

6145/2021

I

6901/2021

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

18/15  
17/17  
6.15 P.M.  
17/07/21  
N.V. MISHRA

पश्चिम बंगाल WEST BENGAL

of 904988.  
N=182100/-  
2021

A.R.A.  
IV

57AB 007016

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

Conveyance

1. Date: 16.07.2021
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-

Additional Registrar of Assurances-IV, Kolkata  
9 AUG 2021

in-interest:

3.1 Vendor: Bijay Baidya, [Mobile 9804990572], [PAN-BMNPB1400M], Aadhaar No.290689679982, son of Late Kalipada Baidya, by faith Hindu, by Occupation service, Indian National, residing at Village Samali, Nahazari under Police Station Bishnupur, Post Office- Nahazari, District South 24-Parganas, PIN-700104 of the **First Part**.

AND

Visit Case No. 1604 dt. 16.07.21  
J (1)--- 200  
J (2)--- 300  
Total 500  
Realised on.....

ARA-IV Kolkata

Additional Registrar of Assurances-IV, Kolkata

**3.2 Purchaser: Bisque Constructions Private Limited [PAN-AAGCB5590B ]**, 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 3<sup>rd</sup> Lane Post Office – Morepukur, under Police Station –Srerampore, PIN-712250

**3.2 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 1/7<sup>th</sup> 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 of Sali Land, approximately), (equivalent to 1/7<sup>th</sup> 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 5<sup>th</sup> 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

And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.

- 6.2 Consideration:** This sale of the Said Property is being made by the Vendor with the concurrence of the Confirming Party for the total Consideration of Rs17,00,000 /- (Rupees Seventeen Lakh only), the entirety of which has been paid by the Purchaser to the Vendor at or before the execution hereof, the receipt whereof the Vendor and the Confirming Parties hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchaser and the Said Property of and from the same.
- 6.3 Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser doth hereby admit and acknowledge.
- 6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.
- 6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser, if any.

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

**[Part-I]**

Undivided 0.43 Decimals of vacant Sali Land, approximately, (equivalent to 1/7<sup>th</sup> Share in 3 Decimals of Sali Land) in L.R / R.S Dag No.93, recorded in L.R / R.S Khatian No. 483.



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

GRN Details

GRN: 192021220010874271  
GRN Date: 12/05/2021 13:34:38  
BRN : 62658273  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 12/05/2021 13:05:01  
Payment Ref. No: 2000904988/7/2021  
[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: 2000904988  
Applicant's Name: Mr SAMRAT ROY  
Identification No: 2000904988/7/2021  
Remarks: Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000904988/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	94596
2	2000904988/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	28921
			<b>Total</b>	<b>123517</b>

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



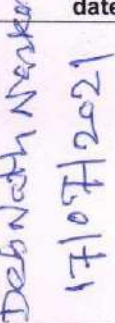
Government of West Bengal



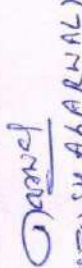
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000904988/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BIJAY BAIDYA SAMALI NAHAZARI, Village:- NAHAZARI, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller		3319 	 17/07/21
2	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3RD LANE, City:- Rishra, , P.O:- MOREPUKUR, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712250	Represent ative of Buyer [Bisque Constructi ons Private Limited ]		3318 	 17/07/2021
3	Mr DEBNATH NASKAR NASKARPARA, DAULAT PUR, City:- Diamond Harbour, , P.O:- PAILAN, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller		3320 	 17/07/2021

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Mr BIJAY BAIDYA, Mr JITENDRA KUMAR SINGH, Mr DEBNATH NASKAR		3321 	 (SANTOSH AGARWAL) 17/07/2021

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



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

**[Part-I]**

Undivided 0.43 Decimals of vacant Sali Land, approximately, (equivalent to 1/7<sup>th</sup> 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 1/7<sup>th</sup> 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:

*[Handwritten Signature]*

1. *Dab Nath Naskar*

2. *[Handwritten Signature]*  
*S/o S. S. S. S.*

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

Bisque Constructions Private Limited

*Tintendu Kr Singh*  
Authorised Signatory

1. *Kam Khatun*  
1, N.S. Road, KOL-1

2. *R.K. Lohia*  
1, N.S. Road KOL-1.

