

2636

Q- 3056/2020



24/2/20

পশ্চিমবঙ্গ রাজধানী WEST BENGAL

275544/20

AC 775054

For registration sheet / sheet's of the documents are attached with this document's are the part of this document.

[Handwritten signature]

DEED OF CONVEYANCE

Additional...
Rajarhat New Town, North 24-Pgs. 16 MAR 2020

THIS DEED OF CONVEYANCE made this 20/15 day of February, 2020,
BETWEEN ABDUL MANNAN BAIDYA, PAN DPVPB3026J, Aadhaar No. 4149 1899 5863, Mobile No. 8582914721, Son of Late Chobahan Baidya, by faith - Muslim, by Nationality - Indian, residing at Mobarakpur, P.O. - Lauhati, P.S. - 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 **FIRST PART.**



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

GRN: 19-201920-018585942-8

GRN Date: 17/02/2020 17:49:11

BRN : 7567984043415

SBI ePay txn No. : GTN

Payment Mode :

Net Banking-SELF

Payment Gateway

SBI EPay-State Bank of

BRN Date:

India

SBI ePay txn Date.

17/02/2020 17:50:50

17/02/2020 17:50:02

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN

Id No. : 15231000275544/4/2020

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	15231000275544/4/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	83
2	15231000275544/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	20895 ✓
3	15231000275544/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	93748 ✓
			Total Amount	114726

In Words : Rupees One Lakh Fourteen Thousand Seven Hundred Twenty Six Only.

AND

(1) M/S. 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, West Bengal, **(2) FLAT DELUXE DEVCON LLP, PAN AAGFF7292R**, 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, West Bengal, **(3) HOMESPHERE BUILDERS LLP, PAN AAMFH4668P**, 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, West Bengal, **(4) 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, West Bengal, 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. Belurmah, 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. APU NANDY, PAN BSUPN5475K, Aadhaar No. 8284 1356 2472, 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 - Kankurgachi, P.S - Manicktalla, 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 Abdul Mannan Baidya, the Vendor herein is a recorded Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali, Bandh, Khal and Doba land measuring 16.6133 Satak out of 83.37 Satak comprised in R.S./L.R. Dag Nos.4291, 4292/5211,4293, 4294, 4296, 4297, 4298, 4299

and 4306 under L.R. Khatian No.3550, 2654, 2256 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)	Sata Area (In Satak)
4291		Bandh	69	0.8625
4293		Sali	16	0.2000
4294		Khal	56	0.7000
4296		Bandh	5	0.0625
4297		Sali	33	0.4125
4298		Doba	9	0.1125
4299		Khal	28	0.350
4292/5211		Sali	931	13.3133
4306		Sali	24	0.600
			Total	16.6133

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

AND WHEREAS the Vendor herein has got his 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, Bandh, Khal and Doba land measuring 15.6758 Satak out of 16.6133 Satak comprised in R.S. / L.R. Dag Nos.4291, 4293, 4294, 4292/5211 and 4306 under L.R. Khatian No. 3550, 2654, 2256 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.	Aalayam Estates LLP	0.8625	69	4291	Bandh	97,894.00
2.	Flat Deluxe Devcon LLP	10.0000	931	4292/5211	Sali	11,35,000.00
3.	Homesphere Builders LLP	3.3133	931	4292/5211	Sali	3,76,060.00
4.	Aalayam Estates LLP	0.2000	16	4293	Sali	22,700.00
5.	Viewline Hirise Pvt. Ltd.	0.7000	56	4294	Khal	79,450.00
6.	Aalayam Estates LLP	0.6000	24	4306	Sali	68,100.00
	Total :	15.6758				17,79,204.00

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.17,79,204.00 (Rupees Seventeen Lakhs Seventy Nine

Thousand Two Hundred Four 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.17,79,204.00 (Rupees Seventeen Lakhs Seventy Nine Thousand Two Hundred Four 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, (i.e. Purchaser No.1 and Purchaser No.2 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 lispensens;
- 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, Bandh and Doba land measuring 16.6133 Satak out of 83.37 Satak comprised in R.S. / L.R. Dag Nos.4291, 4292/5211,4293, 4294, 4296, 4297, 4298, 4299 and 4306 under L.R. Khatian No. 3550, 2654, 2256 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)
4291		Bandh	69	0.8625
4293		Sali	16	0.200
4294		Khal	56	0.700
4296		Bandh	5	0.0625
4297		Sali	33	0.4125
4298		Doba	9	0.1125
4299		Khal	28	0.3500
4292/5211		Sali	931	13.3133
4306		Sali	24	0.600
			Total	16.6133

