

6229/2021

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17340/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

21/12/2021
 904642
 2021
 1892100/-
 not
 A.R.A IV 57AB 103900

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.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

Conveyance

1. Date: 16.07.2021
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-in-interest:
 - 3.1 Vendor: Panchulal Baidya, [Mobile 9804990572], Aadhaar No.626133289836, son of Late Kalipada Baidya, by faith Hindu, by Occupation-Cultivation, Indian National, residing at Village Sukdebpur, Ganipur, under Police Station -Mahestala, Post Office Mahestala (S.O), District South 24-Parganas, PIN-700141 of the First Part.

27 DEC 2021

~~24 JUL 2021~~

Visit Case No. 1603 dt. 16.07.21
 J (1) ---
 J (2) ---
 Total 250
 Realised on 300
 550/-

ARA-IV
Kolkata



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

GRN Details

GRN: 192021220010883761 Payment Mode: Online Payment
GRN Date: 12/05/2021 13:47:15 Bank/Gateway: ICICI Bank
BRN : 62658719 BRN Date: 12/05/2021 13:05:28
Payment Status: Successful Payment Ref. No: 2000904642/6/2021
[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: 2000904642
Applicant's Name: Mr SAMRAT ROY
Identification No: 2000904642/6/2021
Remarks: Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000904642/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	94616
2	2000904642/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	28935
			Total	123551

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

AND

3.2 Purchaser: Bellview Niwas Private Limited (PAN- AAGCB4899R) 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, 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 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]

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

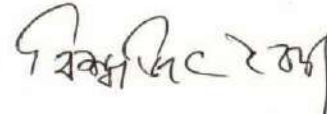
7. **Execution and delivery:** In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

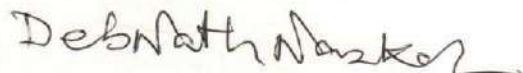
Executed and Delivered by the Vendor & Confirming Party

at Kolkata in the presence of:

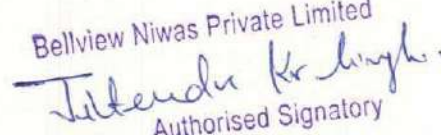
1.  Deb Nath Naskar

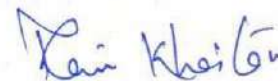
 Panchudal Beidya

2.  Deb Nath Naskar

 Deb Nath Naskar

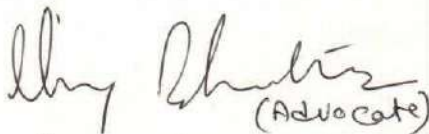
Executed and Delivered by the Purchaser
at Kolkata in the presence of:

Bellview Niwas Private Limited
 Jitendra Kr Singh
Authorised Signatory

1.  Kain Khaitan
1, N.S. Road, Kol-1

2. R. K. Chhita
1 N.S. Road
KOL-700001

Drafted by me

 Niloy Bhattacharya
(Advocate)

WB/1533/2016

16/07/2021

NILUY BHATTACHARYA
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	"865506"	TamilNad Mercantile Bank	Netaji Subhas Road	7,00,000/- (to be deposited with Bijay Baidya of behalf of Vendor)
On several dates	RTGS and Cheque		TamilNad Mercantile Bank	Netaji Subhas Road	10,00,000/- favouring confirming party
					Rs 17,00,000/-

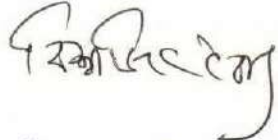
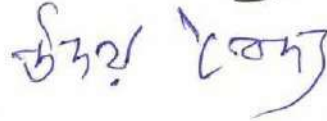
(Rupees Seventeen Lacs only)

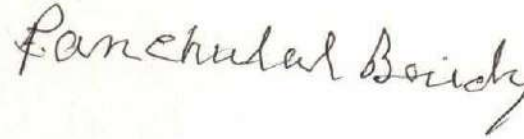
Vendor

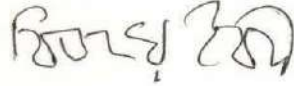
(Bijay Baidya on behalf Vendor)

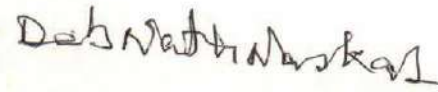
Confirming Party

Witnesses:

1. 
2. 







