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Q-03053/2020



24/2/20

पश्चिम बंगाल WEST BENGAL

302212/20

AD 191745

This document is submitted to registration. The stamp duty and the registration fee are the part of this document.

[Handwritten Signature]

DEED OF CONVEYANCE

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

16 MAR 2020

THIS DEED OF CONVEYANCE made this 20th day of February, 2020,
BETWEEN MD. LIYAKAT BAIDYA, Aadhaar No. 2894 2691 8282,
Mobile No. 9830428202, son of Late Chobahan Baidya, by Nationality
 Indian, by faith Muslim, residing at Mobarak pur, P.O. - Lauhati, P.S. -
 Rajarhat, North 24 Parganas - 700135, hereinafter referred to as the
"VENDORS" (which expression shall unless excluded by or repugnant to
 the subject of context be deemed to mean and include their respective
 heirs, executors, administrators, legal representatives and assigns) of the

FIRST PART

ALAYAM ESTATES LLP
 Partner / Authorized Signatory

LANDBEAN DEVELOPERS LLP
 Partner / Authorized Signatory



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

GRN: 19-201920-018771665-8
GRN Date: 18/02/2020 17:46:13
BRN : 2586831424312
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF ✓
Payment Gateway SBI EPay-State Bank of India
BRN Date: 18/02/2020 17:47:37
SBI ePay txn Date. 18/02/2020 17:46:51

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000302212/4/2020
Contact No. null
E-mail : Mobile No. +91 9831054401
Address : 1 NSROAD KOLKATA700001
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000302212/4/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	80
2	15231000302212/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	6845 ✓
3	15231000302212/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	30621 ✓
			Total Amount	37546

In Words : Rupees Thirty Seven Thousand Five Hundred Forty Six Only.

AND

(1) CAPITVAL REALTY LLP, PAN AAOFC7658J, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(2) AALAYAM ESTATES LLP, PAN ABPFA7234A**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(3) VIEWLINE HIRISE PRIVATE LIMITED, (PAN AAECV2591G)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(4) LANDBEAN DEVELOPERS LLP, PAN AAIFL4437C**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, all represented by its Authorised Signatory **SRI MAHENDRA KUMAR TRIPATHI, PAN No. AEWPT6956J, Aadhaar No. 9660 9645 5868, Mobile No. 9883079499**, Son of Sri P. N.

Tripathi, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 234A, G. T. Road, P.O. Belurmah, P.S. Belur, Howrah - 711202, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND PART.**

AND

MR. SABBIR ALI SARKAR, PAN BQUPS6258R, Aadhaar No. 8284 1356 2472, Mobile No. 9874887482, son of Saukat Ali Sarkar, by faith Muslim, by Nationality Indian, by Occupation Service, residing at Village + P.O - Matiagacha, P.S - Rajarhat, Kolkata-700135, hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART.**

WHEREAS Chobahan Baidya (deceased) was during his life time a recorded Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bandh, Sali, Khal and Doba land appurtenant to R.S./L.R. Khatian No.2654, Mouza - Matiagacha, J.L. No.187, under P.S. Barasat thereafter Sashan,

Now Rajarhat, A.D.S.R.O.- Barasat, District - North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II , particulars whereof are mentioned herein below :

PARTICULARS

Sl. No.	R.S./LR Dag No.	Nature of Land	Satak Land (Satak)	Out of total Land (In Satak)
1.	4291	Bandh	0.4347	69
2.	4293	Bandh	0.1008	16
3.	4294	Khal	0.3528	56
4.	4296	Bandh	0.0315	5
5.	4297	Sali	0.2079	33
6.	4298	Doba	0.0567	9
7.	4299	Khal	0.1764	28
8.	4292/5210	Sali	7.8875	631
9.	4292/5211	Sali	11.6375	931
10.	4306	Sali	0.3000	24
11.	4327	Sali	17.0555	443
12.	4309	Sali	1.2636	26
13.	4311	Sali	0.8262	17
		Total	40.3311	

Refer all

more fully and particularly described in **SCHEDULE "A"** hereunder written and hereinafter referred to as the "Mother Premises".

