

8539/2021

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8681/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A. IV
 820804

57AB 103888

Verified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

DEED OF CONVEYANCE

Additional Registrar of Assurances-IV, Kolkata

THIS DEED OF CONVEYANCE made this 24th day of August 2021, **BETWEEN NORTH POINT EDUCATION TRUST, (PAN No. AAATN4564A)**, at Arjunpur, P.S. Baguiati, P.O. Baguiati, Kolkata-700059, being represented by its Trustee Member, **Smt. MEENA SETHI MONDAL, (PAN No. AIGPM2470G) (Aadhaar No. 439494948726), Mobile No. 9831966019** D/O Satpal Sethi, by faith-Hindu, by Nationality- Indian, by occupation- Service, at Block No. 1, Flat- 3A, Space Town, Rajarhat, Gopalpur, P.S. Baguiati, P.O. Baguiati, Dist.- 24 paraganas (North)- 700059, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the **ONE PART**

31 AUG 2021

Visit Case No. 2420 dt 23.08.21
 J (1)- 250
 J (2)- 200
 Total 450/-
 Realised on.....

ARA-IV

Additional Registrar of Assurances-IV, Kolkata

21/5227m
 22/2
 21/8
 19/20



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

GRN Details

GRN: 192021220057541051
GRN Date: 21/08/2021 12:46:46
BRN : 66328665
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 21/08/2021 12:08:40
Payment Ref. No: 2001522274/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: VINEET KHETAN
Address: 3B, LALBAZAR STREET KOLKATA-700001
Mobile: 6290585106
Depositor Status: Others
Query No: 2001522274
Applicant's Name: Mr Jitendra Kumar SINGH
Identification No: 2001522274/2/2021
Remarks: Sale, Sale Agreement with Possession

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001522274/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	24614
2	2001522274/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	8208
			Total	32822

IN WORDS: THIRTY TWO THOUSAND EIGHT HUNDRED TWENTY TWO ONLY.

AND

TUSTI INFRASTRUCTURE LLP, (PAN AAPFT4025M), Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, P.O Kamduni, P.S – Rajarhat, District – North 24 Parganas 700135 represented by its Authorised Signatory **SRI SANTOSH AGARWAL, (PAN No. AGQPA9976M), (AADHAAR NO. 222084863948), 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 Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata - 700055, hereinafter referred to as the **“PURCHASER”** (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 **OTHER PART**.

WHEREAS one Saramjan Bibi was the absolute recorded owner of Sali land measuring an area of 22 decimals comprised in R. S. Dag No. 4327 under R. S. Khatian No. 2649 of Mouza – Matiagacha, J.L No. 187, R.S. No. 17, Touzi No. 146 within the jurisdiction of Kirtipur II Gram Panchayat under Barasat Police Station in the District of North 24 Parganas.

AND WHEREAS the said Saramjan Bibi died intestate leaving behind her serving her husband Abdul Latif Molla, four sons Alimuddin Molya,

Alauddin Molya, Mahiuddin Molya and Aminuddin Molya and three daughters Rumicha Bibi, Khadija Bibi and Feruza Bibi as her legal heirs and successors under the Muslim Farayez Act, 1956.

AND WHEREAS thereafter the said Abdul Latif Molya died intestate leaving behind him serving his four sons Alim Auddin Molya, Alauddin Molya, Mahauddin Molya and Aminuddin Molya and three daughters namely Rumicha Bibi, Khadija Bibi and Feruza Bibi as his legal heirs and successors under the Muslim Farayez Act, 1956.

AND WHEREAS the said Alim Uddin Molya, Alauddin Molya, Mahiuddin Molya and Aminuddin Molya of their share of land measuring an area of 4.027 each and Rumicha Bibi, Khadija Bibi and Feruza Bibi of their share of land measuring an area of 2.013 each of total land measuring an area of 22.15 decimals of R. S. Plot No. 4327 of Mouza- Matiagacha, R. S. Khaitan No. 2649, under Barasat Police Station in the District of North 24 Parganas by virtue of inheritance from their mother Saramjan Bibi.

AND WHEREAS the said Alimuddin Molya, Alauddin Molya and Mahiuddin Molya each of their share $4.027 \times 3 = 12.081$ and Rumicha Bibi, Khadija Bibi and Feruza Bibi each of their share $2.013 \times 3 = 6.039$ decimals thus total land measuring an area of 18.12 decimals out of 22.15 decimals of R. S. Dag No. 4327 under R. S. Khatian No. 2649 of Mouza- Matiagacha, J. L. No. 187, R.S. No. 17, Touzi No. 146, under Barasat Police Station in the district of North 24 Parganas.

