

2634

D-3054/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

DEED OF CONVEYANCE

283638/20

AC 775060

THIS DEED OF CONVEYANCE made this 20/11 day of February, 2020,
 BETWEEN FULTUSI BAIDYA BEGAM, Aadhaar No. 9771 6592 6052,
 Mobile No. 9830125229, daughter of late Karim Baidya alias Karim
 Baksa Baddi, wife of Kutubuddin, at residing at Chandpur Champagachi,
 Poilce Station Rajarhat, Post Office Chandpur, North 24 Parganas -
 700135, by Nationality Indian, by faith Muslim, 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 her respective
 heirs, executors, administrators, legal representatives and assigns) of the
FIRST PART.

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

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



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

GRN: 19-201920-018679626-8

GRN Date: 18/02/2020 11:03:15

BRN : 9056221377616

SBI ePay txn No. : GTN

Payment Mode :

Net Banking-SELF ✓

Payment Gateway

SBI EPay-State Bank of India

BRN Date:

18/02/2020 11:04:51

SBI ePay txn Date.

18/02/2020 11:03:47

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN

Id No. : 15231000283638/4/2020

Contact No.

E-mail :

Address : 1 NSROAD KOLKATA700001

User Type : Others

Mobile No. +91 9831054401

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000283638/4/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	80 ✓
2	15231000283638/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	3637 ✓
3	15231000283638/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	16203 ✓

Total Amount

19920

In Words : Rupees Nineteen Thousand Nine Hundred Twenty Only.

AND

(1) AALAYAM ESTATES LLP, PAN ABPFA7234A, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(2) CASCADUS PROMOTERS LLP, PAN AAOFC7660C**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, 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 it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(4) LUSH TOWERS LLP, (PAN AAIFL4014H)**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Kamduni More, Rajarhat, Lauhati, North 24 Parganas-700135, all represented by its Authorised Signatory **SRI MAHENDRA KUMAR TRIPATHI, PAN No. AEWPT6956J, Aadhaar No. 9660 9645 5868, Mobile No. 9883079499**, Son of Sri P. N. Tripathi, by faith - Hindu, by

Nationality - Indian, by occupation - Service, residing at 234A, G. T. Road, P.O. Belurmth, P.S. Belur, Howrah - 711202, 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 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 Bandh, 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

Sl. No.	R.S./LR Dag No.	Nature of Land	Satak Land (Satak)	Out of total Land (In Satak)
1.	4291	Bandh	0.4278	69
2.	4293	Bandh	0.0992	16
3.	4294	Khal	0.3472	56
4.	4296	Bandh	0.0031	5
5.	4297	Sali	0.2046	33
6.	4298	Doba	0.0558	9
7.	4299	Khal	0.1736	28
8.	4292/5210	Sali	7.8875	631
9.	4292/5211	Sali	11.6375	931
10.	4306	Sali	0.3000	24
11.	4327	Sali	17.0555	443
		Total	38.1918	

Handwritten signature

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

AND WHEREAS Karim Box Baddi alias Karim Baidya died intestate leaving behind him following legal heirs :

	NAME	RELATIONSHIP
1)	Kamaruddin Baidya	Son
2)	Kaju Baidya	Son

AND WHEREAS the Purchasers herein have approached the Vendors and the Vendors herein have agreed to sell to the Purchasers **ALL THAT** piece and parcel of Bandh, Sali, Doba and Khal land admeasuring about 2.7153 Satak out of 38.2197 Satak (more or less) comprised in R.S. / L.R. Dag Nos. 4291, 4293, 4294, 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, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all appearing thereto as follows:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of total Land (In Satak)	R.S./L. R. Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Aalayam Estates LLP	0.0389	69	4291	Bandh	4,415.00
2.	Cascadus Promoters LLP	1.0580	931	4292/5211	Sali	1,20,083.00
3.	Aalayam Estates LLP	0.0090	16	4293	Sali	1,022.00
4.	Viewline Hirise Pvt. Ltd.	0.0316	56	4294	Khal	3,587.00
5.	Aalayam Estates LLP	0.0273	24	4306	Sali	3,099.00
6.	Lush Towers LLP	1.5505	443	4327	Sali	1,75,982.00
	Total :	2.7153			Total :	3,08,188.00

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.3,08,188.00 (Rupees Three Lakhs Eight Thousand One Hundred Eighty Eight 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.3,08,188.00 (Rupees Three Lakhs Eight Thousand One Hundred Eighty Eight only), paid to the Vendors by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendors as beneficial Owners doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, Purchaser No.3, and Purchaser No.4, respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the

same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said "Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from

or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth hereby for themselves, their heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendors or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the

costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors to the said land or any breach of the covenants hereunder contained.