AND WHEREAS Chobahan Baidya died intestate leaving behind him following legal heirs :

	NAME	RELATIONSHIP
1)	Md. Ashraf Ali Baidya	Son
2)	Md. Yusuf Baidya	Son

- 3) Abdul Mannan Baidya Son
- 4) Md. Liyakat Ali Baidya Son
- 5) Sajjat Ali Baidya Son
- 6) Mabura Bibi alias Mabura Begum Mallick Daughter
- 7) Nasera Bibi Daughter

AND WHEREAS wife of Chobahan Baidya namely Banu Bibi pre-deceased Chobahan Baidya.

AND WHEREAS according to the Muslim Law of Inheritance and Succession, the Vendors herein jointly became Owners of the said property.

AND WHEREAS the Vendors herein are jointly absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Mother Premises as Owners thereof.

AND WHEREAS the Vendors herein have not got their names mutated in the records of the rights of B.L. & L.R.O., Barasat.

AND WHEREAS the Purchasers herein have approached the Vendors and the Vendors herein have agreed to sell to the Purchasers **ALL THAT** piece

and parcel of Bandh, Sali, Khal and Khal land admeasuring about 5.1200 Satak out of 40,3311 Satak (more or less) comprised in L.R. Khatian No. 2654, 3551 at Mouza - Matiagacha, J.L. No.187, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all appearing thereto as follows:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of total Land (In Satak)	R.S./ L.R. Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Capitval Realty LLP	1.9400	931	4292/ 5211	Sali	2,20,190.00
2.	Aalayam Estates LLP	0.0200	16	4293	Sali	2,270.00
3.	Viewline Hirise Pvt. Ltd.	0.0600	56	4294	Khal	6,810.00
4.	Aalayam Estates LLP	0.0500	24	4306	Sali	5,675.00
5.	Landbean Developers LLP	2.8400	443	4327	Sali	3,22,340.00
6.	Aalayam Estates LLP	0.1400	17	4311	Sali	15,890.00
7.	Aalayam Estates LLP	0.0700	69	4291	Sali	7,945.00
	Total	5.1200				5,81,120.00

more fully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the said "Property" at or for a total

consideration of Rs.5,81,120.00 (Rupees Five Lakhs Eighty One Thousand One Hundred Twenty only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5,81,120.00 (Rupees Five Lakhs Eighty One Thousand One Hundred Twenty only), paid to the Vendors by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendors as beneficial Owners doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2 and Purchaser No.3 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and

advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said "Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these

presents **AND** the Vendors doth hereby for themselves, their heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and

encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors to the said land or any breach of the covenants hereunder contained.

THE SAID VENDORS HEREBY COVENANTS WITH THE SAID PURCHASERS as follows:-

- a) The Vendors are otherwise well and sufficiently entitled to the said **"Property"** described in the **SCHEDULE "B"** hereunder written and the same is his self-acquired property. Its title to the said **"Property"** is free and marketable;
- b) No other person except the Vendors have any right, claim or demand in respect of the said **"Property"** or any part thereof;
- c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said **"Property"** and the said **"Property"** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said **"Property"**;
- d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of the said **"Property"**;
- e) There are no proceedings instituted by or against the Vendors in respect of the said **"Property"** and pending in any Court or before any authority and the said **"Property"** is not under any lispendens;

- f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said **"Property"**;
- g) The Vendors hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendors shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said **"Property"** and every part thereof in the aforesaid manner.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece and parcel of Bandh, Sali, Khal and Doba land appurtenant to R.S./L.R. Khatian No.2654, Mouza-Matiagacha, J.L. No.187, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.-Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II , particulars whereof are mentioned herein below :

PARTICULARS

Sl. No.	R.S./LR Dag No.	Nature of Land	Satak Land (Satak)	Out of total Land (In Satak)
1.	4291	Bandh	0.4347	69
2.	4293	Bandh	0.1008	16
3.	4294	Khal	0.3528	56
4.	4296	Bandh	0.0315	5
5.	4297	Sali	0.2079	33
6.	4298	Doba	0.0567	9
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9.	4292/5211	Sali	11.6375	931
10.	4306	Sali	0.3000	24
11.	4327	Sali	17.0555	443
12.	4309	Sali	1.2636	26
13.	4311	Sali	0.8262	17
		Total	40.3311	