AND WHEREAS since then, the above named vendors herein are seized and possessed of the said land measuring 18.12 decimals out of 22.15 decimals by virtue of inheritance and have been enjoying the same by paying usual rents and taxes and has the absolute right to dispose the same to anybody in any way as think fit and proper.

AND WHEREAS by a registered Deed of Conveyance dated 27th February, 2013 registered in the office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 8, Pages from 527 to 543, being No. 02344 for the year 2013 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased **ALL THAT** piece and parcel of Sali land measuring about 18.12 Satak more or less in R.S. / L.R. Dag No.4327, under R. S. Khatian No. 2649 of Mouza- Matiagacha, J.L. No.187, R.S. No.17, Touzi No.146, within the limits of Kirtipur Gram Panchayet-II, P.S. Barasat at present Rajarhat, in the District of North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc., more fully and particularly described in **SCHEDULE "A"** hereunder written.

AND WHEREAS the Vendor herein after purchase of the said Property has got its name mutated in the Office of the concerned B.L. & L.R.O.

AND WHEREAS since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule "A" property as an Owner thereof.

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor herein has agreed to sell to the Purchasers **ALL THAT** piece and parcel of Sali land measuring about 7.6Satak more or less in RS/LR Dag No.4327 under L.R. Khatian No. 642 of Mouza- Matiagacha, J.L. No.187, R.S. No.17, Touzi No.146, within the limits of Kirtipur Gram Panchayet-II, P.S. Barasat at present Rajarhat, in the District of North 24-Parganas together with all easement rights and all appearing thereto more fully and particularly described in **SCHEDULE OF PROPERTY "SAID PROPERTY"** hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs 8,20,800/- (Rupees Eight Lakh Twenty Thousand Eight 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 8,20,800/- (Rupees Eight Lakh Twenty Thousand Eight Hundred) Only, paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor 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 Vendor as

beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, 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 Vendor 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 Vendor, his 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 Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for himself, his 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 Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor 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 Vendor 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 Vendor 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 Vendor or any of his 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 Vendor or from or under any of his 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 Vendor to the said land or any breach of the covenants hereunder contained.

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

- a) The Vendor is otherwise well and sufficiently entitled to the said "**Property**" described in the **SCHEDULE OF PROPERTY** "**SAID PROPERTY**" 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 Vendor has any right, claim or demand in respect of the said "Property" or any part thereof;
 - c) The Vendor has 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 Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said **"Property"**;
 - d) The Vendor has 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 Vendor in respect of the said "Property" and pending in any Court or before any authority and the said **"Property"** is not under any lis pendens;
 - f) The Vendor has 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 Vendor 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 Vendor 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 Sali land measuring about 18.12 Satak more or less in R.S. Dag No.4327, under L.R. Khatian Nos. 642 of Mouza- Matiagacha, J.L. No.187, R.S. No.17, Touzi No.146, within the limits of Kirtipur Gram Panchayet-II , P.S. Barasat at present Rajarhat, in the District of North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc.

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali land measuring about 7.6 Satak more or less in Dag No.4327 under L.R. Khatian No. 642 of Mouza-Matiagacha, J.L. No.187, R.S. No.17, Touzi No.146, within the limits of Kirtipur Gram Panchayet-II, P.S. Barasat at present Rajarhat, in the District of North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc.

butted and bounded in the following manner :

L. R. Dag No. 4327:

ON THE NORTH : Dag No. 4327
ON THE SOUTH : Dag No. 4328, 4326, 4324, 4313
ON THE EAST : Dag No. 4313
ON THE WEST : Dag No. 4331

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 within named **VENDORS** in the presence of :



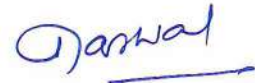
MANAGING TRUSTEE
NORTH POINT EDUCATION TRUST
GORAKSHABASI MANDIR COMPLEX
ARJUNPUR
KOLKATA-700 059

1. Sajal Acharya .

2. Kabir Ali Mallick
Rajendrahat

SIGNED, SEALED AND DELIVERED

by the within named **PURCHASERS** in the presence of :



1. Anand Kumar Chakraborty
1, N. S. Road, Kolkata - 700001.

2.