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ALL THAT piece and parcel of Sali, Bandh, Khal and Doba land measuring 15.6758 Satak out of 16.6133 Satak comprised in R.S. / L.R. Dag Nos. 4291, 4293, 4294, 4292/5211 and 4306 under L.R. Khatian No. 3550, 2654, 2256 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:

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3.	Homesphere Builders LLP	3.3133	931	4292/5211	Sali	3,76,060.00
4.	Aalayam Estates LLP	0.2000	16	4293	Sali	22,700.00
5.	Viewline Hirise Pvt. Ltd.	0.7000	56	4294	Khal	79,450.00
6.	Aalayam Estates LLP	0.6000	24	4306	Sali	68,100.00
	Total :	15.6758				17,79,204.00

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. 4293

ON THE SOUTH : Dag No. 4301/5211

ON THE EAST : Dag No. 4295

ON THE WEST : Dag No. 4292/5211

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

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
152/2, BL-13, BANAR AVI, KOL-55
- ② Rakesh Kumar Lohia
1 N. S. Road KOL-700001.



LT. F of Abdul Mannan
Baidya.
By the pen of Mirajul Hasan Baidya

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers in the presence of :

- ① Kan Khairan
- ② Rakesh Kumar Lohia

AALAYAM ESTATES LLP
[Signature]
Partner / Authorised Signatory

FLATDELUXE DEVCON LLP
[Signature]
Authorised Signatory

Drafted by

Anil Choudhury

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

HOMESPHERE BUILDERS LLP
[Signature]
Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd
[Signature]
Authorised Signatory

SIGNED, SEALED AND
DELIVERED BY THE
CONFIRMING PARTY

Apre Nandi

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.15,67,580/- (Rupees Fifteen Lakhs Sixty Seven Thousand Five Hundred Eighty only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	166250/-
19-Feb-2020	RTGS	IDFC	1000000/-
19-Feb-2020	RTGS	IDFC	331330/-
19-Feb-2020	RTGS	HDFC	70000/-
			1567580/-

(Rupees Fifteen Lakhs Sixty Seven Thousand Five Hundred Eighty only)

WITNESSES:

1. *Ravi Khastor*

Rakesh Kumar Kohia

2.

SIGNATURE OF THE
VENDOR

LTI of Abdul Mannan
Baidya.
By the Pen of
Mirajul Hasan Baidya

Read over and

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.2,11,624.00 (Rupees Two Lakhs Eleven Thousand Six Hundred Twenty Four only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	22444/-
19-Feb-2020	RTGS	IDFC	35000/-
19-Feb-2020	RTGS	IDFC	44730/-
19-Feb-2020	000022	HDFC	9450/-
24-June-2019	864697	TMB	100000/-
			211624/-

(Rupees Two Lakhs Eleven Thousand Six Hundred Twenty Four only)

WITNESSES:

1. *Ravi Khastur*

2. *Rakesh Kumar Lohia*

Ajee Nand
SIGNATURE OF THE
CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



Mohammed

	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					

*L.T.I at
Abdul Rahman
Baidya
By the Pen of
Munajal Hassan Baidya*



Apu Nawds

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

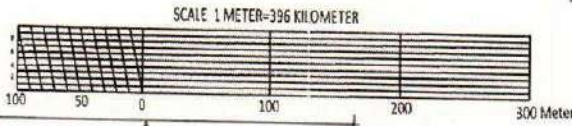


Jitendra Kr. Singh

	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

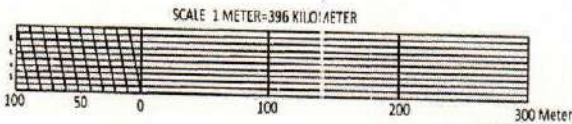
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey Mo-203
 Dist- North 24 Paganas.



