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D-3082/2020



24/2/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29/856/20

AD 191743

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made this 20.15 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**

Certified that the document is admitted to registration. The signatures of the vendor & the endorsement of the registrar attached with this document are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar,  
Rajarhat North 24 Parganas



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

GRN: 19-201920-020421925-8  
GRN Date: 04/03/2020 11:12:10  
BRN : 9787019734030  
SBI ePay txn No. : IGAIFQVNX1

Payment Mode : Net Banking-SELF  
Payment Gateway SBI EPay-State Bank of India  
BRN Date: 04/03/2020 11:13:23  
SBI ePay txn Date. 04/03/2020 11:12:39

DEPOSITOR'S DETAILS

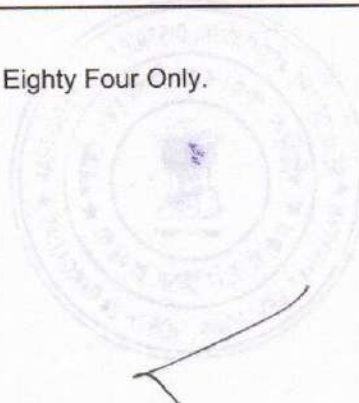
Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000291856/9/2020  
Contact No. null  
E-mail : Mobile No. +91 9831054401  
Address : 1 NSROAD KOLKATA700001  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15231000291856/9/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	15231000291856/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	24
3	15231000291856/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	120
Total Amount				184

In Words : Rupees One Hundred Eighty Four Only.





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

GRN: 19-201920-018775325-8

GRN Date: 18/02/2020 18:05:06

BRN : 9575454807716

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 18/02/2020 18:06:29

SBI ePay txn Date. 18/02/2020 18:05:37

**DEPOSITOR'S DETAILS**

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000291856/5/2020

Contact No. null

E-mail : Mobile No. +91 9831054401

Address : 1 NSROAD KOLKATA700001

User Type : Others

Query Year

**PAYMENT DETAILS**

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1	15231000291856/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	15231000291856/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	2147
3	15231000291856/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	9508

Total Amount 11695

In Words : Rupees Eleven Thousand Six Hundred Ninety Five Only.

**AND**

**(1) MODERNIVA PROMOTERS LLP, (PAN ABMFM2321H)**, a Limited Liability Partnership Firm, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS - Rajarhat, North 24 Parganas - 700135, **(2) VIEWLINE HIRISE PRIVATE LIMITED, (PAN AAECV2591G)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(3) MORNINGVALE DEVELOPERS LLP, (PAN ABMFM2147H)**, a Limited Liability Partnership Firm, having its registered office at Kamduni More, Rajarhat, PO – Kamduni, PS - Rajarhat, North 24 Parganas - 700135, all represented by its Authorised Signatory **SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327**, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dumdum, Post Office Bangur Avenue, North 24 Parganas, Kolkata - 700055, 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, Mobile No. 9874249782**, 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	<del>Satak</del> Land (Satak)	Out of total Land (In Satak)
1.	4291	Bandh	0.4347	69
2.	4293	Sali	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
		<b>Total</b>	<b>40.3311</b>	

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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<br>Begum Mallick | Married Daughter |
| 7) | Nasera Bibi                               | Married 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 Doba, Sali, and Khal land admeasuring about 1.6000 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.	Moderniva Promoters LLP	0.0400	33	4297	Sali	4,540/-
2.	Viewline Hirise Private Limited	0.0100	9	4298	Doba	1,135/-
3.	Viewline Hirise Private Limited	0.0300	28	4299	Khal	3,405/-
4.	Moderniva Promoters LLP	0.2100	26	4309	Sali	23,835/-
5.	Morning Vale Developers LLP	1.3100	631	4292/5 210	Sali	1,48,685/-
	<b>Total :</b>	<b>1.6000</b>				<b>1,81,600/-</b>

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.1,81,600/- (Rupees One Lac Eighty One Thousand Six Hundred 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.1,81,600/- (Rupees One Lac Eighty One Thousand Six Hundred 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, 3551, 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 :

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5.	Morning Vela Developers LLP	1.3100	631	4292/5210	Sali	1,48,685/-
	<b>Total :</b>	<b>1.6000</b>				<b>1,81,600/-</b>

butted and bounded in the following manner :

**L. R. Dag No. 4297:**

ON THE NORTH : Dag No. 5212  
ON THE SOUTH : Dag No. 4299  
ON THE EAST : Dag No. 5211  
ON THE WEST : Panchayet Road

