

2313

P-02339/2020



24/2/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

283749/20

AC 775053

Certified that the document is admitted to registration. The fee, State sheet / sheet's & the enclosed receipt / acknowledgment's attached with this document's are the part of this document.

[Signature]

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

28 FEB 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 20th day of February, 2020,
BETWEEN SUFIA BIBI, PAN EVWPB1421H, Aadhaar No. 7869 4926
4453, Mobile No. 9681781288, Daughter of Late Doulat Ali Baidya, by
faith-Muslim, by Nationality- Indian, residing at Mobarakpur, P.O. -
Lauhati, P.S. Rajarhat, North 24 Parganas-700135, hereinafter referred to

Sl No. 4187
Customer.....
VII.....
Re.....
Vendor.....

27 JAN 2020

Anil Choudhury
Advocate
High Court, Calcutta

Place- Ghateswar A. D. S. R. Office
Dist- South 24 Parganas
Mahabub Hasan Pak



Santosh Agawal

1325

OAKSIDE REALTY LLP

Danwal
Partner / Authorised Signatory



1325

MORNINGVALE DEVELOPERS LLP

Danwal
Partner / Authorised Signatory

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



1325

For Viewline Hirise Pvt Ltd

Danwal
Authorised Signatory

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

24 FEB 2020



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

GRN: 19-201920-018591170-8
GRN Date: 17/02/2020 18:10:45
BRN : 5147471022215
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF
Payment Gateway : SBI EPay-State Bank of India
BRN Date: 17/02/2020 18:12:07
SBI ePay txn Date. 17/02/2020 18:11:20

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000283749/3/2020
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	15231000283749/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	15231000283749/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	14275
3	15231000283749/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	64008
Total Amount				78323

In Words : Rupees Seventy Eight Thousand Three Hundred Twenty Three Only.

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 **FIRST PART**

AND

- (1) M/S. OAKSIDE REALTY LLP, PAN AAGFO5987Q**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO - Kamduni, PS - Rajarhat, North 24 Parganas, West Bengal,
- (2) MORNINGVALE DEVELOPERS LLP, PAN ABMFM2147H**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO - Kamduni, PS - Rajarhat, North 24 Parganas, West Bengal, **(3) VIEWLINE HIRISE PRIVATE LIMITED, (PAN AAECV2591G)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at Diamond Harbour Road, P.S - Bishnupur, P.O - Joka, District - South 24 Parganas, 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, Police Station - Dum Dum, Post Office - Bangur Avenue, 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, Aadhar No. 3748 8297 5588, 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 Sufia Bibi, the Vendor herein is an Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali and Khal land measuring 10.6930

Satak out of 26.3982 Satak comprised in R.S./L.R. Dag Nos.4292/5210, 4292/5211, 4294 and 4299 under L.R. Khatian No.2664 at Mouza - Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, 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 right appertaining thereto

R.S./L.R. Nos.	Dag	Nature of Land	Total Area (In Satak)	Total Area (In Satak)
4292/5210		Sali	631	10.4746
4292/5211		Sali	931	15.2684
4294		Khal	56	0.4368
4299		Khal	28	0.2184
			Total	26.3982

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

AND WHEREAS the Vendor herein has not got her name mutated in the Office of the B.L. & L.R.O., Barasat.

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

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor has agreed to sell to the Purchasers **ALL THAT** piece and parcel of Sali and Khal land measuring 10.6930 Satak out of 26.3982

Handwritten signature

Satak comprised in R.S. / L.R. Dag Nos.4292/5210, and 4299 under L.R. Khatian No.2664 at Mouza-Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, 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)	L.R. Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Oakside Realty LLP	10.0000	631	4292/52 10	Sali	11,35,000.00
2.	Morningvale Developers LLP	0.4746	631	4292/52 10	Sali	53,867.00
3.	Viewline Hirise Pvt. Ltd.	0.2184	28	4299	Khal	24,788.00
	Total :	10.6930				12,13,655.00

more fully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs.12,13,655.00 (Rupees Twelve Lakhs Thirteen Thousand Six Hundred Fifty 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.12,13,655.00 (Rupees