DAG NO	PURCHASE AREA IN SATAK
4291	0.8625
4292	10.0000
5211	
4292	3.3133
5211	
4293	0.2000
4294	0.7000
4306	0.6000

MATIAGACHHA
 NO-87

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



L.T.-I of Abdul Mannan Baidya,
 By the pen of Mirajul Hasann Baidya.

AALAYAM ESTATES LLP

 Partner / Authorised Signatory

KHARIBARIA NO-189
FLATDELUXE DEVCON LLP

 Authorised Signatory

HOMESPHERE BUILDERS LLP

 Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

 Authorised Signatory


Apu Naidu

 **ভারত সরকার**
Government of India

 **আব্দুল মান্নান বৈদ্যা**
Abdul Mannan Baidya
জন্মতারিখ/DOB: 16/12/1959
পুরুষ/ MALE

4149 1899 5863

আমার আধার, আমার পরিচয়

 *LT.I of Abdul Mannan Baidya.*

 **ভারত সরকার**
Unique Identification Authority of India

ঠিকানা:
স/ও: সোবান বৈদ্যা, মোবরাকপুর, লাউহাটী,
মোবরাকপুর, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700135

Address:
S/O: Sobhan Baidya, MOBARAKPUR,
LAUHATI, Mobarekpur, North 24 Parganas,
West Bengal - 700135

4149 1899 5863

QR Code with photograph



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/747303

পরিচয় পত্র



Elector's Name : BAIDYA MANNAN

নির্বাচকের নাম : বৈদ্য মান্নান

Father/Mother/
Husband's Name : SOBAHAN

পিতা/মাতা/স্বামীর নাম : সোবাহান

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 38

১১.১১.৯৫-এ বয়স : ৩৮

Address PART NO : 0250
CHANDPUR
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং: ২৫০
চাঁদপুর
উত্তর ২৪ - পরগণা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 12/04/95

তারিখ : ১২/০৪/৯৫

E.I. of Abdul Mannan Baidya.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DPVPB3026J

नाम / Name
ABDUL MANNAN BAIDYA

पिता का नाम / Father's Name
SOBAHAN BAIDYA

जन्म की तारीख / Date of Birth
10/12/1959

आयकर अधिकारी / Signature



10022018

LT-I of Abdul Mannan Baidya.

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/पंजन की तारीख
Date of Incorporation/Formation
17/07/2019

20122019

AALAYAM ESTATES LLP

Partner / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGFF7292R

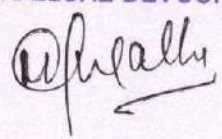
नाम/ Name
FLATDELUXE DEVCON LLP

नियमन / गठन की तारीख
Date of Incorporation / Formation
26/08/2019

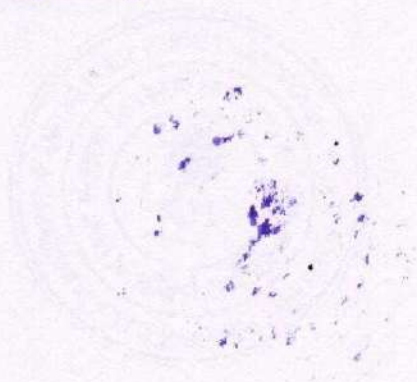
20082019



FLATDELUXE DEVCON LLP



Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFH4668P

नाम / Name
HOMESPHERE BUILDERS LLP

निगमन / पट्टन की तारीख
Date of Incorporation / Formation
26/09/2019

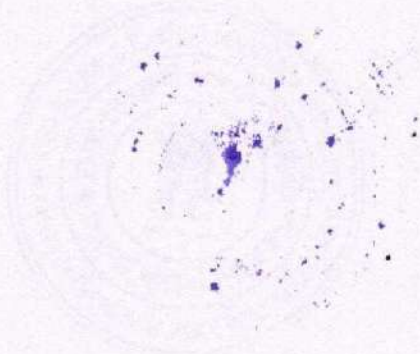
20092019



HOMESPHERE BUILDERS LLP

[Signature]