**L. R. Dag No. 4298:**

ON THE NORTH : Dag No. 5212  
ON THE SOUTH : Dag No. 4299  
ON THE EAST : Dag No. 4293  
ON THE WEST : Dag No. 4297

**L. R. Dag No. 4299:**

ON THE NORTH : Dag No. 4295, 5211  
ON THE SOUTH : Dag No. 4301  
ON THE EAST : Dag No. 4327  
ON THE WEST : Dag No. 4300



**L. R. Dag No. 4292/5210:**

ON THE NORTH : Dag No. 4292,  
 ON THE SOUTH : Dag No. 4289, 4327  
 ON THE EAST : Dag No. 4292/5211  
 ON THE WEST : Dag No. 4278 & 4279

**L. R. Dag No. 4309:**

ON THE NORTH : Dag No. 4308  
 ON THE SOUTH : Dag No. 4310  
 ON THE EAST : Dag No. 4327  
 ON THE WEST : Dag No. 4311

**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

② Rakesh Kumar Lohia  
 1 N.S. Road Kol-1.

*Hijakal Beidya*



**SIGNED, SEALED AND DELIVERED**

by the withinnamed Purchasers

in the presence of :

- ① Kani Khaitan
- ② Rakesh Kumar Lohia.

MODERNIVA PROMOTERS LLP

*Darwey*

Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

*Darwey*

Authorised Signatory

MORNINGVALE DEVELOPERS LLP

*Darwey*

Partner / Authorised Signatory

Drafted by

*Anil Choudhury*

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

SIGNED, SEALED AND  
DELIVERED by the  
CONFIRMING PARTY

*Sabbir Anisource*

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.1,60,000.00 (Rupees One Lac Sixty Thousand only), being the full consideration under these presents as follows :

**PARTICULARS**

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	25000/-
19-Feb-2020	RTGS	HDFC	4000/-
19-Feb-2020	RTGS	IDFC	131000/-
			160000/-

**(RUPEES ONE LAC SIXTY THOUSAND ONLY)**

**WITNESSES:**

1. *Raj Khera*

2. *Rakesh Kumar Lohia*

*Liyakat Beidya*  
SIGNATURE OF THE

VENDORS

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs. 21,600.00 (Rupees Twenty One Thousand Six Hundred only), being the full consideration under these presents as follows :

**PARTICULARS**

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	3375/-
19-Feb-2020	RTGS	HDFC	540/-
19-Feb-2020	RTGS	IDFC	17685/-
			21600/-

**(RUPEES TWENTY ONE THOUSAND SIX HUNDRED ONLY)**

**WITNESSES:**

1. *Kai Khaitou*
2. *Rakesh Kumar Lohia*

  
 \_\_\_\_\_  
**SIGNATURE OF THE**  
**CONFIRMING PARTY**



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**

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

To  
 লিয়াকত 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**

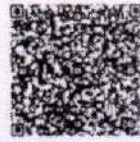
আমার আধার, আমার পরিচয়



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



লিয়াকত 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

1947

*Liyakat-Baidya*



Government of India

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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**Unique Identification Authority of India**

ঠিকানা:  
 মোবারকপুর, লাউহাট,  
 মোবারকপুর, লাউহাট, উত্তর ২৪  
 পরগনা, 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.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 শিরাকত

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 আধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (ত প:) বিধানসভা নির্বাচন কেন্দ্র

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

ABMFM2321H


नाम / Name  
MODERNIVA PROMOTERS LLP

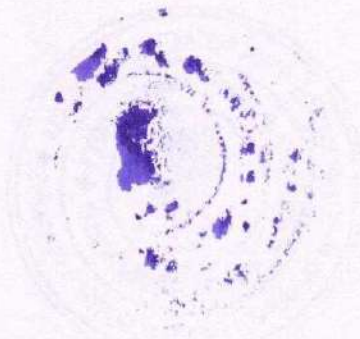
निगमन / गठन की तिथि  
Date of Incorporation / Formation  
28/07/2019

