

4798/2021

I- 4921/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



57AB 007122

Additional Registrar
Assurances-IV, Kolkata

Conveyance

Certified that the Document is admitted to
Registration. The and the
endorsement sh and the
are the part of this document

Additional Registrar
of Assurances-IV, Kolkata

1. **Date:** 16th April 2021
2. **Nature of Document:** Deed of Sale
3. **Parties:** Collectively the following which will include their respective successors-in-interest:

4 MAY 2021

- 3.1 **Vendor:** Biraj Baidya, [Mobile 9804990572], [PANBJHPB1272L], Aadhaar No.597311871251, son of Late Kalipada Baidya, by faith Hindu, by Occupation service ,Indian National, residing at Village Chakrajumolla, under Police Station Bishnupur, Post Office Pailan, District South 24-Parganas, of the **First Part**.

AND



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

GRN Details

GRN: 192021220008554868
GRN Date: 03/05/2021 16:03:46
BRN : 9359827301513
Gateway Ref ID: 211238156151
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 03/05/2021 16:05:58
Method: HDFC Retail Bank NB
Payment Ref. No: 2000780745/11/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAVI KHAITAN
Address: 1, N.S.ROAD, KOLKATA-700001
Mobile: 9830339883
Depositor Status: Others
Query No: 2000780745
Applicant's Name: Mr SAMRAT ROY
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2000780745/11/2021
Remarks: Sale, Sale Document Payment No 11

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000780745/11/2021	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000780745/11/2021	Property Registration- Registration Fees	0030-03-104-001-16	9084
			Total	9085

IN WORDS: NINE THOUSAND EIGHTY FIVE ONLY.



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

GRN Details

GRN: 192021220007180228
GRN Date: 27/04/2021 07:19:18
BRN : 3219487253019
Gateway Ref ID: 211172990786
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 27/04/2021 07:04:34
Method: HDFC Retail Bank NB
Payment Ref. No: 2000780745/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAVI KHAITAN
Address: 1, N.S.ROAD, KOLKATA
Mobile: 9830339883
Depositor Status: Others
Query No: 2000780745
Applicant's Name: Mr SAMRAT ROY
Identification No: 2000780745/8/2021
Remarks: Sale, Sale Document Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000780745/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	42572
2	2000780745/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	8514
			Total	51086

IN WORDS: FIFTY ONE THOUSAND EIGHTY SIX ONLY.



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

GRN Details

GRN: 192021220004719801
GRN Date: 18/04/2021 13:19:50
BRN : 1420968497
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 18/04/2021 13:04:24
Payment Ref. No: 2000780745/3/2021
[Query No/**/Query Year]

Depositor Details

Depositor's Name: RAVI KHAITAN
Address: 1, N.S.ROAD, KOLKATA-700001
Mobile: 9830339883
Depositor Status: Others
Query No: 2000780745
Applicant's Name: Mr SAMRAT ROY
Identification No: 2000780745/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000780745/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	52043
2	2000780745/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	10421
			Total	62464

IN WORDS: SIXTY TWO THOUSAND FOUR HUNDRED SIXTY FOUR ONLY.

3.2 Purchaser

M/s. GURUNAM REALTORS PRIVATE LIMITED [PAN-AAGCG2147P], 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), 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-ALLPN06264F), 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 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 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 Vaidya, 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 Property, for the consideration and on the terms and conditions as mentioned therein and had authorised the Confirming Party to sell the Said Property to the intending buyer.

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 Parties for the total Consideration of Rs.17,00,000/- (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 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 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. Anupam Bhattacharya.
4, NS Road, Kolkata - 700001
2. Mondram Roy
Maheshdale, Kol - 142

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

Gurunam Realtors Private Limited

Jitendra Kr Singh
Authorised Signatory

1. Anupam Bhattacharya.
4, NS Road, Kol - 4
2. Mondram Roy
Maheshdale, Kol - 142

Drafted & Identified by me:

Smita Roy (ADVOCATE)

F/1005/783/2014

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.)
17 th April 2021	A/c Payee Cheque	659341	TamilNad Mercantile Bank	Netaji Subhas Road	8,00,000/- favouring the Vendor
Several Dates	RTGS and Cheque		TamilNad Mercantile Bank	Netaji Subhas Road	9,00,000/- favouring confirming party
					Rs 17,00,000/-

(Rupees Seventeen Lacs only)

[Handwritten Signature]

Vendor

[Handwritten Signature]