Twelve Lakhs Thirteen Thousand Six Hundred Fifty Five 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 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 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 "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 Vendor have any right, claim or demand in respect of the said **"Property"** or any part thereof;
- c) The Vendor 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 Vendor hereby declare that he 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 lispendens;
- 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 :

THAT piece and parcel of Sali and Khal land measuring 10.6930 Satak out of 26.3982 Satak comprised in R.S./L.R. Dag Nos.4292/5210, 4292/5211, 4294 and 4299 under L.R. Khatian No.2664 at Mouza-Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, 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 right appertaining thereto

R.S./L.R. Nos.	Dag	Nature of Land	Total Area (In Satak)	Sali Area (In Satak)
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4292/5211		Sali	931	15.2684
4294		Khal	56	0.4368
4299		Khal	28	0.2184
		Total	26.3982	

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali and Khal land measuring 10.6930 Satak out of 26.3982 Satak comprised in R.S. / L.R. Dag Nos.4292/5210

and 42990 under L.R. Khatian No.2664 at Mouza-Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, 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)	L.R. Dag No.	Nature of Land	Consideration Amount (In Rupees)
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2.	Morningvale Developers LLP	0.4746	631	4292/5210	Sali	53,867.00
3.	Viewline Hirise Pvt. Ltd.	0.2184	28	4299	Khal	24,788.00
Total :		10.6930				12,13,655.00

butted and bounded in the following manner :

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. 4299:

ON THE NORTH : Dag No.4295, 5211
 ON THE SOUTH : Dag No. 4301

ON THE EAST : Dag No. 4327
 ON THE WEST : Dag No. 4300

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

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor in the

presence of : ① RAVI KHAITAN
 1, N.S. ROAD, KOL-1
 ② Rakesh Kumar Lohia's
 1 N.S Road KOL-1.

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers

in the presence of :

① Ravi Kheitan
 ② Rakesh Kumar Lohia

Drafted by

Anil Choudhury,

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

OAKSIDE REALTY LLP

Authorized Signatory
 Designated Partner

MORNINGVALE DEVELOPERS LLP

Partner / Authorized Signatory

For Viewline Hirise Pvt Ltd

Authorized Signatory

Sabbir Biswas

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.10,69,300.00 (Rupees Ten Lakhs Sixty Nine Thousand Three Hundred only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	1000000/-
19-Feb-2020	RTGS	IDFC	47460/-
19-Feb-2020	RTGS	HDFC	21840/-
			1069300/-

(Rupees Ten Lakhs Sixty Nine Thousand Three Hundred only)

WITNESSES:

1. *Ravi Kheitan*

2. *Rakesh Kumar Lohia*

SIGNATURE OF THE
VENDOR

*Read over and explain in Bengali language by me.
Tintendro Kr. Lohia*

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.1,44,355.00 (Rupees One Lakh Forty Four Thousand Three Hundred Fifty Five only) being the full consideration under these presents as follows :

PARTICULARS

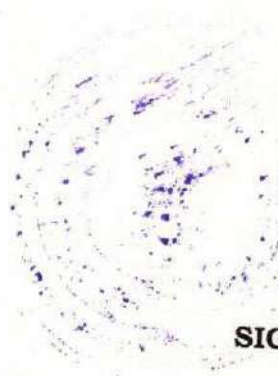
DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	135000/-
19-Feb-2020	RTGS	IDFC	6407/-
19-Feb-2020	RTGS	HDFC	2948/-
			144355/-

(Rupees One Lakh Forty Four Thousand Three Hundred Fifty Five only)

WITNESSES:

1. *Kar Kheri*

2. *Rakesh Kumar Lohia*



Sabbir Saucan

**SIGNATURE OF THE
CONFIRMING PARTY**

SPECIMEN FORM FOR TEN FINGER PRINTS



Devesh

	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					

*सु. 20/20/20
व. अतिरिक्त कर्मचारी/सहायक*



Sabbir Saicem

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

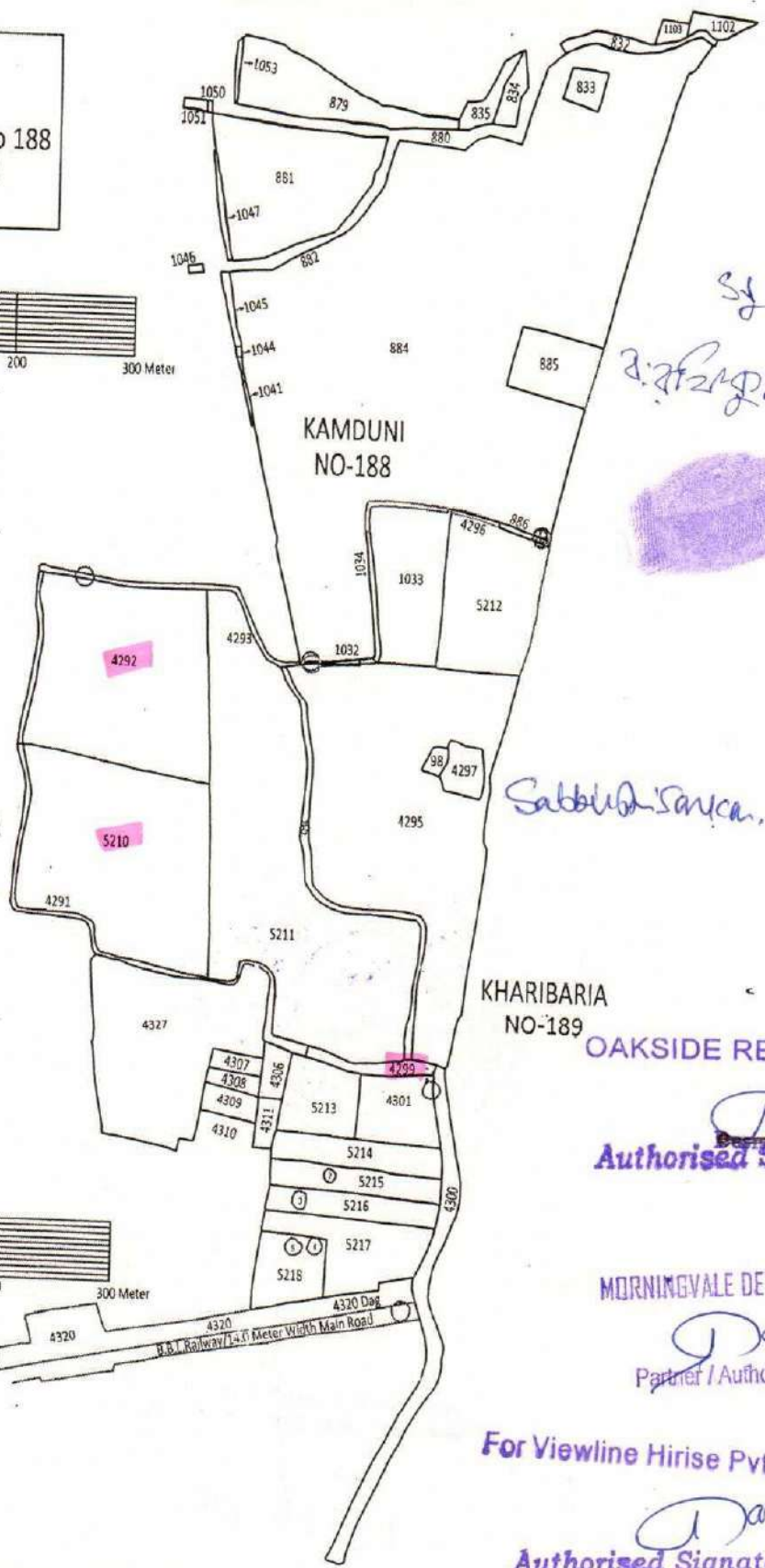
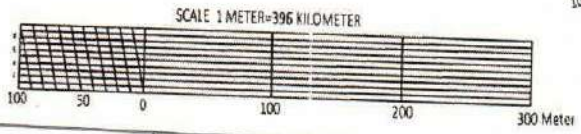


Jitendra Kr. Singh

	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.