W. K. S. S.

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT piece and parcel of Bandh, Sali, Doba and Khal land admeasuring about 5.1200 Satak out of 40.3311 Satak (more or less) comprised in L.R. Khatian No. 2654, 3551 at Mouza - Matiagacha, J.L. No.187, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District - North 24 - Parganas, within the local limits of Kirtipur Gram Panchayet - II together with all easement rights and all appearing thereto as follows:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of total Land (In Satak)	R.S./ L.R. Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Capitval Realty LLP	1.9400	931	4292/5211	Sali	2,20,190.00
2.	Aalayam Estates LLP	0.0200	16	4293	Sali	2,270.00
3.	Viewline Hirise Pvt. Ltd.	0.0600	56	4294	Khal	6,810.00
4.	Aalayam Estates LLP	0.0500	24	4306	Sali	5,675.00
5.	Landbean Developers LLP	2.8400	443	4327	Sali	3,22,340.00
6.	Aalayam Estates LLP	0.1400	17	4311	Sali	15,890.00
7.	Aalayam Estates LLP	0.0700	69	4291	Sali	7,945.00
	Total	5.1200				5,81,120.00

butted and bounded in the following manner :

L. R. Dag No. 4291:

ON THE NORTH : Dag No.4292
ON THE SOUTH : Dag No.4327
ON THE EAST : Dag No.4279
ON THE WEST : Dag No.4292/5211

L. R. Dag No. 4293:

ON THE NORTH : Dag No.874
 ON THE SOUTH : Dag No.4292/5211
 ON THE EAST : Dag No.4292
 ON THE WEST : Dag No.4295

L. R. Dag No. 4294:

ON THE NORTH : Dag No. 4293
 ON THE SOUTH : Dag No. 4301/5211
 ON THE EAST : Dag No. 4295
 ON THE WEST : Dag No. 4292/5211

L. R. Dag No. 4292/5211:

ON THE NORTH : Dag No.4292/5211 (P);
 ON THE SOUTH : Dag No.4299/5211 (P);
 ON THE EAST : Dag No.4294 (P);
 ON THE WEST : Dag No.4292/5211 (P).

L. R. Dag No. 4306:

ON THE NORTH : Dag No.5211
 ON THE SOUTH : Dag No.4311
 ON THE EAST : Dag No.4307
 ON THE WEST : Dag No.5213

L. R. Dag No. 4327:

ON THE NORTH : Dag No.4292/5210
 ON THE SOUTH : North Point School
 ON THE EAST : Dag No.4343, 4342
 ON THE WEST : Dag No.4307, 4308

L. R. Dag No. 4311:

ON THE NORTH : Dag No.4306
 ON THE SOUTH : Dag No.4312
 ON THE EAST : Dag No.4309
 ON THE WEST : Dag No.5213, 5214

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendors in the presence of :

① RAVI KHAITAN
 1, N.S. ROAD, KOL-1

Liyakat-Baidya

② Rakesh Kumar Kohis
 1 N.S. Road
 KOL-700001.

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers

in the presence of :

- ① Kai Khelā
- ② Rakesh Kumar Lohia

Drafted by
Anil Choudhury
 (Mr. Anil Choudhury, Advocate)
 High Court, Calcutta
 F/145/1991

CAPITVAL REALTY LLP

[Signature]

Partner / Authorised Signatory

AALAYAM ESTATES LLP

[Signature]

Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

[Signature]

Authorised Signatory

LANDBEAN DEVELOPERS LLP

[Signature]

Partner / Authorised Signatory

SIGNED, SEALED AND
 DELIVERED by the
 CONFIRMING PARTY

Sabbir Samkar

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.5,12,000.00 (Rupees Five Lakhs Twelve Thousand only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	194000/-
19-Feb-2020	RTGS	IDFC	28000/-
19-Feb-2020	RTGS	HDFC	6000/-
19-Feb-2020	RTGS	IDFC	284000/-
			5,12,000/-

