

2666

D-3086/2020



24/2/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

302606/20

AC 591249

Certified that the document is admitted to registration. The signature of the signatory & the endorsement shall be attached with this document's are the part of this document.

*[Handwritten signature]*

DEED OF CONVEYANCE  
Rajarhat New Town, North 24-Pgs.

16 MAR 2020

THIS DEED OF CONVEYANCE made this 20th day of February, 2020,

BETWEEN: (1) ABDUL MANNAN BAIDYA, PAN DPVPB3026J, Aadhaar

No. 4149 1899 5863, Mobile No. 8582914721, (2) SAJJAT BAIDYA,

PAN AOPPB8626L, Aadhaar No. 4522 4820 7228, Mobile No.

7980062120, both Sons of Late Chobahan Baidya, all are residing at

Mobarakpur, P.O. - Lauhati, P.S. Rajarhat, North 24 Parganas- 700135,

(3) MABURA BIBI alias MABURA BE GUM MALLICK PAN

(FTVPM4467A), Aadhaar No. 8327 6815 6288, Mobile No.

*[Handwritten signature]*

Sajjat Ali Baidya

**9083116791**, Wife of Kausar Mallick, by Occupation- Housewife, residing at Village & P.O. Chaltaberia, P.S. Cossipore, South 24-Parganas, **AND (4) NASERA BIBI, PAN ERSPB8242L, Aadhaar No. 5581 0746 1729, Mobile No. 9903322727**, wife of Abujafar Molla, by Occupation - Housewife, residing at Village - Lauhati, P.O. Lauhati,, P.S. Rajarhat, North 24 - Parganas, PIN - 700135, No. 3 and 4 are daughters of late Chobahan Baidya, all by Nationality Indian, all by faith Muslim, 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**

**AND**

**(1) MODERNIVA PROMOTERS LLP, (PAN ABMFM2321H)**, a Limited Liability Partnership Firm, having it's 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 it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(3) NEXO VANT ESTATES LLP, (PAN AAQFN8049L)**, Limited Liability Partnership Firm incorporated under the





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

GRN: 19-201920-020415887-8  
GRN Date: 04/03/2020 10:48:07  
BRN : 3411034830820  
SBI ePay txn No. : IGAIFQPIP8

Payment Mode : Net Banking-SELF  
Payment Gateway : SBI EPay-State Bank of India  
BRN Date: 04/03/2020 10:49:43  
SBI ePay txn Date. 04/03/2020 10:48:43

**DEPOSITOR'S DETAILS**

Name : SUBHASH CHANDRA TULSYAN Id No.: 15231000302606/9/2020  
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	15231000302606/9/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	15231000302606/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	66
3	15231000302606/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	330
<b>Total Amount</b>				<b>436</b>

In Words : Rupees Four Hundred Thirty Six Only.



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

GRN: 19-201920-018769070-8

GRN Date: 18/02/2020 17:32:16

BRN : 2999611653013

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 18/02/2020 17:34:24

SBI ePay txn Date. 18/02/2020 17:33:00

**DEPOSITOR'S DETAILS**

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000302606/3/2020

Contact No.

E-mail :

Address : 1 NSROAD KOLKATA700001

User Type : Others

Mobile No. +91 9831054401

Query Year

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15231000302606/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	15231000302606/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	16162
3	15231000302606/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	72492
			<b>Total Amount</b>	<b>88694</b>

In Words : Rupees Eighty Eight Thousand Six Hundred Ninety Four Only.

provision of the Limited Liability Partnership Act, 2008, having it's registered office at Kamduni More, Rajarhat, PO - Kamduni, PS - Rajarhat, North 24 Parganas - 700135, West Bengal, **(4) RAVISHING REALTY LLP, (PAN ABAFR1493D)**, a Limited Liability Partnership Firm, having it's registered office at Kamduni More, Rajarhat, PO - Kamduni, PS - Rajarhat, North 24 Parganas - 700135, West Bengal, 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 and 2256, 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	Bandh	0.1008	16
3.	4294	Khal	0.3528	56
4.	4296	Bandh	0.0315	5
5.	4297	Sali	0.2079	33
6.	4298	Deba	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