Drafted by:

*[Handwritten Signature]* (ADVOCATE)

F/1005/703/2014

Dist. Judges' Court, Barasat

**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	659579	TamilNad Mercantile Bank	Netaji Subhas Road	7,00,000/- favouring the Vendor
On Several Dates	RTGS and Cheque				10,00,000/- favouring confirming party
					Rs 17,00,000/-

(Rupees Seventeen Lacs only)

Vendor

*[Handwritten Signature]*

Confirming Party

*Debnath Naskar*

**Witnesses:**

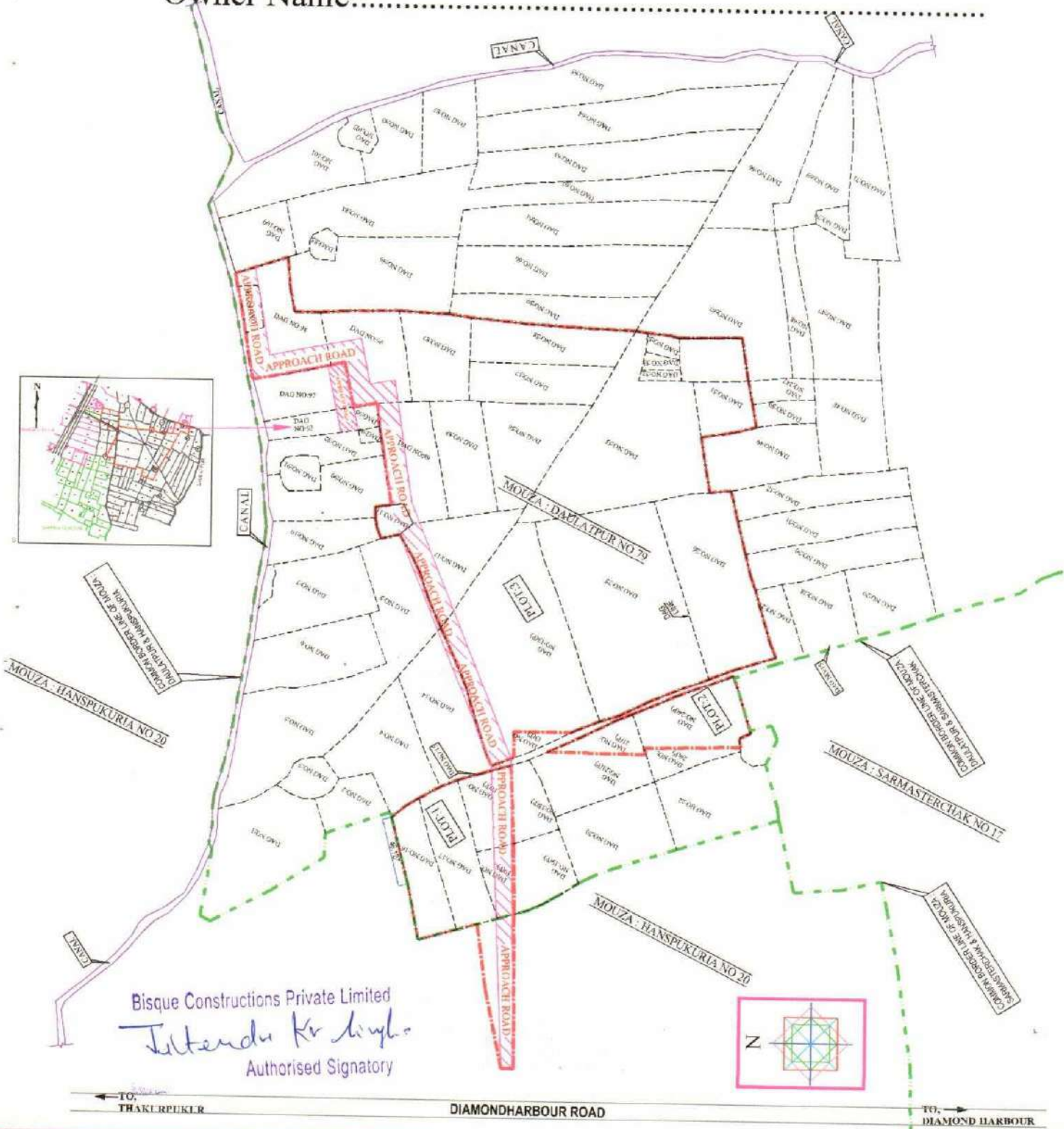
1. *Debnath Naskar*

2. *[Handwritten Signature]*

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:.....



Bisque Constructions Private Limited  
Jitendra Kr Singh  
Authorised Signatory

Debnath Naskar

Handwritten signature/initials

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:.....