Partner / Authorised Signatory





For Viewline Hirise Pvt Ltd

Authorized Signatory



भारत सरकार

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
9983079499



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

Afreak

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHENDRA KUMAR TRIPATHI
PRASIDDH NARAYAN TRIPATHI
27/01/1973

Permanent Account Number

AEWPT6956J

M. K. Tripathi

Signature



M. K. Tripathi


 ভারত সরকার
 Government of India


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



8284 1356 2472

আধার - সাধারণ মানুষের অধিকার


Apu Nandi


 ভারত সরকার
 ভারত সরকার
 Unique Identification Authority of India

ঠিকানা:
 বি.আর.এস 10 ব্লক 15 ফ্ল্যাট
 19/20, 17 বাগমারি লেন,
 কলকাতা, কলকাতা,
 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

Apu Nandi

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 तिथि / Date of Birth
19/01/1970

हस्ताक्षर / Signature



Apu Nandy



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 Ramchhabis Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712260
Mobile: 9874497340

Date: 07/11/2011

Ref. No. 0000851-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार — आम आदमी का अधिकार

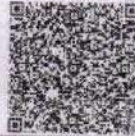


भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
Year of Birth : 1980
Male



4353 4807 0521



आधार — आम आदमी का अधिकार

Jitendra K. Singh

Major Information of the Deed

Deed No :	I-1523-03056/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000275544/2020	Office where deed is registered	
Query Date	13/02/2020 7:06:45 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 : 2,11,623/-]		
Set Forth value	Market Value		
Rs. 17,79,204/-	Rs. 18,76,546/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 93,848/- (Article:23)	Rs. 20,895/- (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-3550	Bastu	Baluband h	0.8625 Dec	97,894/-	1,03,500/-	
L2	LR-4292/5211 (RS :-)	LR-3550	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	
L3	LR-4292/5211 (RS :-)	LR-3550	Bastu	Shali	3.3133 Dec	3,76,060/-	3,97,596/-	
L4	LR-4293 (RS :-)	LR-3550	Bastu	Shali	0.2 Dec	22,700/-	24,000/-	
L5	LR-4294 (RS :-)	LR-3550	Khal	Khal	0.7 Dec	79,450/-	79,450/-	
L6	LR-4306 (RS :-)	LR-3550	Bastu	Shali	0.6 Dec	68,100/-	72,000/-	
		TOTAL :			15.6758Dec	17,79,204 /-	18,76,546 /-	
		Grand Total :			15.6758Dec	17,79,204 /-	18,76,546 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ABDUL MANNAN BAIDYA Son of Late CHOBHAN BAIDYA MOBARAKPUR, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DPVPB3026J, Aadhaar No: 41xxxxxxx5863, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence</p>
2	<p>Mr APU NANDY Son of Mr BASANTA NANDY B R S 10, BL- 15, FL NO - 149/20, 17 BAGMARI LANE, P.O:- KANKURGACHI, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BSUPN5475K, Aadhaar No: 82xxxxxxx2472, Status :Confirming Party, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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</p>
2	<p>FLAT DELUXE DEVCON LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAGFF7292R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
3	<p>HOMESPHERE BUILDERS LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAMFH4668P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
4	<p>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</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr MAHENDRA KUMAR TRIPATHI (Presentant) Son of Mr P N TRIPATHI 234A, G T ROAD, P.O:- BELURMATH, 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), FLAT DELUXE DEVCON LLP (as AUTHORISED SIGNATORY), HOMESPHERE BUILDERS LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

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 Mr ABDUL MANNAN BAIDYA, Mr APU NANDY, Mr MAHENDRA KUMAR TRIPATHI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	AALAYAM ESTATES LLP-0.8625 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	FLAT DELUXE DEVCON LLP-10 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	HOMESPHERE BUILDERS LLP-3.3133 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	AALAYAM ESTATES LLP-0.2 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.7 Dec

Transfer of property for L6

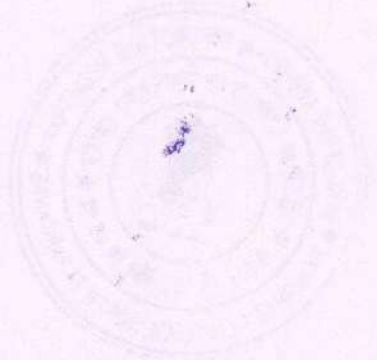
SI.No	From	To. with area (Name-Area)
1	Mr ABDUL MANNAN BAIDYA	AALAYAM ESTATES LLP-0.6 Dec