*Dama*

12.	4309	Sali	1.2636	26
13.	4311	Sali	0.8262	17
		<b>Total</b>	<b>40.3311</b>	

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 :

	<b>NAME</b>	<b>RELATIONSHIP</b>
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 12.1000 Satak out of 40.3311 Satak (more or less) comprised in L.R. Khatian No. 2654 and 2256 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	0.1100	5	4297	Sali	12485.00
2.	Viewline Hirise Private Limited	0.0300	33	4298	Sali	3405.00
3.	Viewline Hirise Private Limited	0.0900	9	4299	Khal	10215.00
4.	Modernvita Promoters LLP	0.6300	28	4309	Sali	71505.00
5.	Nexovant Estate LLP	3.9400	26	4292/5 210	Sali	447190.00
6.	Ravishing Realty LLP	7.3000	631	4327	Sali	828550.00
	<b>Total :</b>	<b>12.100 0</b>			<b>Total</b>	<b>13,73,350.00</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.13,73,350.00 (Rupees Thirteen Lakhs Seventy Three Thousand Three Hundred Fifty 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.13,73,350.00 (Rupees Thirteen Lakhs Seventy Three Thousand Three Hundred Fifty 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, Purchaser No.3 and Purchaser No.4 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 and 2256, 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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10.	4306	Sali	0.3000	24
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12.	4309	Sali	1.2636	26
13.	4311	Sali	0.8262	17
		<b>Total</b>	<b>40.3311</b>	

*Handwritten signature*

**SCHEDULE "B" ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Bandh, Sali, Doba and Khal land admeasuring about 12.1000 Satak out of 40.0311 Satak (more or less) comprised in L.R. Khatian No. 2654 and 2256, 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:

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5.	Nexovant Estate LLP	3.9400	26	4292/5210	Sali	447190.00
6.	Ravishing Realty LLP	7.3000	631	4327	Sali	828550.00
	<b>Total :</b>	<b>12.1000</b>			<b>Total</b>	<b>13,73,350.00</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. 4300  
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

**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

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



L.T.I Abdul Mannan Baidya.  
By the pen of Mirajid Hasan Baidya.

**SIGNED, SEALED AND DELIVERED**

by the withinnamed Vendors in the

presence of :

- ① RAVI KHAITAN  
1, N.S. ROAD, KOL-1
- ② Rakesh Kumar Lohit  
1 N.S. Road Kol-700001

- 2. Sajjal Ali Baidya
- 3. Kabirul Beegum Kallick
- 4. Mirajid Hasan Baidya

**SIGNED, SEALED AND DELIVERED**

by the withinnamed Purchasers

in the presence of :

- ① Ravi Khaitan
- ② Rakesh Kumar Lohit

MODERNIVA PROMOTERS LLP

*Dawal*  
Partner / Authorised Signatory

NEXO VANT ESTATES LLP

*Dawal*  
Partner / Authorised Signatory

for Viewline Hirise Pvt Ltd

*Dawal*  
Authorised Signatory

RAVISHING REALTY LLP

*Dawal*  
Partner / Authorised Signatory

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



*Sabbir Sarker*

SIGNED, SEALED AND  
DELIVERED by the  
CONFIRMING PARTY

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.12,10,000.00 (Rupees Twelve Lakhs Ten Thousand only), being the full consideration under these presents as follows :

**PARTICULARS**

<b>DATE</b>	<b>CHEQUE NO.</b>	<b>BANK NAME &amp; BRANCH</b>	<b>AMOUNT</b>
19-Feb-2020	RTGS	IDFC	24654/-
19-Feb-2020	RTGS	IDFC	24654/-
19-Feb-2020	RTGS	IDFC	12327/-
19-Feb-2020	RTGS	IDFC	12364/-
19-Feb-2020	RTGS	HDFC	3998/-
19-Feb-2020	RTGS	HDFC	3998/-
19-Feb-2020	RTGS	HDFC	1999/-
19-Feb-2020	RTGS	HDFC	2005/-
19-Feb-2020	RTGS	IDFC	131268/-
19-Feb-2020	RTGS	IDFC	131268/-
19-Feb-2020	RTGS	IDFC	65634/-
19-Feb-2020	RTGS	IDFC	65829/-



