

9960/2019

I-0101/2020



Am.

04/10/19

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AC 430852

A.R.A. IV

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

1906  
0  
158615/19  
No 82752  
Amir  
Additional Registrar of Assurances-IV, Kolkata

2,06,050/-

1

Additional Registrar of Assurances-IV, Kolkata

DEED OF CONVEYANCE

3 JAN 2020

THIS DEED OF CONVEYANCE made this 4th day of October, 2019, BETWEEN **KAMARUDDIN BAIDYA (PAN BILPB9885L)**, Mobile No. **9836010082**, son of Karim Baksha Baidya, by Nationality Indian, by faith Muslim, residing at Mobarakpur, PO Lauhati,



PS Rajarhat, North 24 Parganas - 700135, hereinafter referred to as the **"VENDOR"** (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 **ONE PART.**

**AND**

(1) **NAVYOG DEVELOPERS PRIVATE LIMITED [PAN No. AAFCN0628R]**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, represented by all its Authorised Signatory **MR. JITENDRA KUMAR SINGH [PAN No. ENOPS1448K], Mobile No. 6290585106**, son of Ramchabila Singh, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 2, Dakshinpara 3<sup>rd</sup> Lane, Rishra, PO Morepukur, PS Rishra, District Hooghly - 712250, (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. APU NANDY, [PAN BSUPN5475K], Mobile No. 9874887482**, son of Basanta Nandy, by faith Hindu, by Nationality Indian, by

Occupation Service, residing at B.R.S. 10, Block 15, Flat No. 19/20, 17, Bagmari Lane, P.O. Kakurgachi, P.S. Manicktala, Kolkata 700054 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** Karim Box Baddi alias Karim 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 Bastu, Sali, Khal and Doba land appurtenant to R.S./L.R. Khatian No.2656, 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**

<b>Sl. No.</b>	<b>R.S./LR Dag No.</b>	<b>Nature of Land</b>	<b>Saleable Land (Satak)</b>	<b>Out of total Land (In Satak)</b>
1.	4291	Bandh	0.0078	69
2.	4293	Bandh	0.0180	16
3.	4294	Khal	0.0631	56
4.	4296	Bandh	0.0056	5
5.	4297	Sali	0.0372	33
6.	4298	Doba	0.0101	9

7.	4299	Khal	0.0315	28
8.	4292/5210	Sali	1.4340	631
9.	4292/5211	Sali	2.1159	931
10.	4306	Sali	0.0055	24
11.	4327	Sali	3.1709	443
		<b>Total :</b>	<b>6.8996</b>	

**AND WHEREAS** the Vendor herein one of the owner of his family and he is the absolute owner of land i.e. 6.8996 Satak as his own share and the Vendor herein is absolutely seized and possessed of the said property as Owners thereof.

**AND WHEREAS** according to the Muslim Law of Inheritance, the Vendor herein jointly became Owners of the said property.

**AND WHEREAS** the Vendor herein has not got their names mutated in the records of the rights of B.L. & L.R.O., Madhyamgram.

**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 Sali land admeasuring about **6.8996** Satak (more or less) out of 38 Satak comprised in R.S. / L.R. Dag Nos. 4291, 4293, 4294, 4296, 4297, 4298, 4299, 4292/5210, 4292/5211, 4306 and 4327, under L.R. Khatian No. 2656 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, more fully and particularly described in **SCHEDULE** hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs.7,83,105/- (Rupees Seven lacs eighty three thousand one hundred five 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.7,83,105/- (Rupees Seven lacs eighty three thousand one hundred five 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 Purchaser, 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** 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.

**THE SCHEDULE OF THE LAND HEREIN ABOVE REFERED**

**(THE SCHEDULED LAND)**

**ALL THAT** piece and parcel of Sali land admeasuring about **6.8996** Satak (more or less) out of 38 Satak comprised in R.S. / L.R. Dag Nos. 4291, 4293, 4294, 4296, 4297, 4298, 4299, 4292/5210, 4292/5211, 4306 and 4327, under L.R. Khatian No. 2656 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,

Sl. No.	R.S./LR Dag No.	Nature of Land	Saleable Land (Satak)	Out of total Land (In Satak)
1.	4291	Bandh	0.0078	69
2.	4293	Bandh	0.0180	16
3.	4294	Khal	0.0631	56
4.	4296	Bandh	0.0056	5
5.	4297	Sali	0.0372	33
6.	4298	Doba	0.0101	9
7.	4299	Khal	0.0315	28
8.	4292/5210	Sali	1.4340	631
9.	4292/5211	Sali	2.1159	931
10.	4306	Sali	0.0055	24
11.	4327	Sali	3.1709	443
		<b>Total :</b>	<b>6.8996</b>	