Bisque Constructions Private Limited  
 Tulendra K. Singh  
 Authorised Signatory

TO: THAKURPUKUR ← DIAMOND HARBOUR ROAD → TO: DIAMOND HARBOUR

Debatath Nankar

2020

# SPECIMEN FORM FOR TEN FINGER PRINTS



Jitendra Kr Singh

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



Balu J

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



Debnath Nankar

	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					

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BISQUE CONSTRUCTIONS PRIVATE  
LIMITED

06/01/2016  
Permanent Account Number  
AAGCB5590B



06/01/2016

Bisque Constructions Private Limited  
*Tulendra K Singh*  
Authorised Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIJAY BAIDYA  
KALIPADA BAIDYA

01/07/1960  
Permanent Account Number  
BMNPB1400M

  
Signature



बिजय बाय

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

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





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ডালিকাভুক্তির আই ডি / Enrollment No.: 1190/22243/37048

To  
বিজয় বৈদ্য  
Bijay Baidya  
C/O Bijay Baidya  
SAMALI  
Nahazari  
Nahazari  
South Twenty Four Parganas  
West Bengal 700104  
46027244  
MN460272449FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2906 8967 9982

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বিজয় বৈদ্য  
Bijay Baidya  
পিতা : কালিপদ বৈদ্য  
Father : KAKLIPADA BAIDYA  
জন্মতারিখ / DOB : 01/01/1960  
পুরুষ / Male

বিজয় বৈদ্য



2906 8967 9982

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता नं. का कार्ड  
Permanent Account Number Card

ENOPS1448K

नाम / Name  
JITENDRA KUMAR SINGH

पिता के नाम / Father's Name  
RAM CHABILA SINGH

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

हस्ताक्षर / Signature

21052019



Jitendra Kumar Singh



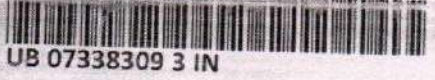
भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh  
 S/O Shri Ramchhabila 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 Kumar Singh*

आयकर विभाग  
INCOME TAX DEPARTMENT  
DEBNATH NASKAR



भारत सरकार  
GOVT. OF INDIA

LAKSHMI KANTA NASKAR

17/03/1976

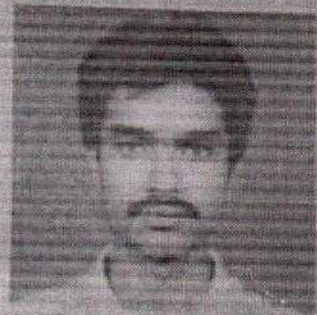
Permanent Account Number

ALLPN0264F

Debnath Naskar

Signature

Debnath Naskar



16092010



ভারত সরকার

Unique Identification Authority of India  
भारत सरकार  
विशेष पहचान प्राधिकार, भारत

ভারতীয় পরিচয় আইডি / Enrollment No.: 2010/00571/07347

To  
নাম  
Debnath Naskar  
S/O Laxmikanta Naskar  
NASKARPARA  
Daulatpur(c1)  
Patanhat  
Bishnupur - I South 24 Parganas  
West Bengal 700104  
9804990572

25/07/2016  
092072686



MA920726865FT



আপনার আধার সংখ্যা / Your Aadhaar No.

**6788 6864 4741**

আমার আধার, আমার পরিচয়



ভারত সরকার

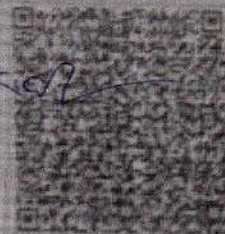
विशेष पहचान प्राधिकार, भारत

নাম  
Debnath Naskar  
জন্ম তারিখ / DOB: 17/03/1976  
পুরুষ / Male

*Debnath Naskar*

**6788 6864 4741**

আমার আধার, আমার পরিচয়




**ভারত সরকার**  
**Government of India**


 য়াংশ অগরওয়াল  
 Santosh Agarwal  
 জন্ম তারিখ/DOB: 21/06/1969  
 পুরুষ/MALE

2220 8486 3948  
 VID: 9105 9681 3681 3584

আমার আশায়, আমার পরিচয়

*Santosh Agarwal* →


**ভারতীয় একমুঠক পরিচয় প্রদান করণ**  
**Unique Identification Authority of India**

**ঠিকানা:**  
 শ্যাম রেসিডেন্সি, 293 গৌরী নাথ শাস্ত্রী সরণী, শ্যাম  
 নগর রোড, শ্যাম নগর চিলড্রেন পার্ক, বাঙ্গুর অভিনেউ,  
 উত্তর ২৪ পরগনা,  
 পশ্চিম বঙ্গ - 700055

