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Q-03058/2020



24/2/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

The document is admitted to registration. The stamp size does not exceed 1 sheet's & the endorsement sheet/s attached with this document's are the part of this document.

275766/20

AC 775067

[Signature]

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

DEED OF CONVEYANCE

16 MAR 2020

THIS DEED OF CONVEYANCE made this 20th day of February, 2020,
 BETWEEN MD. LIYAKAT BAIDYA, Aadhaar No. 2894 2691 8282,
 Mobile No. 9830428202, son of Chhoban Ali Baidya, 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 their respective heirs, executors,
 administrators, legal representatives and assigns) of the **FIRST PART.**

53



Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-018470664-8
GRN Date: 16/02/2020 17:55:58
BRN : 7865130819926
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-State Bank of India
BRN Date: 16/02/2020 18:01:38
SBI ePay txn Date. 16/02/2020 17:56:54

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000275766/3/2020
Contact No. null
E-mail : Mobile No. +91 9831054401
Address : 1 N S ROAD KOLKATA700001
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000275766/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	83
2	15231000275766/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	7545
3	15231000275766/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	33748
			Total Amount	41376

In Words : Rupees Forty One Thousand Three Hundred Seventy Six 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) DENPLEX BUILDERS LLP, PAN AAQFD4212K**, 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 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. 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 Md. Liyakat Ali 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 16.6183 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. 3551, 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)	Net 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	

Referral

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 5.6758 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. 3551, 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)	R.S./L.R . Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Aalayam Estates LLP	0.8625	69	4291	Bandh	97,893.00
2.	Denplex Builders LLP	3.3133	931	4292/5211	Sali	3,76,060.00
3.	Aalayam Estates LLP	0.2000	16	4293	Sali	22,700.00
4.	Viewline Hirise Pvt. Ltd.	0.7000	56	4294	Khal	79,450.00
5.	Aalayam Estates LLP	0.6000	24	4306	Sali	68,100.00
	Total :	5.6758				6,44,203.00

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.6,44,203.00 (Rupees Six Lakhs Forty Four Thousand

Two Hundred Three 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.6,44,203.00 (Rupees Six Lakhs Forty Four Thousand Two Hundred Three 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 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 :

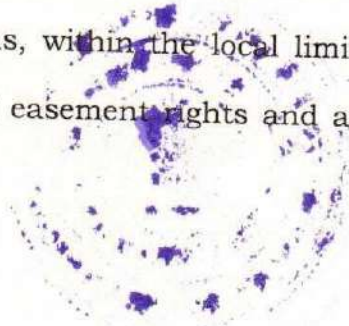
THAT piece and parcel of Sali, Bandh and Doba land measuring 16.6133 Satak out of 83.37 Satak comprised in R.S. / L.R. Dag Nos.4291, 4292/5211,4293, 4294, 4296, 4297, 4298, 4299 and 4306 under L.R. Khatian No. 3551, 2654, 2256 at Mouza-Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, under P.S. 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)	Sate Area (In Satak)
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4296		Bandh	5	0.0625
4297		Sali	33	0.4125
4298		Doba	9	0.1125
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4292/5211		Sali	931	13.3133
4306		Sali	24	0.600
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4.	Viewline Hirise Pvt. Ltd.	0.7000	56	4294	Khal	79,450.00
5.	Aalayam Estates LLP	0.6000	24	4306	Sali	68,100.00
	Total :	5.6758				6,44,203.00

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 :

Liyakat Beidya

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

AALAYAM ESTATES LLP

[Signature]

Partner / Authorised Signatory

in the presence of :

① Kari Khaitan

② Rakesh Kumar Lohia

DENPLEX BUILDERS LLP

[Signature]

Partner / Authorised Signatory

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

For Viewline Hirise Pvt Ltd

[Signature]

Authorised Signatory

SIGNED, SEALED AND DELIVERED by the CONFIRMING PARTY

Sabbir Sarkar

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.5,67,580/- (Rupees Five 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	331330/-
19-Feb-2020	RTGS	HDFC	70000/-
			567580/-

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

WITNESSES:

1. *Ravi Khaitan*

2. *Rakesh Kumar Lohia*

Lijakab Budya
SIGNATURE OF THE
VENDOR

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs. 76,623/- (Rupees Seventy Six Thousand Six Hundred Twenty Three 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	44730/-
19-Feb-2020	RTGS	HDFC	9450/-
			76623/-

(Rupees Seventy Six Thousand Six Hundred Twenty Three only)

WITNESSES:

1. *Kari Khar'lon*

Sabbir Hussain,
SIGNATURE OF THE

CONFIRMING PARTY

2. *Rakesh Kumar Kohli*

SPECIMEN FORM FOR TEN FINGER PRINTS



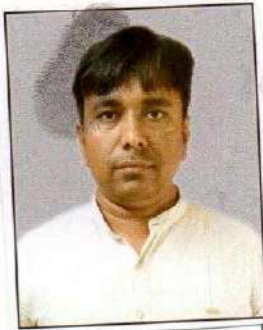
Shahay

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



Liyok al-Baidy

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



Sabbir Saich

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

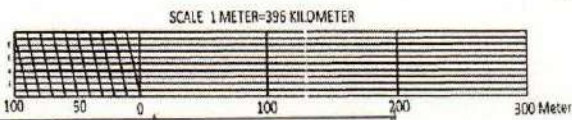


Titender M. Singh

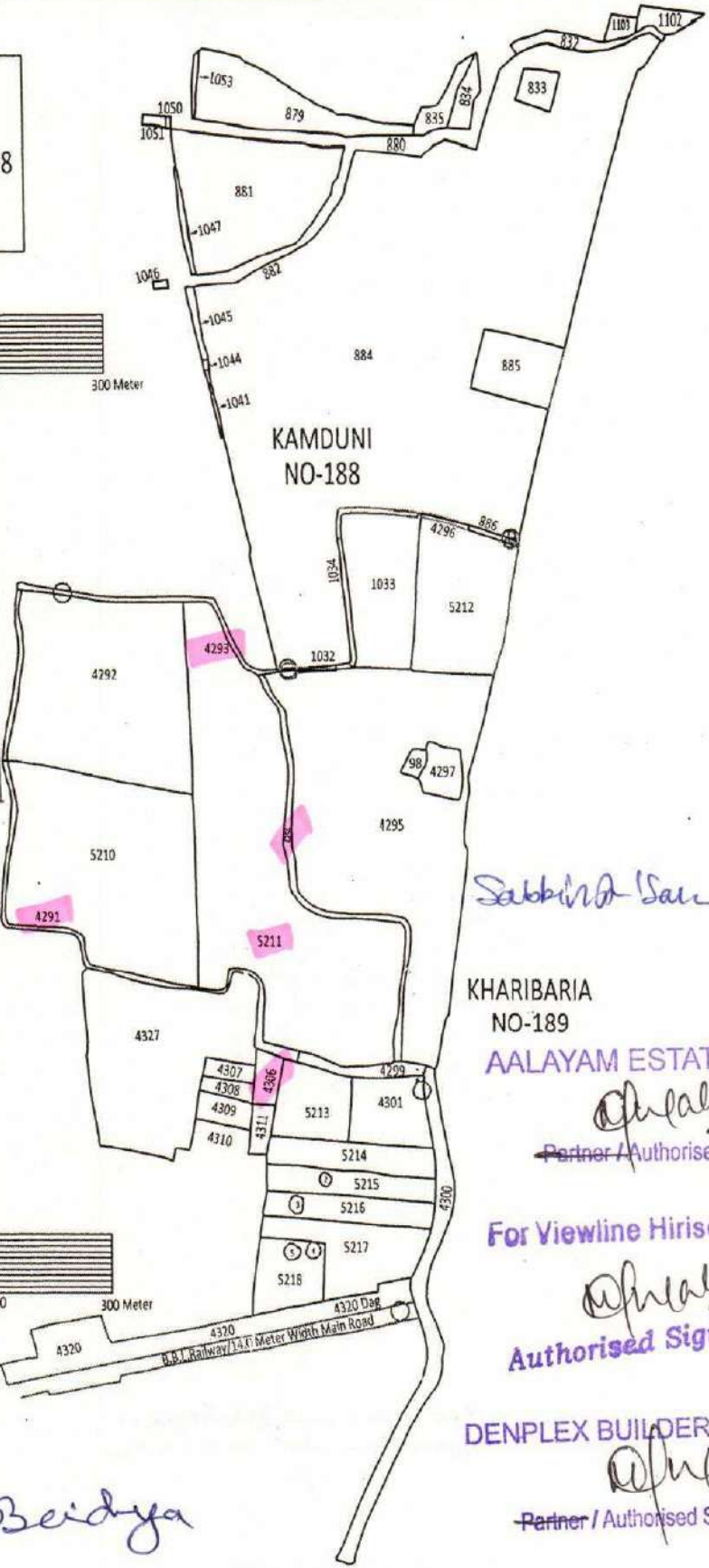
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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