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the above named **VENDOR** at

**KOLKATA** in the presence of:

1. *[Signature]*  
Malendra Tripathi  
1, N.S. Road, Kot. 1
2. *[Signature]*  
Vivekananda Road  
743122

*Kamruddin Baidya.*

**SIGNED SEALED AND DELIVERED**

by the above named **PURCHASER** at  
**KOLKATA** in the presence of:

1. *Dipalata*

2. *Sajal Acharya*

Navyog Developers Private Limited

*Jitendra K. Singh*

Authorized Signatory

**SIGNED SEALED AND DELIVERED**

by the above named **CONFIRMING**  
**PARTY** at **KOLKATA** in the  
presence of:

1. *Dipalata*

2. *Sajal Acharya*

*Apurva Nandi*

Drafted by

*Anil Choudhury*

ANIL CHOUDHURY  
Advocate

High Court, Cal. En. No. F/145/1991



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchaser a total sum of Rs. 5,77,055.00 only full and final consideration money as per details below:-

DATE	CHEQUE NO./ UTR NO./NEFT NO.	BANK	AMOUNT
			3,00,000.00
03.10.2019	864907	TMB Bank, Kolkata	2,77,055.00
		<b>TOTAL</b>	<b>5,77,055.00</b>

**(RUPEES FIVE LACS SEVENTY SEVEN THOUSAND FIFTY FIVE)  
ONLY.**

**WITNESSES:**

1. *[Signature]*

2. *[Signature]*

*Kamarnuddin Baidya.*

**SIGNATURE OF THE VENDOR**

Read over and explain by  
me in Bengali language.

*[Signature]*

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchaser a total sum of Rs. 2,06,050.00 only full and final consideration money as per details below:-

DATE	CHEQUE NO.	BANK	AMOUNT
03.10.2019	864908	TMB Bank, Kolkata	2,06,050.00
		<b>TOTAL</b>	<b>2,06,050.00</b>

**(RUPEES TWO LACS SIX THOUSAND FIFTY) ONLY.**

**WITNESSES:**

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

*Apee Nandi*

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



# SPECIMEN FORM FOR TEN FINGER PRINTS



*Tubandur He Limpho*

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



*Kammaruddin Baibys*

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



*Apu Dande*

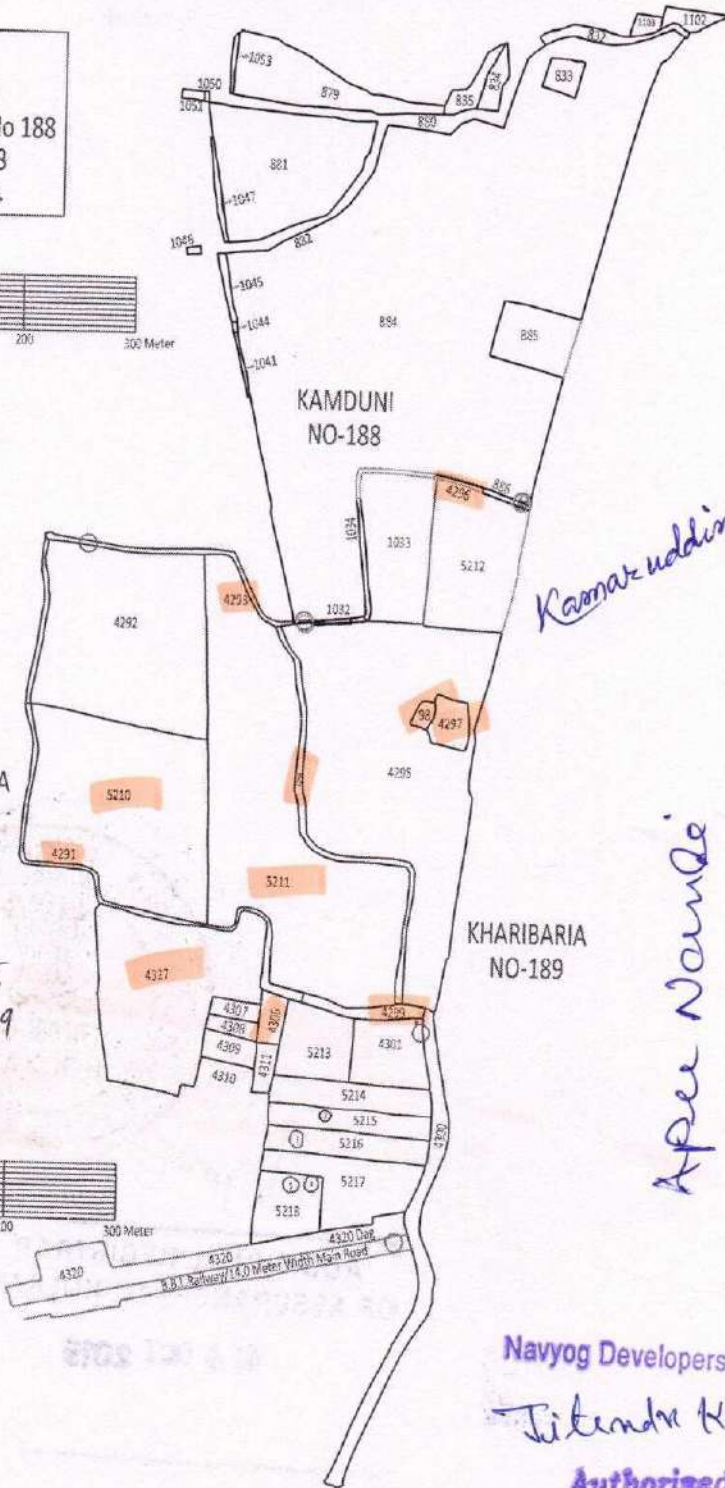
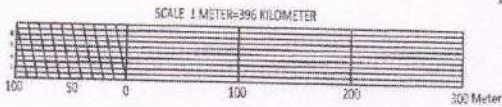
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