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:.....

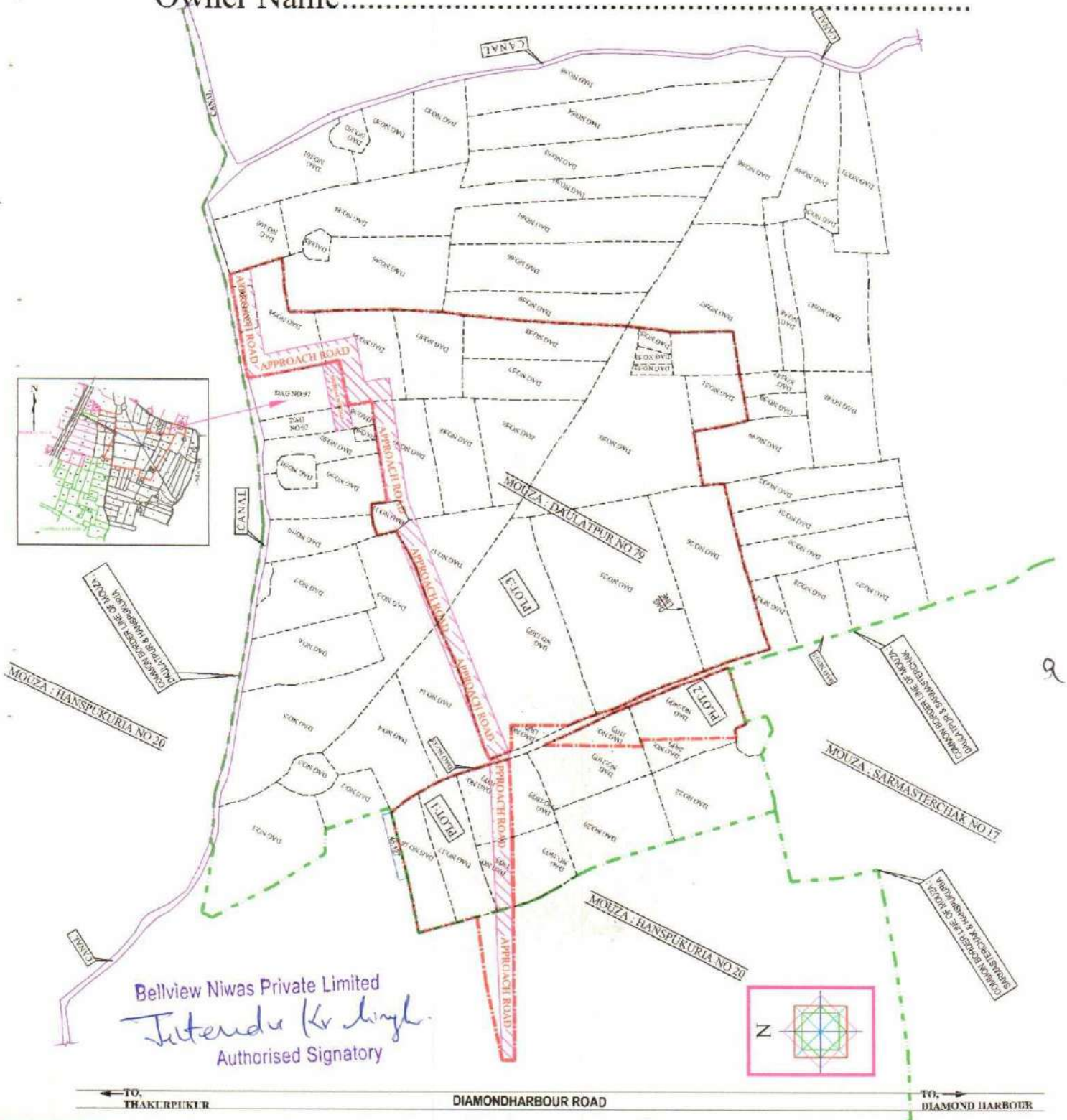


Bellview Niwas Private Limited
Titendra K. Singh
Authorised Signatory

Panchudal 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:.....













