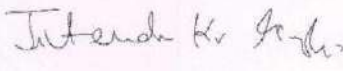
31/12/2021 Query No:-19042000905076 / 2021 Deed No :I - 190417339 / 2021, Document is digitally signed.

2	Name	Photo	Finger Print	Signature
	Mr DEBNATH NASKAR Son of Mr LAXMIKANT NASKAR Executed by: Self, Date of Execution: 24/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 <small>27/07/2021</small>	 <small>LTI 27/07/2021</small>	 <small>27/07/2021</small>
NASKAR PARA, DAULATPUR, City:- Diamond Harbour, P.O:- PAILAN, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4F, Aadhaar No: 67xxxxxxxx4741, Status :Confirming Party, Executed by: Self, Date of Execution: 24/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Avocado Construction Private Limited Diamond Harbour Road, Kolkata, City:- Diamond Harbour, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1H,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> Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 24/07/2021, , Admitted by: Self, Date of Admission: 24/07/2021, Place of Admission of Execution: Office </td> <td>  <small>Jul 24 2021 4:42PM</small> </td> <td>  <small>LTI 24/07/2021</small> </td> <td>  <small>24/07/2021</small> </td> </tr> </tbody> </table> <p>2,DAKSHINPARA 3RD LANE, City:- Rishra, P.O:- MOREPUKUR, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Avocado Construction Private Limited (as REPRESENTATIVE)</p>	Name	Photo	Finger Print	Signature	Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 24/07/2021, , Admitted by: Self, Date of Admission: 24/07/2021, Place of Admission of Execution: Office	 <small>Jul 24 2021 4:42PM</small>	 <small>LTI 24/07/2021</small>	 <small>24/07/2021</small>
Name	Photo	Finger Print	Signature						
Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 24/07/2021, , Admitted by: Self, Date of Admission: 24/07/2021, Place of Admission of Execution: Office	 <small>Jul 24 2021 4:42PM</small>	 <small>LTI 24/07/2021</small>	 <small>24/07/2021</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTOSH AGARWAL Son of Late MOTILAL AGARWAL 293, GOURI NATH SHASTRI SARANI, City:- Kolkata, P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	 <small>24/07/2021</small>	 <small>24/07/2021</small>	 <small>24/07/2021</small>

Identifier Of Mr GOPAL BAIDYA, Mr JITENDRA KUMAR SINGH, Mr DEBNATH NASKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr GOPAL BAIDYA	Avocado Construction Private Limited-0.43 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr GOPAL BAIDYA	Avocado Construction Private Limited-6.71 Dec

Endorsement For Deed Number : I - 190417339 / 2021

On 11-05-2021

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 18,92,100/-

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

On 24-07-2021

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

Presented for registration at 16:34 hrs on 24-07-2021, at the Office of the A.R.A. - IV KOLKATA by Mr JITENDRA KUMAR SINGH ,

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

Execution is admitted on 24/07/2021 by Mr GOPAL BAIDYA, Son of Mr LATE KALIPADA BAIDYA, RAJBALLABHPUR,RANGILABAD, Sector: MAGRAHAT-1, P.O: RANGILABAD, Thana: Usthi, , South 24-Parganas, WEST BENGAL, India, PIN - 743609, by caste Hindu, by Profession Service

Identified by Mr SANTOSH AGARWAL, , Son of Late MOTILAL AGARWAL, 293, GOURI NATH SHASTRI SARANI, P.O: BANGUR AVENUE, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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

Execution is admitted on 24-07-2021 by Mr JITENDRA KUMAR SINGH, REPRESENTATIVE, Avocado Construction Private Limited (Private Limited Company), Diamond Harbour Road, Kolkata, City:- Diamond Harbour, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr SANTOSH AGARWAL, , Son of Late MOTILAL AGARWAL, 293, GOURI NATH SHASTRI SARANI, P.O: BANGUR AVENUE, Thana: Dum Dum, , City/Town: KOLKATA, 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 29,019/- (A(1) = Rs 18,921/- ,B = Rs 10,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 28,935/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2021 1:44PM with Govt. Ref. No: 192021220010880761 on 12-05-2021, Amount Rs: 28,935/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 62658574 on 12-05-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,626/- and Stamp Duty paid by by online = Rs 94,616/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2021 1:44PM with Govt. Ref. No: 192021220010880761 on 12-05-2021, Amount Rs: 94,616/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 62658574 on 12-05-2021, 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

On 27-07-2021

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

Execution is admitted on 27/07/2021 by Mr DEBNATH NASKAR, Son of Mr LAXMIKANT NASKAR, NASKAR PARA, DAULATPUR, P.O: PAILAN, Thana: Bishnupur, , City/Town: DIAMOND HARBOUR, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr SANTOSH AGARWAL, , Son of Late MOTILAL AGARWAL, 293, GOURI NATH SHASTRI SARANI, P.O: BANGUR AVENUE, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

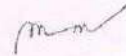
Certified that required Registration Fees payable for this document is Rs 29,019/- (A(1) = Rs 18,921/- ,B = Rs 10,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,626/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 016470, Amount: Rs.10/-, Date of Purchase: 23/04/2021, Vendor name: Sipra Dey

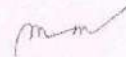


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 27-12-2021

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.



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

016470



NO.....

Address.....

Rs.....

Date.....

12 3 APR 2021

SIPRA DEY

Licence No.: 18A

Code: 1070

1, N. S. Road, Kolkata- 700 061

[Handwritten signature]



[Handwritten mark]

ASSAM CHAMBER OF COMMERCE AND INDUSTRY
KOLKATA

24 JUL 2021

[Blurred purple stamp]



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 JUL 2024