28082019



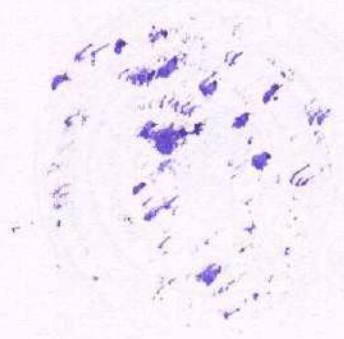
MODERNIVA PROMOTERS LLP

  
Partner / Authorised Signatory





For Viewline Hirise Pvt Ltd  
*Parwal*  
Authorized Signatory

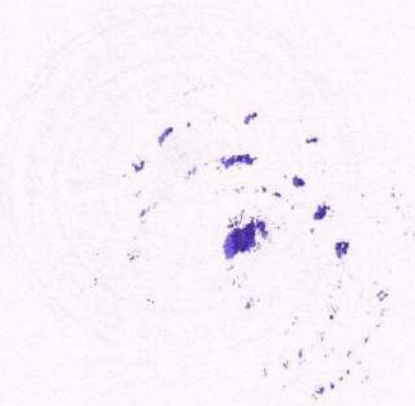








MORNINGVALE DEVELOPERS LLP

*(Signature)*  
Partner / Authorised Signatory




**ভারত সরকার**  
 Government of India


**সন্তোষ আগরওয়াল**  
 Santosh Agarwal  
 জন্ম তারিখ/DOB: 21/06/1969  
 পুরুষ/ MALE

**2220 8486 3948**  
UID: 9109 9681 3681 3564

আমার আমার, আমার পরিচয়

*Santosh*


**ভারত সরকার**  
 Unique Identification Authority of India

**ঠিকানা:**  
 শ্যাম বাসিন্দা, 293 গৌন নাথ শাস্ত্রী সারানী, শ্যাম  
 নগর পার্ক, শ্যাম নগর বিহারপাড়া কলোনি, বাঙ্গুর পার্শ্ববর্তী  
 পশ্চিম বঙ্গ - 700055

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

**2220 8486 3948**  
UID: 9109 9681 3681 3564

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

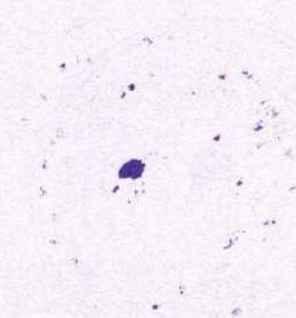
SANTOSH AGARWAL  
MOTILAL AGARWAL  
21/06/1969

Partnership Account Number  
AGQPA9978M

  
Signature



*Santosh*





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA

IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাক্বির 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



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 Ramchhabla Singh  
2 No. Dakshin Para 3rd Lane  
Rishra  
Hugli  
West Bengal - 712250  
Mobile: 9874497340

Date: 07/11/2011

Ref. No: 0000851-00160681-00183333-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*

## Major Information of the Deed

Deed No :	I-1523-03082/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000291856/2020	Office where deed is registered	
Query Date	17/02/2020 11:19:17 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAVI AGARWAL 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 : 21,600/-]		
Set Forth value	Market Value		
Rs. 1,81,600/-	Rs. 1,94,140/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,728/- (Article:23)	Rs. 2,171/- (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-4297 (RS :- )	LR-2654	Bastu	Shali	0.04 Dec	4,540/-	7,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-4298 (RS :- )	LR-3551	Doba	Doba	0.01 Dec	1,135/-	1,135/-	
L3	LR-4299 (RS :- )	LR-2654	Khal	Khal	0.03 Dec	3,405/-	3,405/-	
L4	LR-4309 (RS :- )	LR-3551	Bastu	Shali	0.21 Dec	23,835/-	25,200/-	
L5	LR-4292/5210 (RS :- )	LR-3551	Bastu	Shali	1.31 Dec	1,48,685/-	1,57,200/-	
		<b>TOTAL :</b>			<b>1.6Dec</b>	<b>1,81,600 /-</b>	<b>1,94,140 /-</b>	
		<b>Grand Total :</b>			<b>1.6Dec</b>	<b>1,81,600 /-</b>	<b>1,94,140 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Md LIYAKAT BAIDYA</b> Son of Late CHOBAHAN BAIDYA MOBARAKPUR, P.O:- RAJARHAT, 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

**2 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 Not Provided by UIDAI, 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

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MODERNIVA PROMOTERS LLP</b> KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABMFM2321H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>VIEWLINE HIRISE PRIVATE LIMITED</b> 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
3	<b>MORNINGVALE DEVELOPERS LLP</b> KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABMFM2147H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANTOSH AGARWAL (Presentant )</b> Son of Late MOTILAL AGARWAL 293, GOURI NATH SHASTRI SARANI, SHYAM NAGAR ROAD, P.O:- BANGUR AVENUE, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGQPA9976M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : MODERNIVA PROMOTERS LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), MORNINGVALE DEVELOPERS LLP (as AUTHORISED SIGNATORY)