Confirming Party

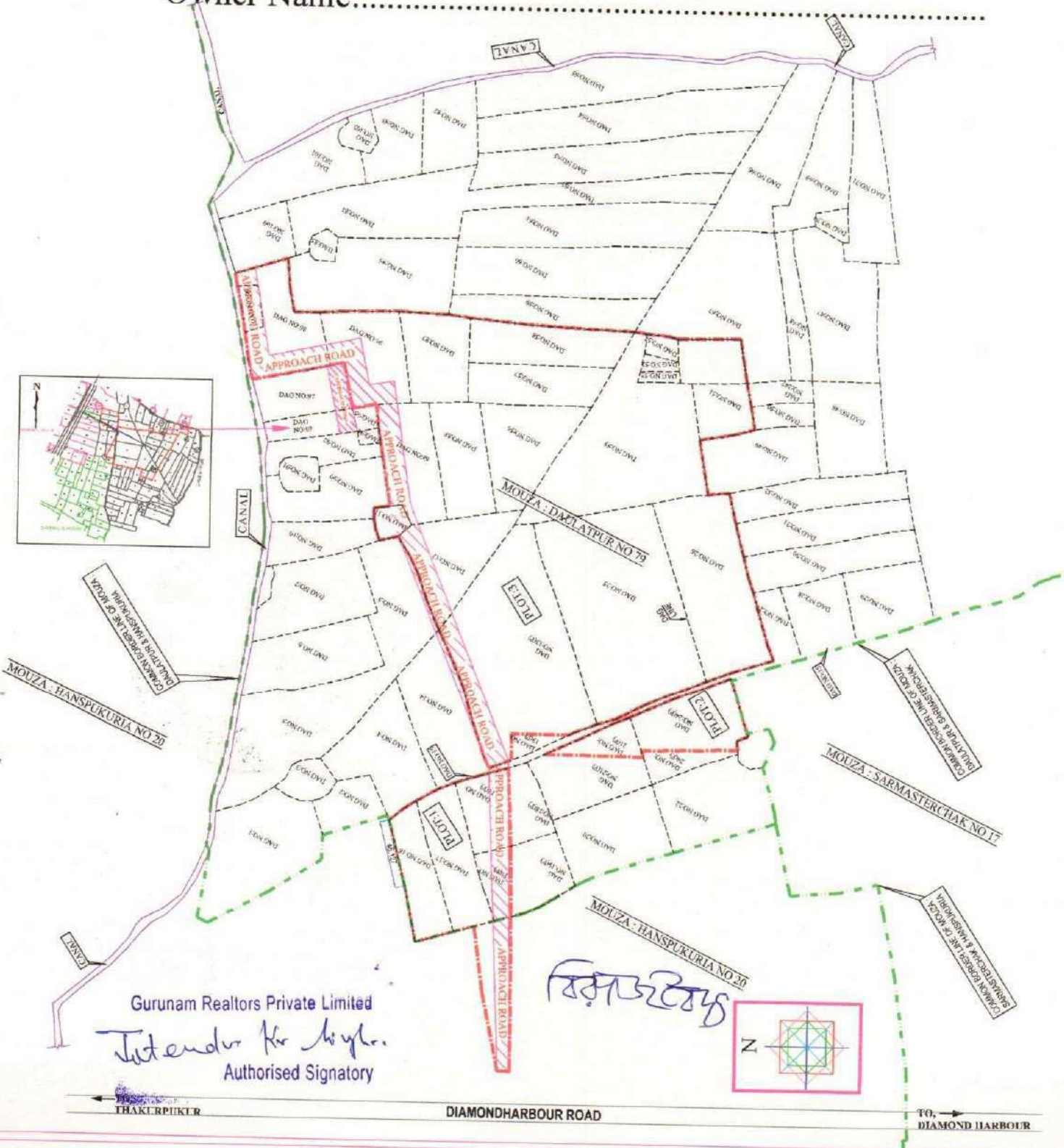
Witnesses:

1. Anupam Bhattacharya
↳ NS Road, Kol-1

2. Miniram Roy
Maheshdhar, Kol-142

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:.....