Bellview Niwas Private Limited
 Jitendra K Singh
 Authorised Signatory

Panchulal Barhya

SPECIMEN FORM FOR TEN FINGER PRINTS













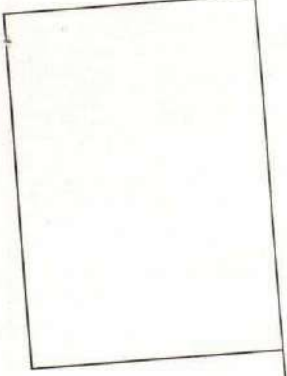
Tintendra Kr Singh

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

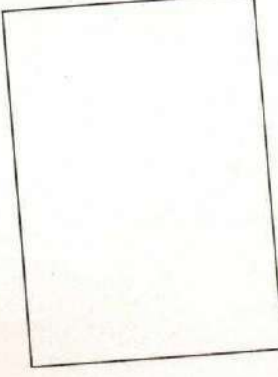


Ramesh Lal Baidya

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



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



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BELLVIEW NIWAS PRIVATE
LIMITED



02/11/2015
Permanent Account Number
AAGCB4899R

11/2015

Bellview Niwas Private Limited
Jitendra K. Singh
Authorised Signatory



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
GBFPB7810F

नाम / Name	PANCHULAL BAIDYA		
पिता का नाम / Father's name	KALIPADA BAIDYA		
जन्म की तारीख / Date of Birth	02/01/1945		
लिंग / Gender	Male		
			Signature Not Verified Digitally signed by : Income Tax Department Date : 15122021_214746 Reason : Document Signer Location : India
हस्ताक्षर / Signature			

- ✓ 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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
GBFPB7810F

नाम / Name
PANCHULAL BAIDYA

पिता का नाम / Father's Name
KALIPADA BAIDYA

जन्म की तारीख /
Date of Birth
02/01/1945

हस्ताक्षर / Signature

fold

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

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

ভারত সরকার
Government of India
পঞ্চূলাল বৈত
Panchulal Baidya
জন্মতারিখ / DOB: 02/01/1946
পুরুষ / Male
6261 3328 9836

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা: এস/ও: কালিপাড়া বৈত
সুকদেবপুর গানিপুর, মহেশতলা (এম)
দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: S/O: Kalipada
Baidya, SUKDEBPUR
GANIPUR, Maheshtala (M),
South 24 Parganas,
Maheshtala, West Bengal,
700141

Panchulal Baidya

6261 3328 9836

1547
1800 300 1647

help@uidai.gov.in

www.
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संस्थापक खाता संख्या कार्ड
Permanent Account Number Card

ENOPS1448K

नाम / Name
JITENDRA KUMAR SINGH

पिता का नाम / Father's Name
RAM CHABILA SINGH

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

Jitendra Kumar Singh
SIGNATURE / Signature

1002010



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



18092010



ভারত সরকার

Unique Identification Authority of India

भारत सरकार

ভাৰত সৰকাৰ আই ডি / Enrollment No: 2010/00571/07347

To
নোবাম নস্কৰ
Debnath Naskar
S/O Laxmikanta Naskar
NASKARPARA
Daulatpur(ct)
Pailanhat
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

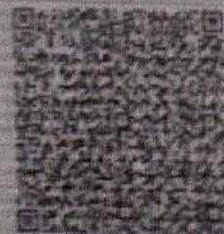


ভারত সরকার

Government of India





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



6788 6864 4741

আমার আধার, আমার পরিচয়


ভারত সরকার
 Government of India


 নাম: আগরওয়াল
 Santosh Agarwal
 জন্মতারিখ/DOB: 21/06/1969
 পুরুষ/MALE

2220 8486 3948
 VID: 9105 9681 3681 3584

আমার আধার, আমার পরিচয়

Santosh Agarwal


ভারত সরকার
 Unique Identification Authority of India

ঠিকানা:
 শ্যাম রেজিডেন্সি, 293 গৌরী নাথ শাস্ত্রী সারানী, শ্যাম
 নগর রোড, শ্যাম নগর চিলড্রেন পার্ক, বাঙ্গুর অভিনেত্রী
 উত্তর ২৪ পরগণা,
 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

www.uidai.gov.in

SPECIMEN FORM FOR TEN FINGER PRINTS



Debnath Debbar

	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



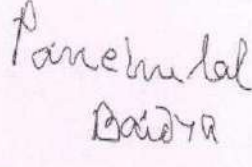
Deed No :	I-1904-17340/2021	Date of Registration	27/12/2021
Query No / Year	1904-2000904642/2021	Office where deed is registered	
Query Date	06/05/2021 4:16:58 PM	1904-2000904642/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST 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			