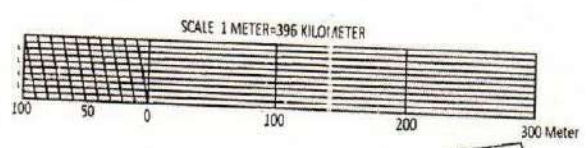
Handwritten notes in Bengali script, partially illegible.



DAG NO.	PURCHASE AREA IN SATAK
4292	101.0500
5210	0.4746
4292	6.2184
5210	
4299	

MATIAGACHHA
 NO-187

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



Sabbir Sayan

KHARIBARIA
 NO-189

OAKSIDE REALTY LLP

[Signature]
 Business Partner
Authorised Signatory

MORNINGVALE DEVELOPERS LLP

[Signature]
 Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

[Signature]
Authorised Signatory

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



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/1902-K-9304

To
 সুফিয়া বিবি
 SUFIA BIBI
 MOBARAKPUR
 LAUHATI
 Mobarekpur
 Lauhati
 North Twenty Four Parganas
 West Bengal 700135

25/09/2016
 347920815



MA479208155FT



সুফিয়া বিবি

আপনার আধার সংখ্যা / Your Aadhaar No :

7869 4926 4453

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



সুফিয়া বিবি
 SUFIA BIBI
 পিতা : দৌলত বৈদ্যা
 Father : DOULAT BAIDYA
 জন্মতারিখ / DOB : 18/02/1966
 মহিলা / Female



7869 4926 4453

আমার আধার, আমার পরিচয়



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM0588780



নির্বাচকের নাম : সুফীয়া বিবি

Elector's Name : Sufiya Bibi

স্বামীর নাম : গোলম আলী মোল্লা

Husband's Name : Golam Aali Molla

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 05/02/1969
Date of Birth

সুফীয়া বিবি

YMM0588780

ঠিকানা:
মোবারকপুর(লাহাট) চন্দপুর, চম্পাগাছী রাজারহাট
গোপালপুর রাজারহাট উত্তর 24 পরগণা 700135

Address:
MOBARAKAPUR(LAHATI)CHANDPUR,
CHAMPAGHACHHI RAJARHAT
GOPALPUR RAJARHAT NORTH 24
PARGANAS 700135

Date: 23/02/2009

115-রাজারহাট নিউটাউন নির্বাচন ক্ষেত্রের নির্বাচক

নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলার ও একই নম্বরের নতুন সত্যি পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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.

087/0641



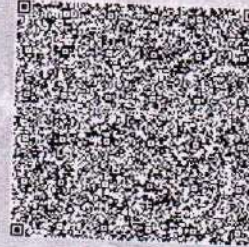
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
EVWPB1421H

नाम / Name: SUFIA BIBI
पिता का नाम / Father's name: DOULAT BAIDYA
जन्म की तारीख / Date of Birth: 18/02/1966
लिंग / Gender: Female



सुफिया बिबि

हस्ताक्षर / Signature



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2019.11.15 11:08:36 IST
Reason: NSDL e-PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". मूल PAN कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EVWPB1421H

नाम / Name: SUFIA BIBI
पिता का नाम / Father's Name: DOULAT BAIDYA
जन्म की तारीख / Date of Birth: 18/02/1966

सुफिया बिबि
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोन, डीप 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 8090, Fax: 91-20-2721 8081
e-mail: tunitfo@nsdl.co.in