Drafted by

Anil Choudhury

(Mr. Anil Choudhury, Advocate)

High Court, Calcutta

F/145/1991

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers within mentioned sum of Rs 8,20,800/- (Rupees Eight Lakh Twenty Thousand Eight Hundred) Only being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME	AMOUNT
21/08/2021	000005	IDFC BANK	Rs.8,20,800/-

(Rupees Eight Lakh Twenty Thousand Eight Hundred) Only

WITNESSES:

1. *Sojal Acharya*

2. *Kabirji Ali Maurya*
Rajendra

[Handwritten Signature]

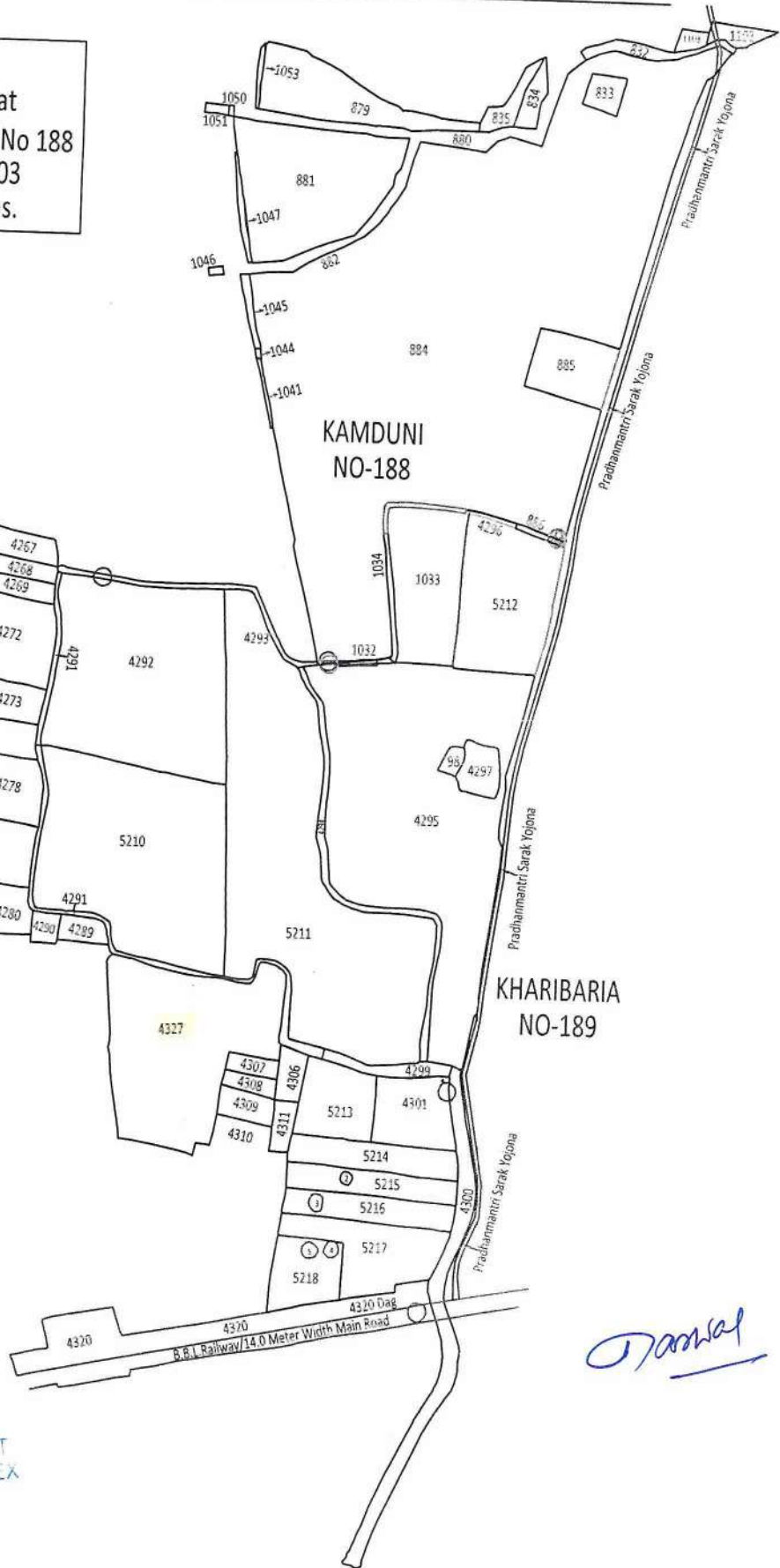
Signature Of The Vendor

MANAGING TRUSTEE
NORTH POINT EDUCATION TRUST
GORAKSHABASI MANDIR COMPLEX
ARJUNPUR
KOLKATA-700 059

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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

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



[Signature]
 MANAGING TRUSTEE
 NORTH POINT EDUCATION TRUST
 GORAKSHABASI MANDIR COMPLEX
 ARJUNPUR
 KOLKATA-700 059

NOTE: Mouza Map Extracted From Photo Copy. Actual Scale May Not Match Properly.