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

2220 8486 3948  
 VID: 9105 9681 3681 3584

QR Code with photograph  
www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1904-06901/2021	Date of Registration	09/08/2021
Query No / Year	1904-2000904988/2021	Office where deed is registered	
Query Date	06/05/2021 5:34:38 PM	1904-2000904988/2021	
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	[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. 94,606/- (Article:23)	Rs. 29,005/- (Article:A(1), 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	RS-483	Bastu	Shali	6.71 Dec	16,00,000/-	17,78,150/-	
		<b>TOTAL :</b>			<b>7.14Dec</b>	<b>17,00,000 /-</b>	<b>18,92,100 /-</b>	
	<b>Grand Total :</b>				<b>7.14Dec</b>	<b>17,00,000 /-</b>	<b>18,92,100 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIJAY BAIDYA</b> Son of Mr LATE KALIPADA BAIDYA SAMALI NAHAZARI, Village:- NAHAZARI, P.O:- NAHAZARI, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BMxxxxx0M, Aadhaar No: 29xxxxxxxx9982, Status :Individual, Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 17/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 17/07/2021 ,Place : Pvt. Residence
2	<b>Mr DEBNATH NASKAR</b> Son of Mr LAXMIKANTA NASKAR NASKARPARA,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.:: ALxxxxx4F, Aadhaar No: 67xxxxxxxx4741, Status :Confirming Party, Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 17/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 17/07/2021 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Bisque Constructions Private Limited</b> Diamond Harbour Road, Kolkata, City:- Diamond Harbour, , P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Mr LATE RAM CHABILA SINGH 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 : Bisque Constructions Private Limited (as REPRESENTATIVE)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTOSH AGARWAL</b> 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			

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY BAIDYA	Bisque Constructions Private Limited-0.43 Dec

**Transfer of property for L2**

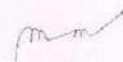
Sl.No	From	To. with area (Name-Area)
1	Mr BIJAY BAIDYA	Bisque Constructions Private Limited-6.71 Dec



On 16-07-2021

**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 17-07-2021

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

Presented for registration at 18:15 hrs on 17-07-2021, at the Private residence by Mr JITENDRA KUMAR SINGH ,.

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

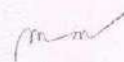
Execution is admitted on 17/07/2021 by 1. Mr BIJAY BAIDYA, Son of Mr LATE KALIPADA BAIDYA, SAMALI NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr DEBNATH NASKAR, Son of Mr LAXMIKANTA NASKAR, NASKARPARA,DAULATPUR, 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

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

Execution is admitted on 17-07-2021 by Mr JITENDRA KUMAR SINGH, REPRESENTATIVE, Bisque Constructions 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

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



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

On 19-07-2021

**Payment of Fees**

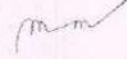
Certified that required Registration Fees payable for this document is Rs 29,005/- ( A(1) = Rs 18,921/- ,B = Rs 10,000/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 28,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2021 1:38PM with Govt. Ref. No: 192021220010874271 on 12-05-2021, Amount Rs: 28,921/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 62658273 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. 94,606/- and Stamp Duty paid by by online = Rs 94,596/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2021 1:38PM with Govt. Ref. No: 192021220010874271 on 12-05-2021, Amount Rs: 94,596/-, Bank ICICI Bank ( ICIC0000006), Ref. No. 62658273 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 09-08-2021**

**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 29,005/- ( A(1) = Rs 18,921/- ,B = Rs 10,000/- ,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. 94,606/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 04769, Amount: Rs.10/-, Date of Purchase: 08/04/2021, Vendor name: S Dey



**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 338202 to 338232

being No 190406901 for the year 2021.



*mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.08.21 11:17:38 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/08/21 11:17:38 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

004769

No.....  
Address.....  
Rs.....  
Date.....

**SARABAR**  
**H. SARABAR**  
**Advocate**  
**Baruipur Civil & Criminal Court**

**SIPRA DEY**

License No.. 18A

Code : 1070

N S Road, Kolkata-700 001

*[Handwritten signature]*

**08 APR 2021**

Jitendra Kr Singh.



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**

**07 JUL 2021**

VI-ARA  
104/102



*[Handwritten mark]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

17 JUL 2021