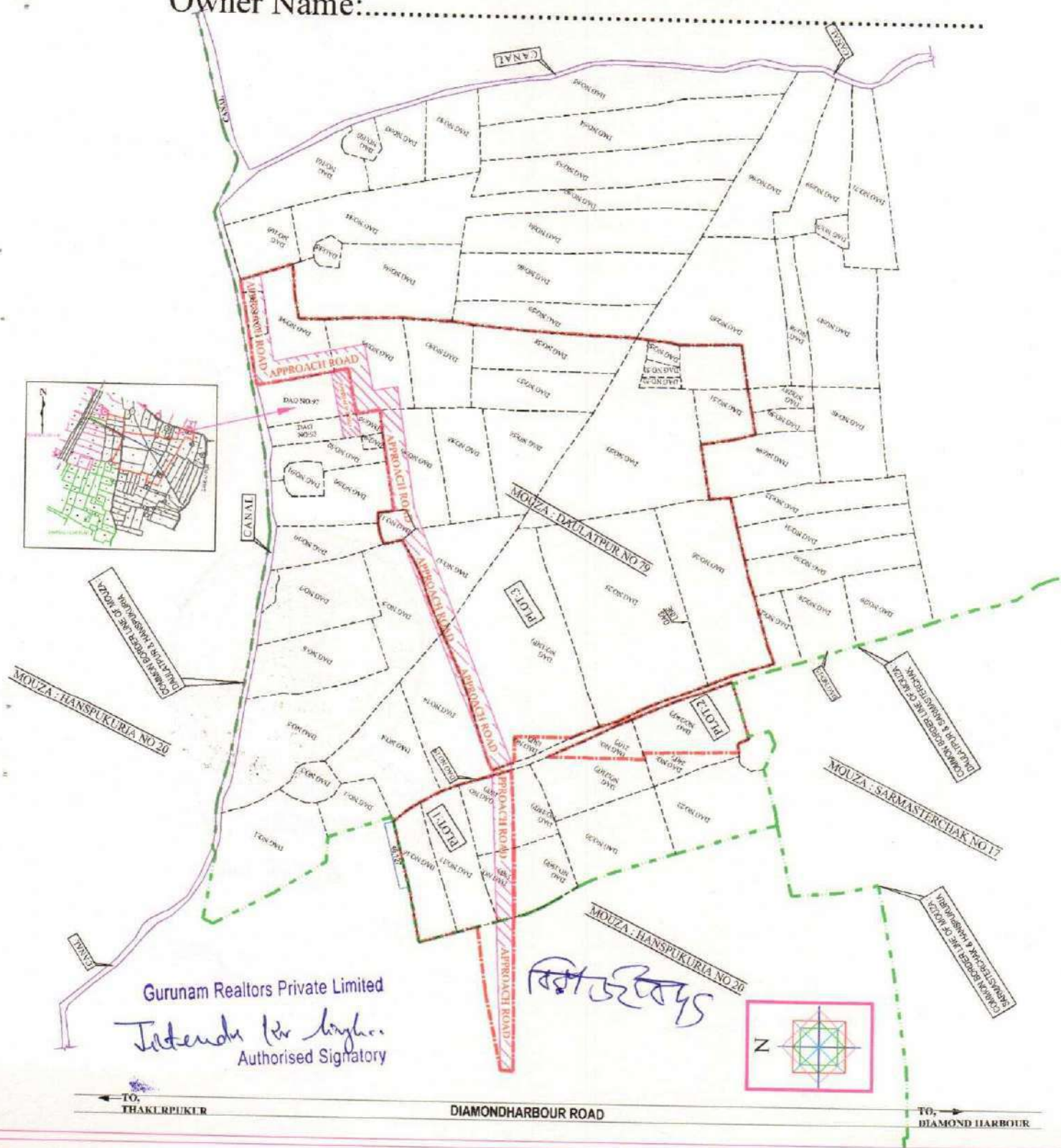


Gurunam Realtors Private Limited
 Jitender Kher
 Authorised Signatory

THAKRPIKUR ← DIAMOND HARBOUR ROAD → TO DIAMOND HARBOUR

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:.....



SPECIMEN FORM FOR TEN FINGER PRINTS



Jitendra K. Singh

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



BBB

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



Dishant Narayan

	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					



Gurunam Realtors Private Limited
Jitendra K. Singh
Authorised Signatory

8

आयकर विभाग
INCOME TAX DEPARTMENT
BIRAJ BAIDYA
KALIPADA BAIDYA



भारत सरकार
GOVT. OF INDIA



01/01/1957
Permanent Account Number
BVWFB0384G



Signature

2011/2013

बिराज बाइया

आयकर विभाग / Income Tax Department / केंद्र
आयकर सेवा केंद्र / का. एन. टी. डी. केंद्र
5 वीं मंजिल, मंत्रि स्टेडियम, कोटवा, सर्वे नं. 997/8
मोडल कॉलोनी, नजदीक डी. पी. हिल्स रोड, पुणे
पुणे - 411 004