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Danay</i>	Left Finger					
	Right Finger					



<i>Shilpa</i>	Left Finger					
	Right Finger					



	Left Finger					
	Right Finger					



	Left Finger					
	Right Finger					

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NORTH POINT EDUCATION TRUST



24/08/1992

Permanent Account Number

AAATN4564A

24042015


MANAGING TRUSTEE
NORTH POINT EDUCATION TRUST
GORAKSHABASI MANDIR COMPLEX
ARJUNPUR
KOLKATA-700 059

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIGPM2470G

नाम/ Name
MEENA SETHI MONDAL

पिता का नाम/ Father's Name
SATPAL SETHI

जन्म की तारीख/ Date of Birth
18/10/1962


हस्ताक्षर/ Signature



03102017





ভারত সরকার

Government of India



মীনা শেঠী মন্ডল

MEENA SETHI MONDAL

পিতা : সটিপল শেঠী

Father : Satpal Sethi

জন্মতারিখ/DOB: 18/10/1962

মহিলা / Female

4394 9494 8726



আধার - সাধারণ মানুষের অধিকার

[Handwritten signature]



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

ঠিকানা: ব্লক এনও-এফএলএটি-এ
স্পেস টাউন, রাজারহাট গোপালপুর (এম)
দেশ বন্ধু নগর, উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: BLOCK
NO-1FLAT-3A, SPACE
TOWN, Rajarhat Gopalpur
(m), Desh Bandhu Nagar,
North 24 Parganas, West
Bengal, 700059

4394 9494 8726



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFT4025M

नाम / Name
TUSTI INFRASTRUCTURE LLP

दिनांक / Date of Incorporation / Formation
22/07/2019



Wawal


 ভারত সরকার
 Government of India


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



2220 8486 3948
 VID: 9105 9681 3681 3504

আমার পরিচয়
 আমার পরিচয়, আমার পরিচয়

Santosh Agarwal


 ভারতীয় একমুদ্রিত পরিচয়
 Uniqua Identification Authority of India

ঠিকানা:
 শ্যাম রেসিডেন্সি, 293 গৌন নোথ শাস্ত্রী নগরী, শ্যাম
 নগর পার্কে, শ্যাম নগর রোড, শ্যাম নগর
 পার্কে, বঙ্গুরু এভিনিউ, উত্তর 24
 পর্গানা, - 700055

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



2220 8486 3948
 VID: 9105 9681 3681 3504

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTOSH AGARWAL
MOTILAL AGARWAL
21/06/1969

Permanent Account Number
AGQPA9976M


Signature







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 Ramchhabia Singh
 2 No. Dakshin Para 3rd Lane
 Rishra
 Hugli
 West Bengal - 712260
 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









Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042001522274/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MEENA SETHI MONDAL Space Town, Rajarhat, Gopalpur, Block/Sector: 1, Flat No: 3A, City:- Rajarhat- gopalpore, , P.O:- Baguiati, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Represent ative of Seller [NORTH POINT EDUCATI ON TRUST]		 H8H4	 12/08/2021
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANTOSH AGARWAL 293, Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, City:- Dum Dum, , P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Represent ative of Buyer [TUSTI INFRASTR UCTURE E LLP]		 H8H5	 12/08/2021

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr JITENDRA KUMAR SINGH Son of Late RAMCHABILA SINGH 2 DAKSHIN PARA 3RD LANE, 2, City:- Rishra, , P.O:- RISHRA, P.S:- Rishra, District:- Hooghly, West Bengal, India, PIN:- 712250	Mr MEENA SETHI MONDAL, Mr SANTOSH AGARWAL			