	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 No-203  
 Dist- North 24 Paganas.

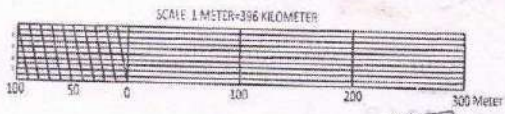


*Kamatuddin Baig*

*Apee Nande*

Sl.No.	Bag No.	Seleable area
1.	4291	0.0078
2.	4293	0.0180
3.	4294	0.0631
4.	4296	0.0056
5.	4297	0.0372
6.	4298	0.0181
7.	4299	0.0315
8.	4292/5210	1.4340
9.	4292/5211	2.1159
10.	4306	0.0085
11.	4327	3.1709

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



**Navyog Developers Private Limited**  
*Jitendra K. Singh*  
**Authorized Signatory**

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





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

GRN: 192019200081616838  
GRN Date: 04/10/2019 10:30:36  
BRN : 7806707676916  
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF  
Payment Gateway SBI EPay-State Bank of India  
BRN Date: 04/10/2019 10:32:55  
SBI ePay txn Date. 04/10/2019 10:31:19

DEPOSITOR'S DETAILS

Name : SUBHAASH CHANDRA  
Contact No. TULSYAN  
E-mail :  
Address : 1 N S ROAD KOLKATA700001  
User Type : Others  
Id No. : 19040001586851/3/2019  
Mobile No. +91 9831054401

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001586851/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	8378
2	19040001586851/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	41418
Total Amount				49796

In Words : Rupees Forty Nine Thousand Seven Hundred Ninety Six Only.





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

GRN: 19-201920-013885604-8

GRN Date: 03/01/2020 12:03:07

BRN : 9535592610703

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 03/01/2020 12:17:02

SBI ePay txn Date. 03/01/2020 12:15:39

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 19040001586851/10/20  
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	19040001586851/10/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	19040001586851/10/2019	Property Registration- Registration Fees	0030-03-104-001-16	2060
3	19040001586851/10/2019	Property Registration- Stamp duty	0030-02-103-003-02	1

Total Amount 2101

In Words : Rupees Two Thousand One Hundred One Only.