19-Feb-2020	RTGS	IDFC	243213/-
19-Feb-2020	RTGS	IDFC	243213/-
19-Feb-2020	RTGS	IDFC	121606/-
19-Feb-2020	RTGS	IDFC	121968/-
			12,10,000/-

(Rupees Twelve Lakhs Ten Thousand only)

**WITNESSES:**

1. Kai Khair

2. Rakesh Kumar Lohia

**SIGNATURE OF THE**

**VENDORS**

2. Sajjat Ali Baiedya

3. Matira Malvica begum Mallick

4. MTCBIR PZPZ

E.T. of Abdul Mannan Baiedya  
By the pen of Mirajal Hossain Baiedya

Read over and  
explain in Bengali  
language by me.  
Jitendra K. Singh.

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.1,63,350.00 (Rupees One Lakh Sixty Three Thousand Three Hundred Fifty only), being the full consideration under these presents as follows :

**PARTICULARS**

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	9990/-
19-Feb-2020	RTGS	HDFC	1620/-
19-Feb-2020	RTGS	IDFC	53190/-
19-Feb-2020	RTGS	IDFC	98550/-
			<b>1,63,350/-</b>

(Rupees One Lakh Sixty Three Thousand Three Hundred Fifty only).

**WITNESSES:**

1. *Kan Khaitan*

*Sabbir Anis Khan*

**SIGNATURE OF THE**

*Rakesh Kumar Kohli's.*

**CONFIRMING PARTY**

2.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Demol*

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



*F.T. I of  
Mubt Mansur Baidya  
By the pen of Mirajul Haqim  
Baidya*

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



*Sajjat Ali Baidya*

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



*Mabura Begum Mallik*

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



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*mcgr 9af 2*

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



*Sabbir Sarkar*

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



*Tilendra Singh*

	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					

# 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 SATAK
4297	0.1150
4298	0.0300
4299	0.0900
4309	0.6300
4292	3.9400
5210	7.3000
4327	

L.T.I of  
 Abdul Mannan Baidya  
 By the power of  
 Muzaj Hasan Baidya

Sabbir Sarkar

MODERNIVA PROMOTERS LLP  
 Partner / Authorised Signatory

KHARIBARIA  
 NO-189  
 For Viewline Hirise Pvt Ltd

Authorised Signatory

NEXOANT ESTATES LLP  
 Partner / Authorised Signatory

RAVISHING REALTY LLP  
 Partner / Authorised Signatory

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



- Sajjat Ali Baidya
- Mabura Begum Mallick
- NYCZAR FATA







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/747303

পরিচয় পত্র



Elector's Name : BAIDYA MANNAN  
নির্বাচকের নাম : বৈদ্য মন্ডল  
Father/Mother/  
Husband's Name : SOBAHAN  
পিতা/মাতা/স্বামীর নাম : সোবাহান  
Sex : M  
সিল : পুরুষ  
Age as on 1.1.1995 : 38  
১.১.১৯৯৫-এ বয়স : ৩৮

Address PART NO : 0250  
CHANDPUR  
NORTH 24 - PARGANAS

ঠিকানা  
পার্ট নং : ২৫০  
চাঁদপুর  
উত্তর ২৪ - পরগণা

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক  
For 091-BAJARHAT(S.C) Assembly Constituency  
০৯১-বাজারহাট (স.প.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 12/04/95

তারিখ : ১২/০৪/৯৫

*B. J. Baidya Mannan Baidya*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DPVPB3026J



नाम / Name  
ABDUL MANNAN BAIDYA

पिता का नाम / Father's Name  
SOBAHAN BAIDYA

जन्म तिथि / Date of Birth  
10/12/1959

हस्ताक्षर / Signature



10000018



Lt. I. of Abdul Mannan Baidya.