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:- 3550	Owner:আব্দুল মান্নান বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি, Classification:বাঁধ, Area:0.01000000 Acre,	Mr ABDUL MANNAN BAIDYA

L2	LR Plot No:- 4292/5211, LR Khatian No:- 3550	Owner:আব্দুল মান্নান বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি, Area:0.13000000 Acre,	Mr ABDUL MANNAN BAIDYA
L3	LR Plot No:- 4292/5211, LR Khatian No:- 3550	Owner:আব্দুল মান্নান বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি, Area:0.13000000 Acre,	Mr ABDUL MANNAN BAIDYA
L4	LR Plot No:- 4293, LR Khatian No:- 3550	Owner:আব্দুল মান্নান বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4294, LR Khatian No:- 3550	Owner:আব্দুল মান্নান বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:খাল, Area:0.01000000 Acre,	Mr ABDUL MANNAN BAIDYA
L6	LR Plot No:- 4306, LR Khatian No:- 3550	Owner:আব্দুল মান্নান বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি,	Mr ABDUL MANNAN BAIDYA

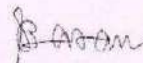


Endorsement For Deed Number : I - 152303056 / 2020

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 18,76,546/-



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 20:15 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)

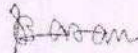
Execution is admitted on 24/02/2020 by 1. Mr ABDUL MANNAN BAIDYA, Son of Late CHOBHAN BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr APU NANDY, Son of Mr BASANTA NANDY, B R S 10, BL- 15, FL NO - 149/20, 17 BAGMARI LANE, P.O: KANKURGACHI, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, 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, FLAT DELUXE DEVCON LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, HOMESPHERE BUILDERS 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

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



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

On 05-03-2020

Payment of Fees

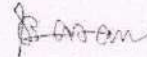
Certified that required Registration Fees payable for this document is Rs 20,895/- (A(1) = Rs 18,765/- ,B = Rs 2,116/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 20,895/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2020 5:50PM with Govt. Ref. No: 192019200185859428 on 17-02-2020, Amount Rs: 20,895/-, Bank:
SBI EPay (SBlePay), Ref. No. 7567984043415 on 17-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 93,848/- and Stamp Duty paid by by online = Rs 93,748/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2020 5:50PM with Govt. Ref. No: 192019200185859428 on 17-02-2020, Amount Rs: 93,748/-, Bank:
SBI EPay (SBlePay), Ref. No. 7567984043415 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

On 16-03-2020

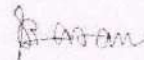
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

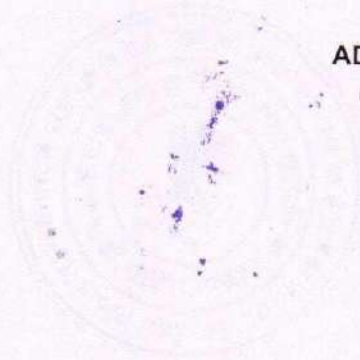
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 93,848/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4188, Amount: Rs.100/-, Date of Purchase: 27/01/2020, Vendor name: M Hasan
P



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 138655 to 138695

being No 152303056 for the year 2020.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2020.05.22 13:46:22 +05:30
Reason: Digital Signing of Deed.



(Sanjoy Basak) 2020/05/22 01:46:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

Sl No. 4188 Dt. 27 JAN 2020
Customer.....
VII.....
Rs.....
Vendor.....

27 JAN 2020

Anil Choudhury
Advocate
High Court, Calcutta

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

Mahabub Kumar Tripalli



AALAYAM ESTATES LLP

M. Tripalli

Partner / Authorised Signatory

1352



FLATDELUXE DEVCON LLP

M. Tripalli

Partner / Authorised Signatory

1352



HOMESPHERE BUILDERS LLP

M. Tripalli

Partner / Authorised Signatory

1352



Jitendra Kr. Singh
S/O Late Ramchabala Singh
2, Dakshinpara 3rd Lane
Rishra Hooghly. P. S. - Rishra
Occupation - Service

1352

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

For Viewline Hirise Pvt Ltd

M. Tripalli

Authorised Signatory

24 FEB 2020