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1469/70868/18268

To  
Mahendra Kumar Tripathi

29/08/2017

S/O: Prasiddha Narayan Tripathi  
SHIVAM APARTMENT, FLAT.NO-2A  
234/A, G.T ROAD  
BELUR MATH  
Bally (M)  
Belur Math, Haora, Howrah,  
West Bengal - 711202  
9883079499



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

**9660 9645 5868**

मेरा आधार, मेरी पहचान



भारत सरकार

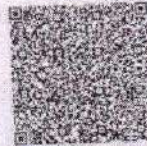


Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

*Handwritten signature*





Navyog Developers Private Limited

*Jitendra K. Singh*

Authorized Signatory



Registration No. **WB 25 E 2008**  
 Vehicle Class **HEAVY GOODS VEHICLE**

Registration Date **07-12-2011**  
 Valid Up To **07-01-2017**

**KAMARUDDIN BAIDYA**  
 LT K B BAIDYA  
 MOBAKAPUR CHANDPUR  
 24 PGS NORTH PAJARHAT 700135

RELIANCE CAPITAL LTD

TATA TATA MOTORS  
 LP7/25184K E 08  
 MA1448030B/K4699  
 11K84023904  
 DIESEL  
 4680  
 2011

Sl. No.	Particulars	Amount	Rate	Total
1	Registration Fee	410.00		410.00
2	Stamp Duty	270.00		270.00
3	Other Charges	850.00		850.00
	<b>Total</b>			<b>1530.00</b>

Registering Authority  
 24 Pgs (N) Barisal

*Kamaruddin Baidya*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**KAMAR UDDIN BAIDYA**  
**KARIM BAKSH BAIDYA**  
**02/03/1963**  
 Permanent Account Number  
**BILPB9885L**  
*Kamaruddin Baidya*  
 Signature



**भारत सरकार**  
**GOVT. OF INDIA**




*कमरुद्दीन बाइया*



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, লাউহাটি,  
মোবারকপুর, লাউহাটি, উত্তর ২৪  
পরগনা, রাজারহাট, পশ্চিম বঙ্গ,  
700135

Address:  
MOBARAKPUR, LAUHATI,  
Mobarekpur, Lauhati, North 24  
Parganas, Rajarhat, West Bengal,  
700135

3503 6764 1921



1947



help@uidai.gov.in



www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় আই ডি / Enrollment No.: 1062/11180/30704

To  
কামারুদ্দিন বৈদ্য  
Kamaruddin Baidya  
MOBARAKPUR  
LAUHATI  
Mobarekpur  
Lauhati  
Rajarhat North 24 Parganas  
West Bengal 700135  
8509851884

10/03/2016

343827889



MA438276893FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3503 6764 1921

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



কামারুদ্দিন বৈদ্য  
Kamaruddin Baidya  
পিতা : করিম বক্স বৈদ্য  
Father : Karim Baksh Baidya  
জন্মতারিখ / DOB : 02/03/1963  
পুরুষ / Male



3503 6764 1921

আমার আধার, আমার পরিচয়

Kamaruddin Baidya.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BSUPN5475K



नाम / Name  
APU NANDY

पिता का नाम / Father's Name  
BASANTA NANDY

जन्म की तारीख /  
Date of Birth  
18/01/1970

आपका नाम  
Signature

*Apul Nandi*



ভারত সরকার  
Government of India

আপু নন্দী  
Apu Nandy  
পিতা : বসন্ত নন্দী  
Father : Basanta Nandy  
জন্মতারিখ / DOB : 18/01/1970  
পুরুষ / Male

8284 1356 2472

আধার - সাধারণ মানুষের অধিকার

*Apu Nandy*

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
বি আর এস 10 ব্লক 15 ফ্ল্যাট  
19/20, 17 বাগমারি লেন,  
কানকুর্গাচি, কোলকাতা,  
কলকাতা, পশ্চিম বঙ্গ, 700054

Address:  
B.R.S-X BLOCK 15 FLAT 19/20  
17 BAGMARI LANE, Kankurgachi,  
Kolkata, Kankurgachi, West  
Bengal, 700054

8284 1356 2472

1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrolment No.: 1193/63022/03157

Date: 07/11/2011

Jitendra Kumar Singh  
S/O Shri Damodar Singh  
2 No. Dakshin Para GPO Lane  
Pichra  
Pugli  
West Bengal - 712250  
Mobile: 9874497340

Ref. No.: 000084100160581001833334Moraapuk...