भारत सरकार  
GOVERNMENT OF INDIA



साज्जात अलि बैद्य  
Sajjat Ali Baidya  
जन्मतारीख/ DOB: 01/01/1964  
पुरुष / MALE



4522 4820 7228

आधार-साम्बन्धित मानुषेण अधिकार

Sajjat Ali Baidya



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण: Address  
मोबाँरकपुर, मोबाँरकपुर, MOBAROKPUR,  
उत्तर २४ पारगना, Mobarekpur, North 24  
पश्चिम बङ - 700135, Parganas,  
West Bengal - 700135



1947  
1900 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 091



  
 भारत के निर्वाचन आयोग  
 भारत सरकार  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 GGC1355148



निर्वाचक नाम : साज्जात आलि बैद्य

Elector's Name : Sajjat Ali Baidya

पिता का नाम : छोबान आलि बैद्य

Father's Name : Choban Ali Baidya

लिंग / Sex : पुरु / M

जन्म तिथि / Date of Birth : XX / XX / 1964

*Sajjat Ali Baidya*

GGC1355148

ठिकाना:

मोबरकपुर (लाहठी) पारा मोबरकपुर चण्डीपुर  
 उत्तर 24 पारगना 700135

Address:

Mobarakpur Para(Lauhathi )  
 ParaMobarakpur Chandpur-Rajarhat  
 North 24 Parganas 700135

Date: 15/10/2007

91-2763237 (वर्षावधि जारी) निर्वाचन आयोग के द्वारा निर्वाचन  
 आयोग अधिकारियों द्वारा जारी

Facsimile Signature of the Electoral  
 Registration Officer for  
 SI-Rajarhat (SC) Constituency

ठिकाना परिवर्तन होने पर निर्वाचन आयोग के द्वारा जारी की गई नाम  
 पत्रिका में 45 दिनों के भीतर सूचित परिवर्तन करना होगा  
 और निर्वाचन आयोग के द्वारा जारी की गई नाम पत्रिका में  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAJJAT ALI BAIDYA  
SOVAN ALI BAIDYA

01/01/1964

Permanent Account Number  
AOPPB8626L

*Sajjat Ali Baidya*  
Signature



*Sajjat Ali Baidya*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No 1040/20374/01431

To,  
মালুয়া বেগম মলিক  
Malura Begem Malick  
Chalta Beria  
Bhangar Chaltaberia Bhangar - II South 24 Parganas  
West Bengal 743502

15/01/2015

Ref: 5945 / 24Z / 1536214 / 1536389 / P



SE419067212FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8327 6815 6288**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



মালুয়া বেগম মলিক  
Malura Begem Malick  
পিতা : মোঃ সোবহান হোসেন  
Father : Md Sobhan Hossain  
জন্মতারিখ / DOB : 01/01/1955  
মহিলা / Female



**8327 6815 6288**

আধার - সাধারণ মানুষের অধিকার

Malura begem malick

- 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 চব্বিশঘণ্টে 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 .

24Z / 1536214



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: চালতা বেরিয়া, দক্ষিণ ২৪ পরগানা, উত্তর চালতা বেরিয়া, বঙ্গদেশ, ৭৪৩৫০২  
Address: Chalta Beria, South 24 Parganas, Bhangar Chaltaberia, West Bengal, 743502

**8327 6815 6288**



1800 300 1047



help@uidai.gov.in



www.uidai.gov.in

- Malura begem





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CCR0521260



নির্বাচকের নাম : মাবুরা বেগম

Elector's Name : Mabura Begum Mallick

পুত্রের নাম : কায়সার মল্লিক

Husband's Name : Kaysar Mallick

স্বামি / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1955  
Date of Birth

*Mabura begum Mallick*

CCR0521260

উপনাম:

পশ্চিম চাটগাতিয়া চাটগাতিয়া কালিঙ্গীয়া খতিয়া 24  
পার্শ্ব : 743502

Address:

Dakshin Chaltaberiya Chaltaberiya  
Kashipur South 24 Parganas 743502

Date: 09/09/2007

107-নং নির্বাচন কেন্দ্র, মাদারিগা  
কলিকতা-৭৪৩৫০২

Facsimile Signature of the Electoral  
Registration Officer for  
107-Dhanga Constituency