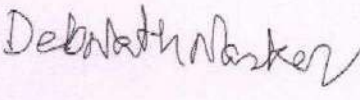
Land Details :

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	RS-497	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 :



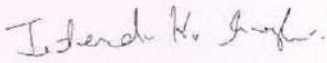


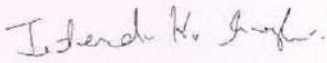


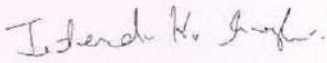
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PANCHULAL BAIDYA Son of Mr LATE KALIPADA BAIDYA Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 24/07/2021 ,Place : Office			
		24/07/2021	LTI 24/07/2021	24/07/2021
	Sukdebpur,Ganipur Mahestala, Village:- SUKDEBPUR, P.O:- MAHESTALA, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: GBxxxxxx0F, Aadhaar No: 62xxxxxxxx9836, Status :Individual, Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 24/07/2021 ,Place : Office			

2	Name	Photo	Finger Print	Signature
	Mr DEBNATH NASKAR Son of Mr LAXMIKANTA NASKAR Executed by: Self, Date of Execution: 16/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office			
		27/07/2021	LTI 27/07/2021	27/07/2021
NASKARPARA,DAULATPUR,BISHNUPUR-1, Village:- PAILANHAT, 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: 16/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bellview Niwas Private Limited Diamond Harbour Road, City:- Diamond Harbour, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9R,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"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/07/2021, , Admitted by: Self, Date of Admission: 24/07/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 24 2021 4:36PM</td> <td>LTI 24/07/2021</td> <td>24/07/2021</td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/07/2021, , Admitted by: Self, Date of Admission: 24/07/2021, Place of Admission of Execution: Office					Jul 24 2021 4:36PM	LTI 24/07/2021	24/07/2021
Name	Photo	Finger Print	Signature										
Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/07/2021, , Admitted by: Self, Date of Admission: 24/07/2021, Place of Admission of Execution: Office													
	Jul 24 2021 4:36PM	LTI 24/07/2021	24/07/2021										
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 Not Provided by UIDAI Status : Representative, Representative of : Bellview Niwas Private Limited (as REPRESENTATIVE)													

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			
	24/07/2021	24/07/2021	24/07/2021

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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PANCHULAL BAIDYA	Bellview Niwas Private Limited-0.43 Dec

Transfer of property for L2

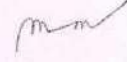
SI.No	From	To. with area (Name-Area)
1	Mr PANCHULAL BAIDYA	Bellview Niwas Private Limited-6.71 Dec

Endorsement For Deed Number : I - 190417340 / 2021

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 24-07-2021

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

Presented for registration at 16:29 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 PANCHULAL BAIDYA, Son of Mr LATE KALIPADA BAIDYA, Sukdebpur, Ganipur Mahestala, P.O: MAHESTALA, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Cultivation

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, Bellview Niwas Private Limited (Private Limited Company), Diamond Harbour Road, 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

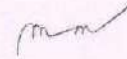
Payment of Fees

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 1:48PM with Govt. Ref. No: 192021220010883761 on 12-05-2021, Amount Rs: 28,935/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 62658719 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 1:48PM with Govt. Ref. No: 192021220010883761 on 12-05-2021, Amount Rs: 94,616/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 62658719 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 LAXMIKANTA NASKAR, NASKARPARA, DAULATPUR, BISHNUPUR-1, 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

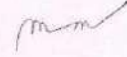
Payment of Fees

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 016471, Amount: Rs.10/-, Date of Purchase: 23/04/2021, Vendor name: Sipra Dey

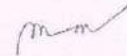


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 807981 to 808011

being No 190417340 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.12.31 15:50:57 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/12/31 03:50:57 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

016471



No.
Address
Ra.
Date

23 APR 2021

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata- 700 001

[Handwritten signature]



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

24 JUL 2021



m

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA
24 JUL 2019