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*  
*Jitendras. Kumar Singh*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JITENDRA KUMAR SINGH  
RAM CHABILA SINGH  
02/11/1980

Permanent Account Number  
ENOPS1448K

*Jitendra K Singh*  
Signature



*Jitendra K Singh*



## Major Information of the Deed

Deed No :	I-1904-00101/2020	Date of Registration	03/01/2020
Query No / Year	1904-0001586851/2019	Office where deed is registered	
Query Date	03/10/2019 10:58:06 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MAHENDRA KUMAR TRIPATHI 1, NETAJI SUBHASH ROAD, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9883079499, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,06,050/-]		
Set Forth value	Market Value		
Rs. 7,83,105/-	Rs. 8,27,952/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 41,519/- (Article:23)	Rs. 10,438/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			



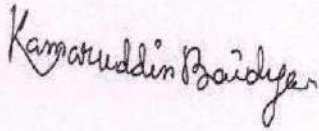


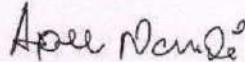
### Land Details :

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-4291	LR-2656	Bastu	Bilan	0.0078 Dec	885/-	936/-	Property is on Road
L2	LR-4293	LR-2656	Bastu	Bilan	0.018 Dec	2,043/-	2,160/-	Property is on Road
L3	LR-4294	LR-2656	Bastu	Khal	0.0631 Dec	7,162/-	7,572/-	Property is on Road
L4	LR-4296	LR-2656	Bastu	Bilan	0.0056 Dec	636/-	672/-	Property is on Road
L5	LR-4297	LR-2656	Bastu	Shali	0.0372 Dec	4,222/-	4,464/-	Property is on Road
L6	LR-4298	LR-2656	Bastu	Doba	0.0101 Dec	1,146/-	1,212/-	Property is on Road
L7	LR-4299	LR-2656	Bastu	Khal	0.0315 Dec	3,575/-	3,780/-	Property is on Road
L8	LR-4292/5210	LR-2656	Bastu	Shali	1.434 Dec	1,62,759/-	1,72,080/-	Property is on Road
L9	LR-4292/5211	LR-2656	Bastu	Shali	2.1159 Dec	2,40,155/-	2,53,908/-	Property is on Road
L10	LR-4306	LR-2656	Bastu	Shali	0.0055 Dec	625/-	660/-	Property is on Road
L11	LR-4327	LR-2656	Bastu	Shali	3.1709 Dec	3,59,897/-	3,80,508/-	Property is on Road
		<b>TOTAL :</b>			<b>6.8996Dec</b>	<b>7,83,105 /-</b>	<b>8,27,952 /-</b>	
		<b>Grand Total :</b>			<b>6.8996Dec</b>	<b>7,83,105 /-</b>	<b>8,27,952 /-</b>	



**Seller Details :**



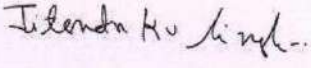
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr KAMARUDDIN BAIDYA</b> Son of Mr Karim Baksha BAIDYA Executed by: Self, Date of Execution: 04/10/2019 , Admitted by: Self, Date of Admission: 04/10/2019 ,Place : Office	 04/10/2019	 LTI 04/10/2019	 04/10/2019
	Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BILPB9885L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2019 , Admitted by: Self, Date of Admission: 04/10/2019 ,Place : Office			
2	<b>Name</b> <b>Mr APU NANDY</b> Son of Mr Basanta NANDY Executed by: Self, Date of Execution: 04/10/2019 , Admitted by: Self, Date of Admission: 04/10/2019 ,Place : Office	 04/10/2019	 LTI 04/10/2019	 04/10/2019
	B.R.S. 10, Block 15, Flat No. 19/20, 17, Bagmari L, P.O:- Kakurgachi, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BSUPN5475K,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 04/10/2019 , Admitted by: Self, Date of Admission: 04/10/2019 ,Place : Office			

**Buyer Details :**



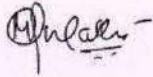
SI No	Name,Address,Photo,Finger print and Signature
1	<b>NAVYOG DEVELOPERS PRIVATE LIMITED</b> 1 NETAJI SUBHAS ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAFCN0628R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Mr Ramchabila SINGH Date of Execution - 04/10/2019, , Admitted by: Self, Date of Admission: 04/10/2019, Place of Admission of Execution: Office	 Oct 4 2019 2:37PM	 LTI 04/10/2019	<b>Signature</b>  04/10/2019
Dakshinpara 3rd Lane, P.O:- Morepukur, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENOPS1448K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NAVYOG DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MAHENDRA KUMAR TRIPATHI</b> Son of Mr R N TRIPATHI , 234/A, G T ROAD, P.O:- BELURMATH, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202	 04/10/2019	 04/10/2019	 04/10/2019
Identifier Of Mr KAMARUDDIN BAIDYA, Mr APU NANDY, Mr JITENDRA KUMAR SINGH			