উপনাম: মাবুরা বেগম মল্লিক  
জন্ম তারিখ: XX / XX / 1955

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



परिवार वित्त खाता कार्ड  
Parivartan Account Number Card  
FTVPM4487A



श्री/श्रीमती  
MADURA BEGAM MALLICK

पति का नाम  
MD SOBHAN BADIYA  
पता: 101, ANSARI ROAD, DELHI  
011/0117955

*Madura Begum*

*Madura Begum Mallick*



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

आयकर सहायक केंद्र  
For Income Tax Related  
Queries



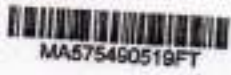


ভারত সরকার  
Unique Identification Authority of India  
ভারত সরকার

ভারত সরকার  
Enrollment No.: 1062/11189/31468

To  
নাসেরা বিবি  
NASERA BIBI  
W/O: Abu Jafar Ali Molla  
MOBARAKPUR  
Mobarakpur  
Lauhal  
Rajarhat North 24 Parganas  
West Bengal 700135  
9836795640

23/04/2016  
357549051



MA575490519FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5581 0746 1729**

আমার আধার, আমার পরিচয়

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  
Government of India

নাসেরা বিবি  
NASERA BIBI  
পিতা : সোবান আলী মল্লা  
Father : SOBAN ALI BAIDYA  
জন্মতারিখ / DOB : 12/01/1982  
লিঙ্গ / Female



**5581 0746 1729**

আমার আধার, আমার পরিচয়

নাসেরা বিবি



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India

ঠিকানা:  
ওরফে/ও: আবু জাফর আলি  
মোল্লা, মোবারকপুর  
মোবারকপুর, লাউহাল, উত্তর ২৪  
পর্গানা, রাজারহাট, পশ্চিম বঙ্গ,  
700135

Address:  
W/O: Abu Jafar Ali Molla,  
MOBARAKPUR, Mobarakpur,  
Lauhal, North 24 Parganas,  
Rajarhat, West Bengal, 700135

**5581 0746 1729**



1947



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चुनाव आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM2165663



निर्वाचक नाम : राजेश कुमार  
Elector's Name : Rajesh Kumar  
पति/पत्नी का नाम : श्री/श्रीमती  
Husband's Name : Shri/Shrimati  
लिंग/लिंग : पुरुष  
Sex : M/F  
जन्म तिथि : 12/09/1980  
Date of Birth :

राजेश कुमार

YMM2165660

पता:  
मोबारमपुर (समूह), राजेशपुर,  
राजस्थान, पिन 300135

Address:  
MOBARAMPUR (GROUP), RAJESHPUR,  
RAJASTHAN, PIN-300135

Date: 22/04/2011  
115 - राजेशपुर (समूह) राजेशपुर विधानसभा क्षेत्र  
115 - Rajeshpur (Group) Rajeshpur

Facsimile Signature of Electoral  
Registration Officer

115 - राजेशपुर (समूह) राजेशपुर विधानसभा क्षेत्र

115 - Rajeshpur (Group) Rajeshpur

115 - Rajeshpur (Group) Rajeshpur

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ERSPBB242L



WTR/Name  
NASE RA BHM

FATHER WTR/Father's Name  
SOBAN ALI BAIDYA

12082019

जन्म की तारीख/  
Date of Birth  
12/01/1982

WTR का हस्ताक्षर  
Signature

न्याय विधि

यदि कार्ड के खोले/खोले या कृपया सूचित करें/सूचित करें.

आयकर विभाग कार्ड, एक एक से एक  
कोई नसा, को सूचित,  
प्लॉट नं. 341, सर्वे नं. 9/73,  
मॉडल कोलोनी, न्यू टॉप जंपिंग चैम्प, पाना,  
पिन - 411 016.



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please inform / return to :

Income Tax PAN Services Unit, NSDL  
4th Floor, Minerva Building,  
Plot No. 341, Survey No. 9/73,  
Model Colony, Near Deep Jumpsack Check,  
Pune - 411 016.