(Rupees Five Lakhs Twelve Thousand only)

WITNESSES:

1. *Kai Khaitou*

Liyakal-Baidya

SIGNATURE OF THE

VENDORS

2. *Rakesh Kumar Lohia*

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.69,120.00 (Rupees Sixty Nine Thousand One Hundred Twenty only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	26190/-
19-Feb-2020	RTGS	IDFC	3780/-
19-Feb-2020	RTGS	HDFC	810/-
19-Feb-2020	RTGS	IDFC	38340/-
			69,120/-

(Rupees Sixty Nine Thousand One Hundred Twenty only)

WITNESSES:

1. *Ravi Khatun*

2.

Rakesh Kumar Lohia

Sabbir Anis Khan

SIGNATURE OF THE
CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



Uphalwar

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



Liyakhat Baidya

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



Sabbir A. Saikan.

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



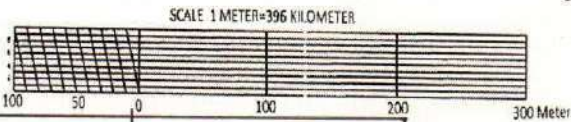
Titendra Kr. Singh

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

MOUZA MAP AT KAMDUNI & MATIAGACHHA



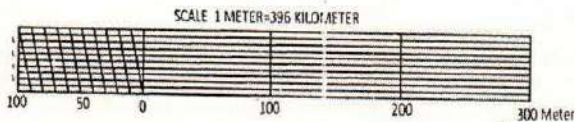
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey Mo-203
 Dist- North 24 Paganas.



DAG No.	PURCHASE AREA IN SATAR
4292	1.9400
5211	0.0200
4293	0.0600
4294	0.0500
4306	0.0500
4327	2.8400
4311	0.1400
4291	0.0700

MATIAGACHHA NO-187

MATIAGACHHA
 Name Of P.S-Barasat
 Name Of Mouza-
 Matiagachha No 187
 Revinew Survey No-17,154
 Dist- North 24 Paganas.