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0078 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0055 Dec
Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-3.1709 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.018 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0631 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0056 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0372 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0101 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-0.0315 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-1.434 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Mr KAMARUDDIN BAIDYA	NAVYOG DEVELOPERS PRIVATE LIMITED-2.1159 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:- 4291, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	Mr KAMARUDDIN BAIDYA
L2	LR Plot No:- 4293, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ,	Mr KAMARUDDIN BAIDYA
L3	LR Plot No:- 4294, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল,	Mr KAMARUDDIN BAIDYA
L4	LR Plot No:- 4296, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ,	Mr KAMARUDDIN BAIDYA
L5	LR Plot No:- 4297, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি,	Mr KAMARUDDIN BAIDYA
L6	LR Plot No:- 4298, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:ডোবা,	Mr KAMARUDDIN BAIDYA
L7	LR Plot No:- 4299, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল,	Mr KAMARUDDIN BAIDYA
L8	LR Plot No:- 4292/5210, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.08000000 Acre,	Mr KAMARUDDIN BAIDYA
L9	LR Plot No:- 4292/5211, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.12000000 Acre,	Mr KAMARUDDIN BAIDYA
L10	LR Plot No:- 4306, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি,	Mr KAMARUDDIN BAIDYA
L11	LR Plot No:- 4327, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.17000000 Acre,	Mr KAMARUDDIN BAIDYA

Endorsement For Deed Number : I - 190400101 / 2020



**On 04-10-2019**

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

Presented for registration at 14:26 hrs on 04-10-2019, at the Office of the A.R.A. - IV KOLKATA by Mr JITENDRA KUMAR SINGH ,.

**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 8,27,952/-

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

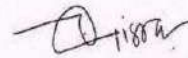
Execution is admitted on 04/10/2019 by 1. Mr KAMARUDDIN BAIDYA, Son of Mr Karim Baksha BAIDYA, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Mr APU NANDY, Son of Mr Basanta NANDY, B.R.S. 10, Block 15, Flat No. 19/20, 17, Bagmari L, P.O: Kakurgachi, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Indetified by Mr MAHENDRA KUMAR TRIPATHI, , , Son of Mr R N TRIPATHI, , 234/A, G T ROAD, P.O: BELURMATH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-10-2019 by Mr JITENDRA KUMAR SINGH, AUTHORISED SIGNATORY, NAVYOG DEVELOPERS PRIVATE LIMITED, 1 NETAJI SUBHAS ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr MAHENDRA KUMAR TRIPATHI, , , Son of Mr R N TRIPATHI, , 234/A, G T ROAD, P.O: BELURMATH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Advocate



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 02-01-2020**

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 10,438/- ( A(1) = Rs 8,280/- ,B = Rs 2,060/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 8,378/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2019 10:32AM with Govt. Ref. No: 192019200081616838 on 04-10-2019, Amount Rs: 8,378/-, Bank: SBI EPay ( SBlePay), Ref. No. 7806707676916 on 04-10-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 41,419/- and Stamp Duty paid by by online = Rs 41,418/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2019 10:32AM with Govt. Ref. No: 192019200081616838 on 04-10-2019, Amount Rs: 41,418/-, Bank: SBI EPay ( SBlePay), Ref. No. 7806707676916 on 04-10-2019, Head of Account 0030-02-103-003-02



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



On 03-01-2020

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 10,438/- ( A(1) = Rs 8,280/- ,B = Rs 2,060/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,060/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2020 12:17PM with Govt. Ref. No: 192019200138856048 on 03-01-2020, Amount Rs: 2,060/-, Bank: SBI EPay ( SBlePay), Ref. No. 9535592610703 on 03-01-2020, Head of Account 0030-03-104-001-16

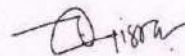
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 41,419/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 048668, Amount: Rs.100/-, Date of Purchase: 31/08/2019, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2020 12:17PM with Govt. Ref. No: 192019200138856048 on 03-01-2020, Amount Rs: 1/-, Bank: SBI EPay ( SBlePay), Ref. No. 9535592610703 on 03-01-2020, Head of Account 0030-02-103-003-02



**Tridip Misra**  
**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 1904-2020, Page from 25323 to 25361

being No 190400101 for the year 2020.



Digitally signed by TRIDIP MISRA  
Date: 2020.01.10 20:24:30 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/01/10 08:24:30 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



048668

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

31 AUG 2019  
31 AUG 2019

Anil Choudhury  
Advocate  
High Court, Calcutta

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



*A/100*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
64 OCT 2019

Mahendra Kumar Tripathi  
S/o, Sri P.N. Tripathi  
23A/A, G.T. Road  
P.S. Belur, P.O. Belurath  
Howrah - 711202