Tel: 91-20-2721 6060, Fax: 91-20-2721 6061  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABMFM2321H

ITR Name  
MODERNIVA PROMOTERS LLP

मिशन / एनटीसी संकेत  
Date of Incorporation/Formation  
26/07/2014

30X2015



MODERNIVA PROMOTERS LLP

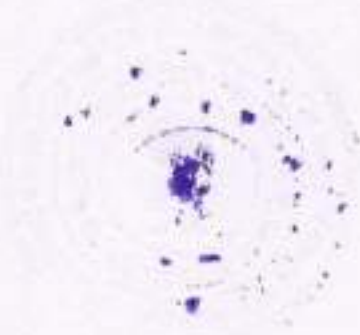
  
Partner / Authorized Signatory





For Viewline Hirise Pvt Ltd

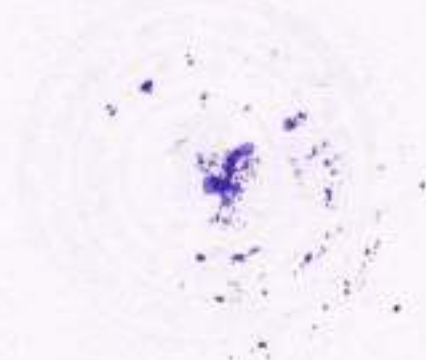
  
Authorized Signatory





NEXO VANT ESTATES LLP

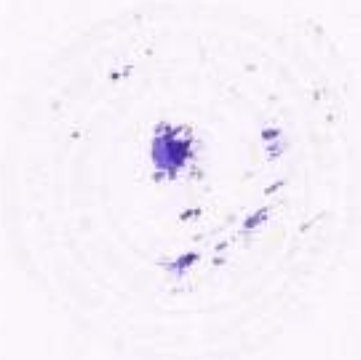
*Daniel*  
Partner / Authorised Signatory





RAVISHING REALTY LLP

*Dansal*  
Partner / Authorised Signatory






**भारत सरकार**  
 Government of India


 श्री अमित  
 Shri Amit Agarwal  
 BIRTH/DOB: 21/04/1988  
 SEX: MALE

2220 8486 3948  
 UID-2018-1181-2001-2018  
 भारतीय जनता पार्टी, राष्ट्रीय अध्यक्ष



*Amit*


**भारतीय जनता पार्टी**  
 Unique Identification Authority of India

**Name:**  
 श्री अमित, 203 गुरु नारायण मठ, गुरु  
 नारायण मठ, गुरु नारायण मठ, गुरु नारायण  
 मठ रोड,  
 गुरु नारायण - 700055

**Address:**  
 Shyam Residency, 203 Gurus Nath Shastri  
 Sadan, Shyam Nagar Road, Shyam Nagar  
 Children Park, Balapur Avenue, North 54  
 Gurgaon,  
 Gurgaon Haryana - 700055

2220 8486 3948  
 UID-2018-1181-2001-2018



आयकर विभाग  
INCOME TAX DEPARTMENT

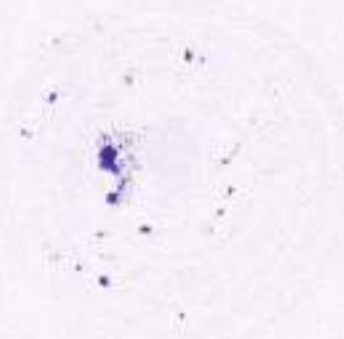
भारत सरकार  
GOVT. OF INDIA

SANTOSH AGARWAL  
MOTILAL AGARWAL  
21/02/1969

AGQPA9978M



*Santosh*





ভারত সরকার

Government of India



সাব্বির আলি সরকার

Sabbir Ali Sarkar

পিতা : সাওকত আলী সরকার

Father : Saukat Ali Sarkar

জন্মতারিখ / DOB: 12/02/1984

পুরুষ / Male

3748 8297 5588



আধার - সাধারণ মানুষের অধিকার

Sabbir Ali Sarkar





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাব্বির আলি  
Elector's Name : সরকার  
Sabbir Ali Sarkar  
পিতার নাম : সওকাত আলি  
Father's Name : সরকার  
Saukat Ali Sarkar  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ :  
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 Ranjithkumar Singh  
 2 No. Colakata Park 2nd Lane  
 Rajha  
 Hagi  
 West Bengal - 712250  
 Mobile: 9814487342