Sabbir Sarwan

CAPITVAL REALTY LLP

KHARIBARIA NO-189

[Signature]
 Partner / Authorised Signatory

AALAYAM ESTATES LLP

[Signature]
 Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

[Signature]
 Authorised Signatory

LANDBEAN DEVELOPERS LLP

[Signature]
 Partner / Authorised Signatory

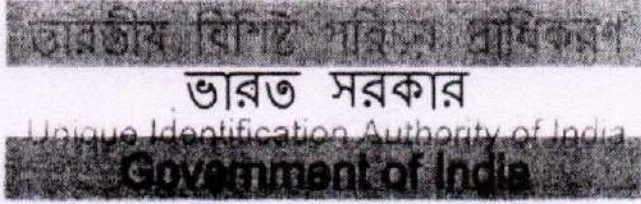
Liya Khat Badya



Government of India

GOVERNMENT OF INDIA
MOBAREKPUR, LAUHATI

AADHAAR



তালিকাভুক্তির আই ডি / Enrollment No.: 1062/11180/30453

To

সিহাঙ্কত বৈদ্যা

Liyakat Baidya

MOBARAKPUR

LAUHATI

Mobarekpur

Lauhati

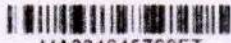
Rajarhat North 24 Parganas

West Bengal 700135

9051705241

06/02/2016

333464576



MA334645768FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2894 2691 8282

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



সিহাঙ্কত বৈদ্যা

Liyakat Baidya

পিতা : সোবান আলি বৈদ্যা

Father : Soban Ali Baidya

জন্মতারিখ / DOB : 01/01/1965

পুরুষ / Male



2894 2691 8282

আমার আধার, আমার পরিচয়

333464576

Liyakat-Baidya



Government of India

GOVERNMENT OF INDIA
MOBARAKPUR, LAUHATI

AADHAAR

তথ্য

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

INFORMATION

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

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



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

মোবারকপুর, লাউহাট,

মোবারকপুর, লাউহাট, উত্তর ২৪

পর্গানা, রাজারহাট, পশ্চিম বঙ্গ,

700135

Address

MOBARAKPUR, LAUHATI

Mobarekpur, Lauhati, North 24

Parganas, Rajarhat, West Bengal,

700135

Liyakat-Baidya

2894 2691 8282



1947



help@uidai.gov.in

www

www.uidai.gov.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/747752

পরিচয় পত্র



Elector's Name : BAIDYA LIYAKAT
নির্বাচকের নাম : বৈদ্য লিয়াকত
Father/Mother/
Husband's Name : SOBAHAN
পিতা/মাতা/স্বামীর নাম : সোবাহান
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 32
১.১.১৯৯৫-এ বয়স : ৩২

Address PART NO : 0250
CHANDPUR
NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ২৫০
চাঁদপুর
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency
০৯১-রাজারহাট(সে.প:) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 12/04/95

তারিখ : ১২/০৪/৯৫

Liyakat Baidya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFC7658J



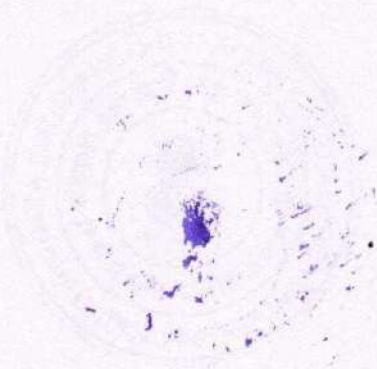
नाम / Name
CAPITVAL REALTY LLP

संस्थापन/गठन की तारीख
Date of Incorporation/Formation
26/07/2019

26122019

CAPITVAL REALTY LLP

Partner / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABPFA7234A



नाम / Name
AALAYAM ESTATES LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
17/07/2019

28122019

AALAYAM ESTATES LLP

afwally

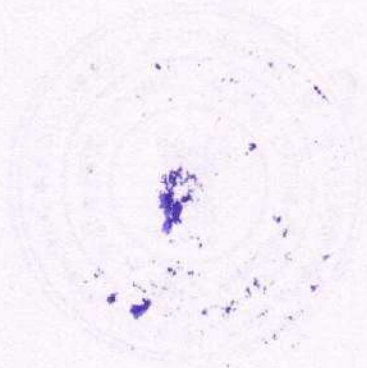
Partner / Authorised Signatory



For Viewline Hirise Pvt Ltd

[Handwritten Signature]

Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIFL4437C



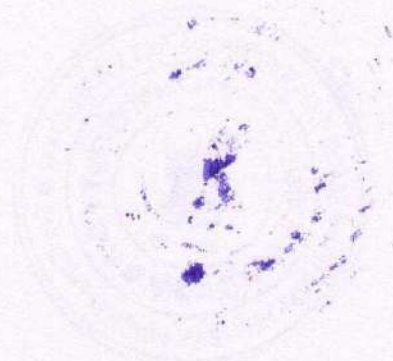
नाम / Name
LANDBEAN DEVELOPERS LLP

20092019

निगमन / गठन की तिथि
Date of Incorporation / Formation
28/08/2019

LANDBEAN DEVELOPERS LLP

Partner / Authorised Signatory





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70868/18268

To
Mahendra Kumar Tripathi
S/O: Prasiddha Narayan Tripathi
SHIVAM APARTMENT, FLAT.NO-2A
234/A, G.T ROAD
BELUR MATH
Bally (M)
Belur Math,Haora,Howrah,
West Bengal - 711202
9683079499

29/09/2017



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार



Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

@pucalu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHENDRA KUMAR TRIPATHI
PRASIDDH NARAYAN TRIPATHI
27/01/1973