**Identifier Details :**

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



## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	MODERNIVA PROMOTERS LLP-0.04 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.01 Dec

## Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.03 Dec

## Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	MODERNIVA PROMOTERS LLP-0.21 Dec

## Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	MORNINGVALE DEVELOPERS LLP-1.31 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:- 4297, LR Khatian No:- 2654	Owner:ছোবাহান বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি,	Md LIYAKAT BAIDYA
L2	LR Plot No:- 4298, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:ডোবা,	Md LIYAKAT BAIDYA
L3	LR Plot No:- 4299, LR Khatian No:- 2654	Owner:ছোবাহান বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল,	Md LIYAKAT BAIDYA
L4	LR Plot No:- 4309, LR Khatian No:- 3551		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4292/5210, LR Khatian No:- 3551		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152303082 / 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 1,94,140/-



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 19:20 hrs on 24-02-2020, at the Private residence by Mr SANTOSH AGARWAL ..

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

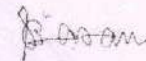
Execution is admitted on 24/02/2020 by 1. Md LIYAKAT BAIDYA, Son of Late CHOBHAN BAIDYA, MOBARAKPUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr SABBIR ALI, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, P.O: MATIAGACHA, 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 SANTOSH AGARWAL, AUTHORISED SIGNATORY, MODERNIVA PROMOTERS LLP, KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; 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, MORNINGVALE DEVELOPERS LLP, KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

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 05-03-2020

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,171/- ( A(1) = Rs 1,941/- ,B = Rs 216/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 2,171/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/02/2020 6:06PM with Govt. Ref. No: 192019200187753258 on 18-02-2020, Amount Rs: 2,147/-, Bank: SBI EPay ( SBlePay), Ref. No. 9575454807716 on 18-02-2020, Head of Account 0030-03-104-001-16

Online on 04/03/2020 11:13AM with Govt. Ref. No: 192019200204219258 on 04-03-2020, Amount Rs: 24/-, Bank: SBI EPay ( SBlePay), Ref. No. 9787019734030 on 04-03-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

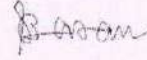
Certified that required Stamp Duty payable for this document is Rs. 9,728/- and Stamp Duty paid by online = Rs 9,628/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/02/2020 6:06PM with Govt. Ref. No: 192019200187753258 on 18-02-2020, Amount Rs: 9,508/-, Bank:

SBI EPay ( SBlePay), Ref. No. 9575454807716 on 18-02-2020, Head of Account 0030-02-103-003-02

Online on 04/03/2020 11:13AM with Govt. Ref. No: 192019200204219258 on 04-03-2020, Amount Rs: 120/-, Bank:

SBI EPay ( SBlePay), Ref. No. 9787019734030 on 04-03-2020, 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**

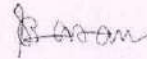
### Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

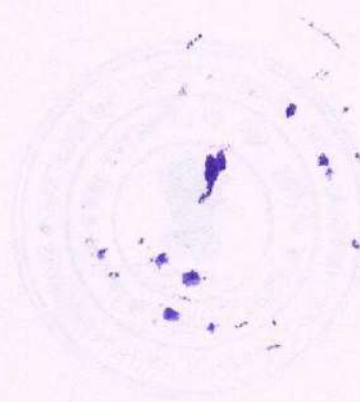
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,728/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 083401, 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 139607 to 139647

being No 152303082 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.05.22 14:27:56 +05:30  
Reason: Digital Signing of Deed.



(Sanjoy Basak) 2020/05/22 02:27:56 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

083401 | 2020

8333

083401

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....100.....

Anil Choudhury  
Advocate  
High Court, Calcutta



1325

Santosh Agarwal

MODERNIVA PROMOTERS LLP

*Darwal*  
Partner / Authorised Signatory



1325

For Viewline Hirise Pvt Ltd

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1

*Darwal*  
Authorised Signatory



1325

MORNINGVALE DEVELOPERS LLP

*Darwal*  
Partner / Authorised Signatory

~~Tijendra Kr. Singh  
810 Late Ram Chabils Singh  
2, Dakshinpara 3rd Lane P-S - Rishra  
Hooghly  
Occupation - Serjeant~~



1326

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

Liyakal Baidya

24 FEB 2020