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling
Plot No. 34E, Survey No. 997/8
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 004
Tel: 26232233 / Fax: 26232208
e-mail: pan@nsdl.com



ভারতীয় বি.বি.ই. পরিষদ অধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

Registration No. / Enrollment No. : 231066505 02634

Mr. Balraja
 Farmer
 A.O. Kalipada Raju
 KALPA
 Tal. Palamuru
 Chittoor Dist. 517 24 Palamuru
 Andhra Pradesh 517 24



KL37475415877
 5973415



আপনার / Your Aadhaar No. :

5973 1187 1251

বিশ্বজ বৈদ্য

সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বিশ্বজ বৈদ্য
 Mr. Balraja
 Farmer, KALIPADA RAJU
 Tal. Palamuru

5973 1187 1251
 Male



আপনার / Your Aadhaar No. :
 5973 1187 1251
 সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा 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

हस्ताक्षर / Signature

21062019



Jitendra for Singha



भारत सरकार



आधार

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

Debnath Naskar

18092010



Signature
Debnath Naskar
Permanent Account Number
17/03/1976
LAKSHMI KANTA NASKAR

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
DEBNATH NASKAR



ভারত সরকার

Government of India

সম্রাট রায়

Samrat Roy

পিতা : শঙ্কর রায়

Father : Sankar Roy

জন্মতারিখ / DOB : 30/04/1991

পুরুষ / Male

2804 5648 5558



আধার

সংরক্ষণ শাস্ত্রের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: 78 মিউনিসিপাল অফিস
লেন, নাগেরবাজার, সাত্তিখ দন্দম
(এম), মোতিঝিল, উত্তর ২৪ পরগনা,
নর্থ ২৪ পরগনা, পশ্চিম বঙ্গ ৭০০০৭৪

Address: 78 MUNICIPAL OFFICE
LANE, NAGERBAZAR, South
Dumdum (m), Motijheel, North 24
Parganas, North 24 Paraganas,
West Bengal, 700074

2804 6648 5558



1947



help@uidai.gov.in



www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/00571/07347

To
 দেবনাথ নস্কর
 Debnath Naskar
 S/O. Laxmikanta Naskar
 NASKARPARA
 Daulatpur(ct)
 Pailanhat
 Bishnupur - I South 24 Parganas
 West Bengal 700104
 9804990572
 392072686
 25/07/2016
 MA920726865FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6788 6864 4741

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

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

6788 6864 4741




আমার আধার, আমার পরিচয়

Debnath Naskar

Major Information of the Deed



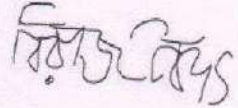
Deed No :	I-1904-04921/2021	Date of Registration	04/05/2021
Query No / Year	1904-2000780745/2021	Office where deed is registered	
Query Date	14/04/2021 11:26:40 AM	1904-2000780745/2021	
Applicant Name, Address & Other Details	SAMRAT ROY 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, 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 : 9,00,000/-]		
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. 28,019/- (Article:A(1), E, B)		
Remarks			

Land Details :



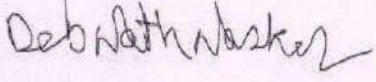
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use 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/-	
TOTAL :					7.14Dec	17,00,000 /-	18,92,100 /-	
Grand Total :					7.14Dec	17,00,000 /-	18,92,100 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr BIRAJ BAIDYA Son of Mr KALIPADA BAIDYA Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office	Photo  <small>27/04/2021</small>	Finger Print  <small>LTI 27/04/2021</small>	Signature  <small>27/04/2021</small>
P.O:- PAILAN, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BVxxxxxx4G, Aadhaar No: 59xxxxxxxx1251, Status :Individual, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office				



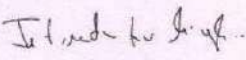


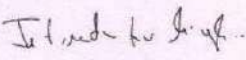


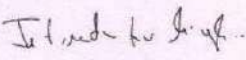
08/05/2021 Query No:-19042000780745 / 2021 Deed No :I - 190404921 / 2021, Document is digitally signed.