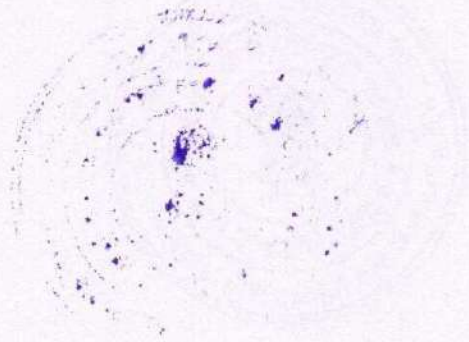
Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, [click here](#)

सुफिया बिबि



OAKSIDE REALTY LLP

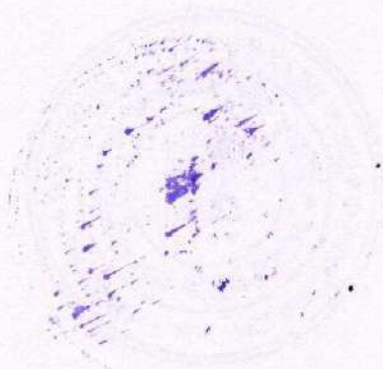
Darwal
Authorised Signatory





MORNINGVALE DEVELOPERS LLP

[Handwritten Signature]
Partner / Authorised Signatory





For Viewline Hirise Pvt Ltd


Authorised Signatory


 ভারত সরকার
 Government of India


 সন্তোষ আগরওয়াল
 Santosh Agarwal
 জন্ম তারিখ/DOB- 21/06/1969
 লিঙ্গ/MALE

2220 8486 3948
 UID-9105 9681 3681 3583

আলাহা বার আলাহ, আলাহ পরিচয়

Santosh


 Unique Identification Authority of India

ঠিকানা:
 শ্যাম বাসিন্দা, 293 গৌন নাথ শাস্ত্রী সড়ক, শ্যাম
 নগর এলাকা, শ্যাম নগর শিশু উদ্যান পার্ক, বামুন্ডা
 পার্শ্ব, কলকাতা,
 পশ্চিম বঙ্গ - 700055

Address:
 shyam residency, 293 goun nath shastri
 sarak, shyam nagar road, shyam nagar
 children park, Banjur Avenue, North 24
 Parganas,
 West Bengal - 700055


2220 8486 3948
 UID-9105 9681 3681 3583


आयकर विभाग
INCOME TAX DEPARTMENT

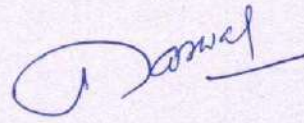
भारत सरकार
GOVT. OF INDIA

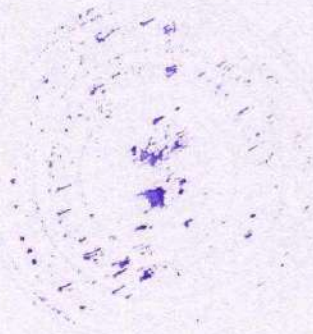
SANTOSH AGARWAL
MOTILAL AGARWAL
21/06/1969

Permanent Account Number
AGQPA9978M


Signature









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 : XX/XX/1984
Date of Birth : XX/XX/1984

Sabbir Ali Sarkar

Scanned by CamScanner

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

Date: 07/11/2011

Ref. No : 0009851-00160681-00183333-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 Kr. Singh