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

- a) The Vendors are otherwise well and sufficiently entitled to the said **"Property"** described in the **SCHEDULE "B"** hereunder written and the same is his self-acquired property. Its title to the said **"Property"** is free and marketable;
- b) No other person except the Vendors have any right, claim or demand in respect of the said "Property" or any part thereof;
- c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said **"Property"** and the said **"Property"** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said **"Property"**;
- d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of the said **"Property"**;
- e) There are no proceedings instituted by or against the Vendors in respect of the said "Property" and pending in any Court or before any authority and the said **"Property"** is not under any lispendens;

- f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said **"Property"**;
- g) The Vendors hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendors shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said **"Property"** and every part thereof in the aforesaid manner.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece and parcel of Bandh, Sali, Khal and Doba land appurtenant to R.S./L.R. Khatian No.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

Sl. No.	R.S./LR Dag No.	Nature of Land	Satak Land (Satak)	Out of total Land (In Satak)
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11.	4327	Sali	17.0555	443
		Total	38.1918	

SCHEDULE "B" ABOVE REFERRED TO :

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6.	Lush Towers LLP	1.5505	443	4327	Sali	1,75,982.00
	Total :	2.7153			Total :	3,08,188.00

butted and bounded in the following manner :

L. R. Dag No. 4291:

ON THE NORTH : Dag No.4292
ON THE SOUTH : Dag No.4327
ON THE EAST : Dag No.4279
ON THE WEST : Dag No.4292/5211

L. R. Dag No. 4293:

ON THE NORTH : Dag No.874
ON THE SOUTH : Dag No.4292/5211

ON THE EAST : Dag No.4292

ON THE WEST : Dag No.4295

L. R. Dag No. 4294:

ON THE NORTH : Dag No.

ON THE SOUTH : Dag No.

ON THE EAST : Dag No.

ON THE WEST : Dag No.

L. R. Dag No. 4292/5211:

ON THE NORTH : Dag No.4292/5211 (P);

ON THE SOUTH : Dag No.4299/5211 (P);

ON THE EAST : Dag No.4294 (P);

ON THE WEST : Dag No.4292/5211 (P).

L. R. Dag No. 4306:

ON THE NORTH : Dag No.5211

ON THE SOUTH : Dag No.4311

ON THE EAST : Dag No.4307

ON THE WEST : Dag No.5213

L. R. Dag No. 4327:

ON THE NORTH : Dag No.4292/5210

ON THE SOUTH : North Point School

ON THE EAST : Dag No.4343, 4342

ON THE WEST : Dag No.4307, 4308

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

SIGNED, SEALED AND DELIVERED

[Handwritten signature]

by the withinnamed Vendors in the

presence of :

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

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers

in the presence of :

- ① Kar Khaitan
- ② Rakesh Kumar Lohia.

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

AALAYAM ESTATES LLP

[Handwritten signature]
Partner / Authorised Signatory

CASCADUS PROMOTERS LLP

[Handwritten signature]
Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

[Handwritten signature]
Authorised Signatory

LUSH TOWERS LLP

[Handwritten signature]
Partner / Authorised Signatory

SIGNED, SEALED AND
DELIVERED by the
CONFIRMING PARTY

Sabbirh Saikhan

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs. 2,71,530.00 (Rupees Two Lakhs Seventy One Thousand Five Hundred Thirty only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	7520/-
19-Feb-2020	RTGS	IDFC	105800/-
19-Feb-2020	RTGS	HDFC	3160/-
19-Feb-2020	RTGS	IDFC	155050/-
			2,71,530/-

(Rupees Two Lakhs Seventy One Thousand Five Hundred Thirty only)

WITNESSES:

1. *Kan Khera*

2. *Rakesh Kumar Lohia*

SIGNATURE OF THE
VENDORS

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs. 36,657.00 (Rupees Thirty Six Thousand Six Hundred Fifty Seven only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	1015/-
19-Feb-2020	RTGS	IDFC	14283/-
19-Feb-2020	RTGS	HDFC	427/-
19-Feb-2020	RTGS	IDFC	20932/-
			36658/-

(Rupees Thirty Six Thousand Six Hundred Fifty Eight only)

WITNESSES:

1. *Kam Kheir*

2. *Rakesh Kumar Lohia*

Sabbir Hussain,
SIGNATURE OF THE
CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



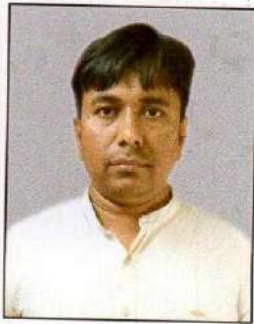
Abhanshi

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



श्रीमती रश्मि देवी

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



Sabbir Anis Khan

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



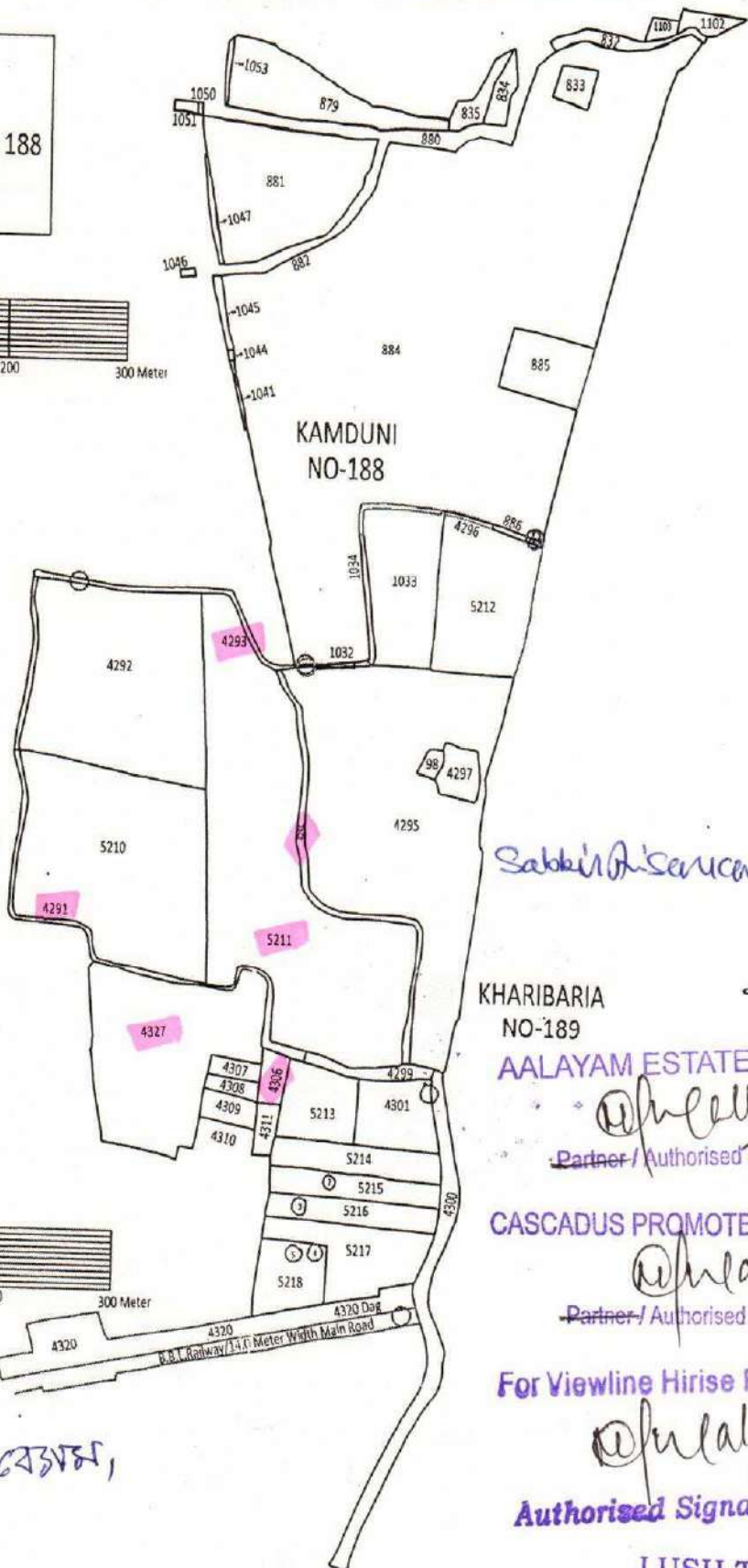
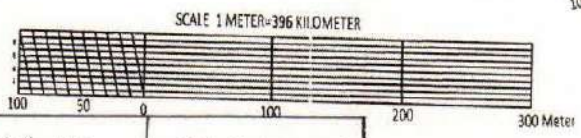
Titender Kr. Luyh