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



Major Information of the Deed

Deed No :	I-1904-08681/2021	Date of Registration	31/08/2021
Query No / Year	1904-2001522274/2021	Office where deed is registered	
Query Date	17/08/2021 4:20:05 PM	1904-2001522274/2021	
Applicant Name, Address & Other Details	Jitendra Kumar SINGH Thana : Rishra, District : Hooghly, WEST BENGAL, Mobile No. : 6290585106, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 8,20,800/-	Rs. 8,20,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,624/- (Article:23)	Rs. 8,292/- (Article:A(1))		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Touzi No: 146 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-4327 (RS :-)	LR-642	Bastu	Shali	7.6 Dec	8,20,800/-	8,20,800/-	
Grand Total :					7.6Dec	8,20,800 /-	8,20,800 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NORTH POINT EDUCATION TRUST ARJUNPUR, City:- Rajarhat-gopalpore, , P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TUSTI INFRASTRUCTURE LLP KAMDUNI MORE, City:- Rajarhat-gopalpore, , P.O:- KAMDUNI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MEENA SETHI MONDAL (Presentant) Daughter of Mr Satpal Sethi Space Town, Rajarhat, Gopalpur, Block/Sector: 1, Flat No: 3A, City:- Rajarhat-gopalpore, , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Alxxxxxx0G, Aadhaar No: 43xxxxxxxx8726 Status : Representative, Representative of : NORTH POINT EDUCATION TRUST (as AUTHORISED REPRESENTATIVE)
2	Mr SANTOSH AGARWAL Son of Late Motilal Agarwal 293, Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, 293, City:- Dum Dum, , 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.:: AGxxxxxx6M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : TUSTI INFRASTRUCTURE LLP (as AUTHORISED REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JITENDRA KUMAR SINGH Son of Late RAMCHABILA SINGH 2 DAKSHIN PARA 3RD LANE, 2, City:- Rishra, , P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250			
Identifier Of Mr MEENA SETHI MONDAL, Mr SANTOSH AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	NORTH POINT EDUCATION TRUST	TUSTI INFRASTRUCTURE LLP-7.6 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Touzi No: 146 Pin Code : 700135


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4327, LR Khatian No:- 642	Owner:নর্থ পয়েন্ট এডুকেশন ট্রাস্ট পক্ষে, Address:গোরক্ষ বাসী মন্দির কমপ্লেক্স অর্জুনপুর, কলি- 59 , Classification:শালি, Area:0.22000000 Acre,	NORTH POINT EDUCATION TRUST

Endorsement For Deed Number : I - 190408681 / 2021

On 23-08-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,20,800/-



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

On 24-08-2021

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

Presented for registration at 19:01 hrs on 24-08-2021, at the Private residence by Mr MEENA SETHI MONDAL ,


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

Execution is admitted on 24-08-2021 by Mr MEENA SETHI MONDAL, AUTHORISED REPRESENTATIVE, NORTH POINT EDUCATION TRUST (Trust), ARJUNPUR, City:- Rajarhat-gopalpore, , P.O:- BAGUIATI, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr JITENDRA KUMAR SINGH, , Son of Late RAMCHABILA SINGH, 2 DAKSHIN PARA 3RD LANE, 2, P.O: RISHRA, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service

Execution is admitted on 24-08-2021 by Mr SANTOSH AGARWAL, AUTHORISED REPRESENTATIVE, TUSTI INFRASTRUCTURE LLP (LLP), KAMDUNI MORE, City:- Rajarhat-gopalpore, , P.O:- KAMDUNI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JITENDRA KUMAR SINGH, , Son of Late RAMCHABILA SINGH, 2 DAKSHIN PARA 3RD LANE, 2, P.O: RISHRA, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service



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

On 25-08-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,292/- (A(1) = Rs 8,208/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 8,208/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2021 12:49PM with Govt. Ref. No: 192021220057541051 on 21-08-2021, Amount Rs: 8,208/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 66328665 on 21-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,624/- and Stamp Duty paid by online = Rs 24,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2021 12:49PM with Govt. Ref. No: 192021220057541051 on 21-08-2021, Amount Rs: 24,614/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 66328665 on 21-08-2021, Head of Account 0030-02-103-003-02



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

On 31-08-2021

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

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

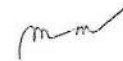
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,292/- (A(1) = Rs 8,208/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,624/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 016325, Amount: Rs.10/-, Date of Purchase: 23/04/2021, Vendor name: S Dey



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 428577 to 428610

being No 190408681 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.09.21 17:33:35 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/21 05:33:35 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

016325

No.....

Address.....

Rs.....

Date.....

SIPRA DEY

Licence No. 18A

Code : 1070

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

[Handwritten signature]

Found. Co. Secy
SIPRA DEY
FIS/57/2017

23 APR 2021



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 AUG 2020



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

24 AUG 1978