Date: 07/11/2011

Ref. No: 190288571-00160881-50187333-Mohapakar



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-1523-03086/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000302606/2020	Office where deed is registered	
Query Date	17/02/2020 7:34:13 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 : 1,63,350/-]	
Set Forth value		Market Value	
Rs. 13,73,350/-		Rs. 14,58,015/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 72,922/- (Article:23)		Rs. 16,228/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4297 (RS :-)	LR-2654	Bastu	Shali	0.11 Dec	12,485/-	19,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-4298 (RS :-)	LR-2654	Bastu	Shali	0.03 Dec	3,405/-	3,600/-	
L3	LR-4299 (RS :-)	LR-2654	Khal	Khal	0.09 Dec	10,215/-	10,215/-	
L4	LR-4309 (RS :-)	LR-2256	Bastu	Shali	0.63 Dec	71,505/-	75,600/-	
L5	LR-4292/5210 (RS :-)	LR-2256	Bastu	Shali	3.94 Dec	4,47,190/-	4,72,800/-	
L6	LR-4327 (RS :-)	LR-2256	Bastu	Shali	7.3 Dec	8,28,550/-	8,76,000/-	
		<b>TOTAL :</b>			<b>12.1Dec</b>	<b>13,73,350 /-</b>	<b>14,58,015 /-</b>	
		<b>Grand Total :</b>			<b>12.1Dec</b>	<b>13,73,350 /-</b>	<b>14,58,015 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr ABDUL MANNAN BAIDYA</b>                      Son of Late CHOBASHAN BAIDYA MOBARKPUR, 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, PAN No.:: DPVPB3026J, Aadhaar No: 41xxxxxxxx5863, 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><b>Mr SAJJAT BAIDYA</b>                      Son of Late CHOBASHAN BAIDYA MOBARKPUR, 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, PAN No.:: AOPPB8626L, Aadhaar No: 45xxxxxxxx7228, 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>
3	<p><b>MABURA BIBI, (Alias: MABURA BE GUM MALLICK)</b>                      Wife of Mr KAUSAR MALLICK CHALTABERIA, P.O:- CHALTABERIA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: FTVPM4467A, Aadhaar No: 83xxxxxxxx6288, 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>
4	<p><b>NASERA BIBI</b>                      Wife of Mr ABUJAFAR MOLLA LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: ERSPB8242L, Aadhaar No: 55xxxxxxxx1729, 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>
5	<p><b>Mr SABBIR ALI</b>                      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: 37xxxxxxxx5588, 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 :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><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</p>
2	<p><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</p>

3	<b>NEXOANT ESTATES LLP</b> KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAQFN8049L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>RAVISHING REALTY LLP</b> KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABAFR1493D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

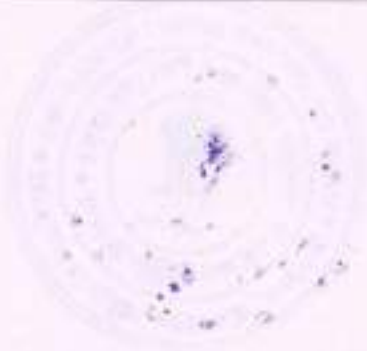
### Representative Details :

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), NEXOANT ESTATES LLP (as AUTHORISED SIGNATORY), RAVISHING REALTY 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 Mr ABDUL MANNAN BAIDYA, Mr SAJJAT BAIDYA, MABURA BIBI, NASERA BIBI, Mr SABBIR ALI, Mr SANTOSH AGARWAL