	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



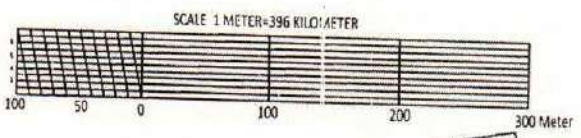
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.



DAG NO.	PURCHASE AREA IN SATAK
4291	0.0389
4292	1.0580
5211	
4293	0.0090
4294	0.0316
4306	0.0273
4327	1.5505

MATIAGACHHA NO-187

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



Sabbir Anwar

KHARIBARIA NO-189
AALAYAM ESTATES LLP
[Signature]
 Partner / Authorised Signatory

CASCADUS PROMOTERS LLP
[Signature]
 Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd
[Signature]
 Authorised Signatory

LUSH TOWERS LLP

20/05/2023
[Signature]

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



ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/90924/02336

To

ফুলতুসি বেগম
FULTUSI BEGAM
CHANDPUR
CHANDPUR
Chandpur Champagachi(CT)
Chandpur
North Twenty Four Parganas
West Bengal 700135
9830111438

21/06/2013

24720659



MN247206590FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9771 6592 6052

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ফুলতুসি বেগম
FULTUSI BEGAM
পিতা : কারিম বক্স বৈদ্যা
Father : KARIM BAKSA BADYA
জন্ম সাল / Year of Birth : 1960
মহিলা / Female



9771 6592 6052

আধার - সাধারণ মানুষের অধিকার

ফুলতুসি বেগম,

MOR - 9830125229



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় নিম্নলিখিত পরিচয় প্রমাণ

Unique Identification Authority of India

ঠিকানা:
চাঁদপুর, চাঁদপুর, চাঁদপুর চম্পাগাছি
(সিটি), চাঁদপুর, উত্তর ২৪
পরগনা, পশ্চিমবঙ্গ, 700135

Address:
CHANDPUR, CHANDPUR,
Chandpur Champagachi(CT),
Chandpur, North Twenty Four
Parganas, West Bengal, 700135

9771 6592 6052



1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/732512

পরিচয় পত্র



Elector's Name : FULTUSIBEGAM

নির্বাচকের নাম : ফুলটুসিবেগম

Father/Mother/

Husband's Name : KUTUBUDDIN

পিতা/মাতা/স্বামীর নাম : কুতুবউদ্দিন

Sex : F

লিঙ্গ : স্ত্রী

Age as on 1.1.1995 : 28

১১.১১.৯৫-এ বয়স : ২৮

Address PART NO : 0245

CHANDPUR

NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং : ২৪৫

চাঁদপুর

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (সে.পা.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 11/04/95

তারিখ : ১১/০৪/৯৫

ফুলটুসিবেগম

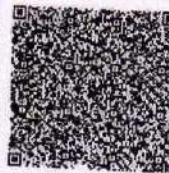
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABPFA7234A



नाम / Name
AALAYAM ESTATES LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
17/07/2019

26122019

AALAYAM ESTATES LLP

Partner / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFC7660C

नाम / Name
CASCADUS PROMOTERS LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
26/07/2019