2	Name	Photo	Finger Print	Signature
	Mr DEBNATH NASKAR Son of Mr LAXMIKANTA NASKAR Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office			
	27/04/2021	LTI 27/04/2021	27/04/2021	
NASKARPARA, DAULATPUR, PAILANHAT, P.O:- PAILANHAT, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx4F, Aadhaar No: 67xxxxxxxx4741, Status :Confirming Party, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 27/04/2021 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GURUNAM REALTORS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx7P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 27 2021 4:38PM</td> <td>LTI 27/04/2021</td> <td>27/04/2021</td> <td></td> </tr> </tbody> </table> <p>2, DAKSHINPARA 3RD LANE, P.O:- MOREPUKUR, P.S:- Serampur, Rishra, 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 : GURUNAM REALTORS 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 - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office				Apr 27 2021 4:38PM	LTI 27/04/2021	27/04/2021	
Name	Photo	Finger Print	Signature										
Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr LATE RAM CHABILA SINGH Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 27/04/2021, Place of Admission of Execution: Office													
Apr 27 2021 4:38PM	LTI 27/04/2021	27/04/2021											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMRAT ROY Son of Mr SANKAR ROY 78 MUNICIPAL OFFICE LANE, P.O:- MOTIJHEEL, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074			
27/04/2021	27/04/2021	27/04/2021	

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIRAJ BAIDYA	GURUNAM REALTORS PRIVATE LIMITED-0.43 Dec

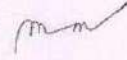
Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIRAJ BAIDYA	GURUNAM REALTORS PRIVATE LIMITED-6.71 Dec

On 26-04-2021

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 27-04-2021

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

Presented for registration at 16:22 hrs on 27-04-2021, 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 27/04/2021 by 1. Mr BIRAJ BAIDYA, Son of Mr KALIPADA BAIDYA, P.O: PAILAN, Thana: Bishnupur, , City/Town: DIAMOND HARBOUR, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 2. Mr DEBNATH NASKAR, Son of Mr LAXMIKANTA NASKAR, NASKARPARA,DAULATPUR,PAILANHAT, P.O: PAILANHAT, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

Indetified by Mr SAMRAT ROY, , , Son of Mr SANKAR ROY, 78 MUNICIPAL OFFICE LANE, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-04-2021 by Mr JITENDRA KUMAR SINGH, REPRESENTATIVE, GURUNAM REALTORS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr SAMRAT ROY, , , Son of Mr SANKAR ROY, 78 MUNICIPAL OFFICE LANE, P.O: MOTIJHEEL, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,019/- (A(1) = Rs 18,921/- ,B = Rs 9,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 18,935/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2021 1:20PM with Govt. Ref. No: 192021220004719801 on 18-04-2021, Amount Rs: 10,421/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1420968497 on 18-04-2021, Head of Account 0030-03-104-001-16
Online on 27/04/2021 7:20AM with Govt. Ref. No: 192021220007180228 on 27-04-2021, Amount Rs: 8,514/-, Bank: SBI EPay (SBIEPay), Ref. No. 3219487253019 on 27-04-2021, 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 online = Rs 94,615/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2021 1:20PM with Govt. Ref. No: 192021220004719801 on 18-04-2021, Amount Rs: 52,043/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1420968497 on 18-04-2021, Head of Account 0030-02-103-003-02
Online on 27/04/2021 7:20AM with Govt. Ref. No: 192021220007180228 on 27-04-2021, Amount Rs: 42,572/-, Bank: SBI EPay (SBlePay), Ref. No. 3219487253019 on 27-04-2021, 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 04-05-2021**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 28,019/- (A(1) = Rs 18,921/- ,B = Rs 9,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,084/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2021 4:04PM with Govt. Ref. No: 192021220008554868 on 03-05-2021, Amount Rs: 9,084/-, Bank: SBI EPay (SBlePay), Ref. No. 9359827301513 on 03-05-2021, 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 Stamp Rs 10/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 04741, Amount: Rs.10/-, Date of Purchase: 08/04/2021, Vendor name: S Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2021 4:04PM with Govt. Ref. No: 192021220008554868 on 03-05-2021, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 9359827301513 on 03-05-2021, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 236058 to 236090
being No 190404921 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.05.08 10:46:22 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/05/08 10:46:22 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

004741

No. S. C. SHAH
Advocate
Serampore Court

Address.....

Rs.....

Date.....

SIPRA DEY

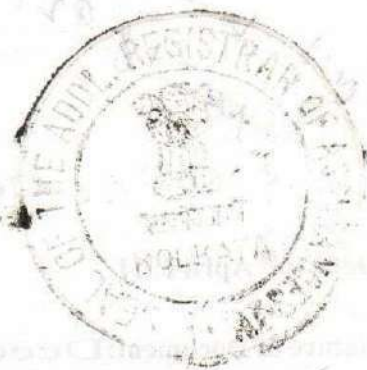
License No. 18A

Code : 1070

N. S. Road, Kolkata 700 001

[Handwritten Signature]

08 APR 2021



• ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

27 APR 2021



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

27 APR 2021