Major Information of the Deed

Deed No :	I-1523-02339/2020	Date of Registration	28/02/2020
Query No / Year	1523-1000283749/2020	Office where deed is registered	
Query Date	14/02/2020 7:23:50 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 : 1,44,355/-]		
Set Forth value	Market Value		
Rs. 12,13,655/-	Rs. 12,81,740/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 64,108/- (Article:23)	Rs. 14,275/- (Article:A(1), E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5210 (RS :-)	LR-2664	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	
L2	LR-4292/5210 (RS :-)	LR-2664	Bastu	Shali	0.4746 Dec	53,867/-	56,952/-	
L3	LR-4299 (RS :-)	LR-2664	Khal	Khal	0.2184 Dec	24,788/-	24,788/-	
		TOTAL :			10.693Dec	12,13,655 /-	12,81,740 /-	
		Grand Total :			10.693Dec	12,13,655 /-	12,81,740 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUFIA BIBI Daughter of Late DOULAT ALI BAIDYA MOBARAKPUR, 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.:: EVWPB1421H, Aadhaar No: 78xxxxxxx4453, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence

2 Mr SABBIR ALI

Son of Mr SAUKAT ALI SARKAR MATIAGACHA, P.O:- MATIAGACHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BQUPS6258R, Aadhaar No: 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

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OAKSIDE REALTY LLP KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAGFO5987Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	MORNINGVALE DEVELOPERS LLP KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ABMFM2147H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	VIEWLINE HIRISE PRIVATE LIMITED D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAECV2591G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL 234A, G T ROAD, P.O:- BELURMATH, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGQPA9976M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : OAKSIDE REALTY LLP (as AUTHORISED SIGNATORY), MORNINGVALE DEVELOPERS LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUFIA BIBI	OAKSIDE REALTY LLP-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUFIA BIBI	MORNINGVALE DEVELOPERS LLP-0.4746 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SUFIA BIBI	VIEWLINE HIRISE PRIVATE LIMITED-0.2184 Dec

Land Details as per Land Record

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

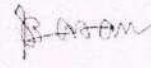
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5210, LR Khatian No:- 2664	Owner:দৌলত আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.10000000 Acre,	SUFIA BIBI
L2	LR Plot No:- 4292/5210, LR Khatian No:- 2664	Owner:দৌলত আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.10000000 Acre,	SUFIA BIBI
L3	LR Plot No:- 4299, LR Khatian No:- 2664	Owner:দৌলত আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:খাল, Area:0.01000000 Acre,	SUFIA BIBI



On 14-02-2020

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 12.81,740/-



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

On 24-02-2020

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

Presented for registration at 19:30 hrs on 24-02-2020, at the Private residence by Mr SANTOSH AGARWAL ..

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

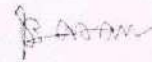
Execution is admitted on 24/02/2020 by 1. SUFIA BIBI, Daughter of Late DOULAT ALI BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Mr SABBIR ALI, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, P.O: MATIAGACHA,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

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

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

Execution is admitted on 24-02-2020 by Mr SANTOSH AGARWAL, AUTHORISED SIGNATORY, OAKSIDE REALTY LLP, KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORISED SIGNATORY, MORNINGVALE DEVELOPERS 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

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 28-02-2020

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 : 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,275/- (A(1) = Rs 12,817/- ,B = Rs 1,444/ ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,275/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 17/02/2020 6:12PM with Govt. Ref. No: 192019200185911708 on 17-02-2020, Amount Rs: 14,275/-, Ba
SBI EPay (SBIePay), Ref. No. 5147471022215 on 17-02-2020, Head of Account 0030-03-104-001-16

05/03/2020 Query No:-15231000283749 / 2020 Deed No :I - 152302339 / 2020, Document is digitally signed.

Page 36 of 38

05/03/2020 Query No:-15231000283749 / 2020 Deed No :I - 152302339 / 2020, Document is digitally signed.

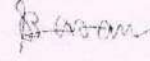
Page 37 of 38

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,108/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 64,008/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4187, Amount: Rs. 100/-, Date of Purchase: 27/01/2020, Vendor name: M H Paik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2020 6:12PM with Govt. Ref. No: 192019200185911708 on 17-02-2020, Amount Rs: 64,008/-, Bank: SBI EPay (SBlePay), Ref. No. 5147471022215 on 17-02-2020, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 107851 to 107888

being No 152302339 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.03.05 14:00:41 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/03/05 02:00:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)