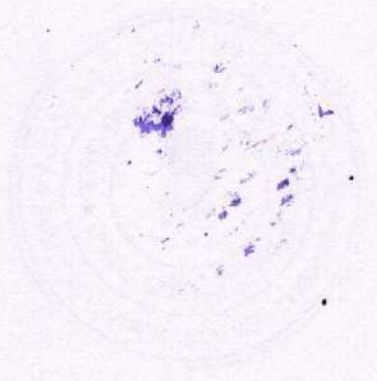
26122019



CASCADUS PROMOTERS LLP



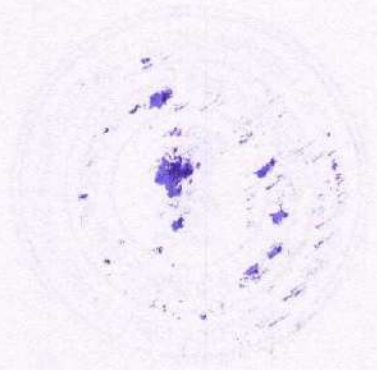
Partner / Authorised Signatory





For Viewline Hirise Pvt Ltd

Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIFL4014H

नाम / Name
LUSH TOWERS LLP

दिनांक / तारीख को प्रारंभ
Date of Incorporation / Formation
19/07/2019



LUSH TOWERS LLP

[Signature]

Partner / Authorised Signatory



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70868/18268

To
Mahendra Kumar Tripathi

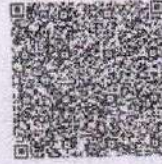
29/09/2017

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
9683079499



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

Ashale

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHENDRA KUMAR TRIPATHI
PRASIDDH NARAYAN TRIPATHI
27/01/1973
Permanent Account Number
AEWPT6956J

Mahendra
Signature



Mahendra



1950

ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA

IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাব্বির আলি
Elector's Name : সরকার
Sabbir Ali Sarkar
পিতার নাম : সওকাত আলি
Father's Name : সরকার
Saukat Ali Sarkar
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ :
Date of Birth : XX/XX/1984

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SABBIR ALI SARKAR

SAOKAT ALI SAKAR

12/02/1984

Permanent Account Number

BQUPS6258R

Sabbir Ali Sarkar

Signature

Sabbir Ali Sarkar



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh
S/O Shri Ramchhabila Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712250
Mobile : 9874497340

Date: 07/11/2011

Ref. No : 00009851-00160681-00183333-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 K. Singh

Major Information of the Deed

Deed No :	I-1523-03054/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000283638/2020	Office where deed is registered	
Query Date	14/02/2020 6:39:19 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 : 36,657/-]	
Set Forth value		Market Value	
Rs. 3,08,188/-		Rs. 3,25,631/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 16,303/- (Article:23)		Rs. 3,637/- (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-4291 (RS :-)	LR-2656	Bastu	Baluband h	0.0389 Dec	4,415/-	4,668/-	
L2	LR-4292/5211 (RS :-)	LR-2656	Bastu	Shali	1.058 Dec	1,20,083/-	1,26,960/-	
L3	LR-4293 (RS :-)	LR-2656	Bastu	Shali	0.009 Dec	1,022/-	1,080/-	
L4	LR-4294 (RS :-)	LR-2656	Khal	Khal	0.0316 Dec	3,587/-	3,587/-	
L5	LR-4306 (RS :-)	LR-2656	Bastu	Shali	0.0273 Dec	3,099/-	3,276/-	
L6	LR-4327 (RS :-)	LR-2656	Bastu	Shali	1.5505 Dec	1,75,982/-	1,86,060/-	
		TOTAL :			2.7153Dec	3,08,188 /-	3,25,631 /-	
		Grand Total :			2.7153Dec	3,08,188 /-	3,25,631 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	FULTUSI BAIDYA BEGUM Daughter of Late KARIM BAIDYA CHANDPUR CHAMPAGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 97xxxxxxx6052, 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: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BQUPS6258R, Aadhaar No: 37xxxxxxx5588, 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	AALAYAM ESTATES LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: ABPFA7234A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	CASCADUS PROMOTERS LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAOFC7660C,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
4	LUSH TOWERS LLP KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAIFL4014H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MAHENDRA KUMAR TRIPATHI (Presentant) Son of Mr P N TRIPATHI 234A, G T ROAD, P.O:- BALURMATH, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEWPT6956J, Aadhaar No: 96xxxxxxx5868 Status : Representative, Representative of : AALAYAM ESTATES LLP (as AUTHORISED SIGNATORY), CASCADUS PROMOTERS LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), LUSH TOWERS LLP (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 FULTUSI BAIDYA BEGUM, Mr SABBIR ALI, Mr MAHENDRA KUMAR TRIPATHI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	FULTUSI BAIDYA BEGUM	AALAYAM ESTATES LLP-0.0389 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	FULTUSI BAIDYA BEGUM	CASCADUS PROMOTERS LLP-1.058 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	FULTUSI BAIDYA BEGUM	AALAYAM ESTATES LLP-0.009 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	FULTUSI BAIDYA BEGUM	VIEWLINE HIRISE PRIVATE LIMITED-0.0316 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	FULTUSI BAIDYA BEGUM	AALAYAM ESTATES LLP-0.0273 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	FULTUSI BAIDYA BEGUM	LUSH TOWERS LLP-1.5505 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:শোবারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	FULTUSI BAIDYA BEGUM