Permanent Account Number

AEWPT8956J

Mahendra

Signature

Mahendra



ভারত সরকার

Government of India



সাব্বির আলি সরকার

Sabbir Ali Sarkar

পিতা : সওকত আলী সরকার

Father : Saukat Ali Sarkar

জন্মতারিখ / DOB: 12/02/1984

পুরুষ / Male

3748 8297 5588



আধার - সাধারণ মানুষের অধিকার

Sabbir A. Sarkar



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাক্ষির আলি
Elector's Name : Sabbir Ali Sarkar
পিতার নাম : সওকাত আলি
Father's Name : Saukat Ali Sarkar
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : XX/XX/1984
Date of Birth : XX/XX/1984

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SABBIR ALI SARKAR

SAOKAT ALI SAKAR

12/02/1984

Permanent Account Number

BQUPS6258R

Sabbir Ali Sarkar

Signature

Sabbir Ali Sarkar



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 K. Singh

Major Information of the Deed

Deed No :	I-1523-03053/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000302212/2020	Office where deed is registered	
Query Date	17/02/2020 6:37:17 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAVI KHAITAN 152/2, BLOCK- B, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9830339883, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 69,120/-]		
Set Forth value	Market Value		
Rs. 5,81,120/-	Rs. 6,14,010/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,721/- (Article:23)	Rs. 6,845/- (Article:A(1), E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5211 (RS :-)	LR-2654	Bastu	Shali	1.94 Dec	2,20,190/-	2,32,800/-	
L2	LR-4293 (RS :-)	LR-2656	Bastu	Shali	0.02 Dec	2,270/-	2,400/-	
L3	LR-4294 (RS :-)	LR-2654	Khal	Khal	0.06 Dec	6,810/-	6,810/-	
L4	LR-4306 (RS :-)	LR-3551	Bastu	Shali	0.05 Dec	5,675/-	6,000/-	
L5	LR-4327 (RS :-)	LR-3551	Bastu	Shali	2.84 Dec	3,22,340/-	3,40,800/-	
L6	LR-4311 (RS :-)	LR-3551	Bastu	Shali	0.14 Dec	15,890/-	16,800/-	
L7	LR-4291 (RS :-)	LR-3551	Bastu	Shali	0.07 Dec	7,945/-	8,400/-	
		TOTAL :			5.12Dec	5,81,120 /-	6,14,010 /-	
		Grand Total :			5.12Dec	5,81,120 /-	6,14,010 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Md LIYAKAT BAIDYA Son of Late CHOBAHAN BAIDYA MOBARAKPUR, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 28xxxxxxx8282, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence</p>
2	<p>Mr SABBIR ALI Son of Mr SAUKAT ALI SARKAR MATIAGACHA, P.O:- MATIAGACHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BQUPS6258R, Aadhaar No: 82xxxxxxx2472, Status :Confirming Party, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>CAPTIVAL REALTY LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAOFC7658J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>AALAYAM ESTATES LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: ABPFA7234A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
3	<p>VIEWLINE HIRISE PRIVATE LIMITED D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAECV2591G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
4	<p>LANDBEAN DEVELOPERS LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAIFL4437C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr MAHENDRA KUMAR TRIPATHI (Presentant) Son of Mr P N TRIPATHI 234A, G T ROAD, P.O:- BELURMATH, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEWPT6956J, Aadhaar No: 96xxxxxxx5868 Status : Representative, Representative of : CAPTIVAL REALTY LLP (as AUTHORISED SIGNATORY), AALAYAM ESTATES LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), LANDBEAN DEVELOPERS LLP (as AUTHORISED SIGNATORY)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JITENDRA KUMAR SINGH Son of Late RAM CHABILA SINGH 2, DAKSHIN PARA 3RD LANE, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250			
Identifier Of Md LIYAKAT BAIDYA, Mr SABBIR ALI, Mr MAHENDRA KUMAR TRIPATHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	CAPTIVAL REALTY LLP-1.94 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	AALAYAM ESTATES LLP-0.02 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.06 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	AALAYAM ESTATES LLP-0.05 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	LANDBEAN DEVELOPERS LLP-2.84 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	AALAYAM ESTATES LLP-0.14 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	AALAYAM ESTATES LLP-0.07 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5211, LR Khatian No:- 2654	Owner:ছোবাহান বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.11000000 Acre,	Md LIYAKAT BAIDYA
L2	LR Plot No:- 4293, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ,	Md LIYAKAT BAIDYA