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	MODERNIVA PROMOTERS LLP-0.11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.03 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.09 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	MODERNIVA PROMOTERS LLP-0.63 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	NEXOVRT ESTATES LLP-3.94 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	RAVISHING REALTY LLP-7.3 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matlagachha, 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: এজহার, Address: মোবারকপুর, Classification: শালি	Mr ABDUL MANNAN BAIDYA
L2	LR Plot No:- 4298, LR Khatian No:- 2654	Owner: ছোবাহান বদি, Gurdian: এজহার, Address: মোবারকপুর, Classification: ডোবা	Mr ABDUL MANNAN BAIDYA
L3	LR Plot No:- 4299, LR Khatian No:- 2654	Owner: ছোবাহান বদি, Gurdian: এজহার, Address: মোবারকপুর, Classification: খাল	MABURA BIBI
L4	LR Plot No:- 4309, LR Khatian No:- 2256	Owner: সোবাহান আলী বদি, Gurdian: এজহার, Address: মোবারকপুর, Classification: শালি, Area: 0.01000000 Acre,	MABURA BIBI
L5	LR Plot No:- 4292/5210, LR Khatian No:- 2256		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4327, LR Khatian No:- 2256		Seller is not the recorded Owner as per Applicant.

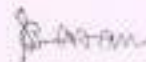




On 18-02-2020

**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 14,58,015/-



**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 18:50 hrs on 24-02-2020, at the Private residence by Mr SANTOSH AGARWAL ,

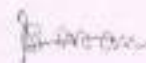
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 24/02/2020 by 1. Mr ABDUL MANNAN BAIDYA, Son of Late CHOBASHAN BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr SAJJAT BAIDYA, Son of Late CHOBASHAN BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. MABURA BIBI, Alias MABURA BE GUM MALLICK, Wife of Mr KAUSAR MALLICK, CHALTABERIA, P.O: CHALTABERIA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 4. NASERA BIBI, Wife of Mr ABUJAFAR MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 5. 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, NEXOVAANT ESTATES LLP, KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORISED SIGNATORY, RAVISHING REALTY 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 16,228/- ( A(1) = Rs 14,580/- ,B = Rs 1,634/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 16,228/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/02/2020 5:34PM with Govt. Ref. No: 192019200187690708 on 18-02-2020, Amount Rs: 16,162/-, Bank: SBI EPay ( SBlePay), Ref. No. 2999611653013 on 18-02-2020, Head of Account 0030-03-104-001-16  
Online on 04/03/2020 10:49AM with Govt. Ref. No: 192019200204158878 on 04-03-2020, Amount Rs: 66/-, Bank: SBI EPay ( SBlePay), Ref. No. 3411034830820 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. 72,922/- and Stamp Duty paid by by online = Rs 72,822/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/02/2020 5:34PM with Govt. Ref. No: 192019200187690708 on 18-02-2020, Amount Rs: 72,492/-, Bank: SBI EPay ( SBlePay), Ref. No. 2999611653013 on 18-02-2020, Head of Account 0030-02-103-003-02  
Online on 04/03/2020 10:49AM with Govt. Ref. No: 192019200204158878 on 04-03-2020, Amount Rs: 330/-, Bank: SBI EPay ( SBlePay), Ref. No. 3411034830820 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. 72,922/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 074268, Amount: Rs.100/-, Date of Purchase: 17/12/2019, 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 138474 to 138531  
being No 152303086 for the year 2020.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2020.05.22.12:18:03 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/05/22 12:18:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.



0500/2805-2

074268

17 DEC 2019

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

Name.....

Add.....

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

17 DEC 2019

Anil Choudhury  
Advocate  
High Court, Calcutta

Santosh Agarwal



1325

MODERNIVA PROMOTERS LLP

Daniel  
Partner / Authorised Signatory



1325

SGUNITRA CHANDRA  
Licensed Stamp Vendor  
8/8, E. S. Roy Road, Kal-1

RAVISHING REALTY LLP

Daniel  
Partner / Authorised Signatory



Jitendra Ktr Singh  
810 Lake Ram Chabils Singh  
2, Dakshinpara 3rd Lane P.S. Richra  
Hooghly  
Occupation - Service



NEXOANT ESTATES LLP

1325

Daniel  
Partner / Authorised Signatory

Additional District Sub Registrar  
Rajarhat, North 24-Pgs



1325

24 FEB 2020