L2	LR Plot No:- 4292/5211, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.12000000 Acre,	FULTUSI BAIDYA BEGUM
L3	LR Plot No:- 4293, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ,	FULTUSI BAIDYA BEGUM
L4	LR Plot No:- 4294, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল,	FULTUSI BAIDYA BEGUM
L5	LR Plot No:- 4306, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি,	FULTUSI BAIDYA BEGUM
L6	LR Plot No:- 4327, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.17000000 Acre,	FULTUSI BAIDYA BEGUM

Endorsement For Deed Number : I - 152303054 / 2020

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 3,25,631/-

Sanjoy Basak

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 20:10 hrs on 24-02-2020, at the Private residence by Mr MAHENDRA KUMAR TRIPATHI .,

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

Execution is admitted on 24/02/2020 by 1. FULTUSI BAIDYA BEGUM, Daughter of Late KARIM BAIDYA, CHANDPUR CHAMPAGACHI, P.O: RAJARHAT, 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 Hindu, 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 MAHENDRA KUMAR TRIPATHI, AUTHORISED SIGNATORY, AALAYAM ESTATES LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, CASCADUS PROMOTERS LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, VIEWLINE HIRISE PRIVATE LIMITED, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, LUSH TOWERS LLP, KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

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

Sanjoy Basak

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

On 05-03-2020

Payment of Fees

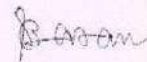
Certified that required Registration Fees payable for this document is Rs 3,637/- (A(1) = Rs 3,256/- ,B = Rs 367/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 3,637/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 11:04AM with Govt. Ref. No: 192019200186796268 on 18-02-2020, Amount Rs: 3,637/-, Bank: SBI EPay (SBlePay), Ref. No. 9056221377616 on 18-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,303/- and Stamp Duty paid by by online = Rs 16,203/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2020 11:04AM with Govt. Ref. No: 192019200186796268 on 18-02-2020, Amount Rs: 16,203/-, Bank: SBI EPay (SBlePay), Ref. No. 9056221377616 on 18-02-2020, 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

On 16-03-2020

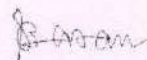
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

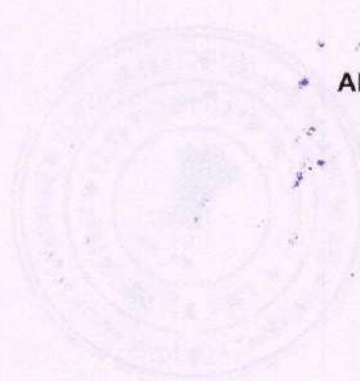
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,303/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4194, Amount: Rs.100/-, Date of Purchase: 27/01/2020, Vendor name: M Hasan Pall



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 138613 to 138654

being No 152303054 for the year 2020.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2020.05.22 13:41:09 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/05/22 01:41:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

0808/1205-2

1205

Sl No. 4194 dt. 27 JAN 2020

Customer.....
Vill.....
Ps.....
Vendor.....

Anil Choudhury
Advocate
High Court, Calcutta

Anil Choudhury
Advocate
High Court, Calcutta

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

Mahendra Kumar Tripathi

AALAYAM ESTATES LLP

Partner / Authorised Signatory

[Signature]
[Fingerprint]

1352

CASCADUS PROMOTERS LLP

Partner / Authorised Signatory

[Signature]

[Fingerprint]

1352

For Viewline Hirise Pvt Ltd

Authorised Signatory

[Signature]

[Fingerprint]

1352



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

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

1352

LUSH TOWERS LLP

Partner / Authorised Signatory

[Signature]

[Fingerprint]

24 FEB 2020