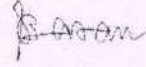
L3	LR Plot No:- 4294, LR Khatian No:- 2654	Owner:ছোবাহান বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল, Area:0.01000000 Acre,	Md LIYAKAT BAIDYA
L4	LR Plot No:- 4306, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি, Area:0.01000000 Acre,	Md LIYAKAT BAIDYA
L5	LR Plot No:- 4327, LR Khatian No:- 3551		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4311, LR Khatian No:- 3551		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4291, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:বাঁধ, Area:0.01000000 Acre,	Md LIYAKAT BAIDYA

Endorsement For Deed Number : I - 152303053 / 2020

On 18-02-2020

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 6,14,010/-



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

On 24-02-2020

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

Presented for registration at 20:55 hrs on 24-02-2020, at the Private residence by Mr MAHENDRA KUMAR TRIPATHI .,

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

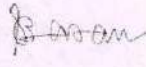
Execution is admitted on 24/02/2020 by 1. Md LIYAKAT BAIDYA, Son of Late CHOBHAN BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr SABBIR ALI, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Service

Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Others

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

Execution is admitted on 24-02-2020 by Mr MAHENDRA KUMAR TRIPATHI, AUTHORISED SIGNATORY, CAPTIVAL REALTY LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, AALAYAM ESTATES LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, VIEWLINE HIRISE PRIVATE LIMITED, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, LANDBEAN DEVELOPERS LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Others



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

On 04-03-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,845/- (A(1) = Rs 6,140/- ,B = Rs 691/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 6,845/-

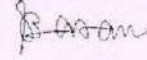
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 5:47PM with Govt. Ref. No: 192019200187716658 on 18-02-2020, Amount Rs: 6,845/-, Bank: SBI EPay (SBlePay), Ref. No. 2586831424312 on 18-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,721/- and Stamp Duty paid by online = Rs 30,621/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 5:47PM with Govt. Ref. No: 192019200187716658 on 18-02-2020, Amount Rs: 30,621/-, Bank:

SBI EPay (SBlePay), Ref. No. 2586831424312 on 18-02-2020, Head of Account 0030-02-103-003-02



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

On 16-03-2020

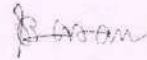
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

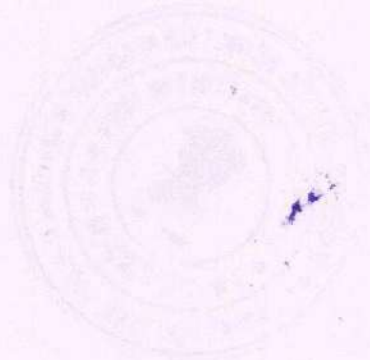
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,721/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 083403, Amount: Rs.100/-, Date of Purchase: 15/01/2020, Vendor name: S Chanda



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 138570 to 138612

being No 152303053 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.05.22 13:40:44 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2020/05/22 01:40:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

083403

2188

083403

Sl. No.....Date.....

Name.....

Add.....

AMT.....100.....

5 JAN 2020

15 JAN 2020

Anil Choudhury
Advocate
High Court, Calcutta

Mahendra Kumar Tripathi
1352

CAPITVAL REALTY LLP

[Signature]
Partner / Authorised Signatory

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AALAYAM ESTATES LLP

[Signature]
Partner / Authorised Signatory

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For Viewline Hirise Pvt Ltd

[Signature]
Authorised Signatory

Jitendra K. Singh
S/o Late Ram Chabale Singh
2, Dakshinpara 3rd Lane P.S.-
Rishra Hooghly
occupation - Service.

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LANDBEAN DEVELOPERS LLP

[Signature]
Partner / Authorised Signatory

SOUMITRA CHANDA
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8/3, K. S. Roy Road, Kol-1



Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs.

24 FEB 2020