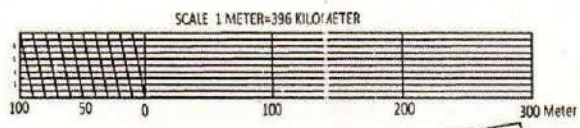


DAG NO.	PURCHASE AREA IN SATAK
4291	0.8625
4292	3.3133
5211	
4293	0.2000
4294	0.7000
4306	0.6000



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 Sam

KHARIBARIA
 NO-189
AALAYAM ESTATES LLP

Ahmed
 Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

Ahmed
 Authorised Signatory

DENPLEX BUILDERS LLP

Ahmed
 Partner / Authorised Signatory

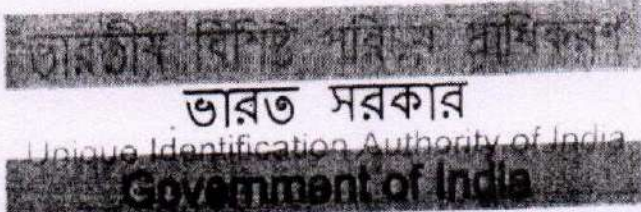
Liyakar Beidya



Government of India

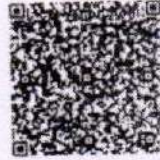


AADHAAR



তালিকাভুক্তির আই ডি / Enrollment No.: 1062/11180/30453

To
সিদ্ধান্ত বৈদ্যা
Liyakat Baidya
MOBARAKPUR
LAUHATI
Mobarekpur
Lauhati
Rajarhat North 24 Parganas
West Bengal 700135
9051705241
333464576
06/02/2016
MA334645768FT



আসনার আধার সংখ্যা / Your Aadhaar No. :

2894 2691 8282

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সিদ্ধান্ত বৈদ্যা
Liyakat Baidya
পিতা : সোবান আলি বৈদ্যা
Father : Soban Ali Baidya
জন্মতারিখ / DOB : 01/01/1965
পুরুষ / Male



2894 2691 8282

আমার আধার, আমার পরিচয়

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 .



স্বাধীনতা বিধানের স্বাক্ষরিত প্রমাণীকরণ
Unique Identification Authority of India

ঠিকানা:
মোবারকপুর, লাউহাটি,
মোবারকপুর, লাউহাটি, উত্তর ২৪
পরগনা, রাজারহাট, পশ্চিম বঙ্গ,
700135
Address
MOBARAKPUR, LAUHATI
Mobarekpur, Lauhat, North 24
Parganas, Rajarhat, West Bengal
700135

Liyakat Baidya

2894 2691 8282



1947



help@uidai.gov.in



www.uidai.gov.in

Liyakat Baidya



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/747752

পরিচয় পত্র



Elector's Name : BAIDYA LIYAKAT

নির্বাচকের নাম : বৈদ্য লিয়াকত

Father/Mother/ Husband's Name : SOBAHAN

পিতা/মাতা/স্বামীর নাম : সোবাহান

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 32

১.১.১৯৯৫-এ বয়স : ৩২

Address PART NO : 0250
CHANDPUR
NORTH 24 - PARGANAS

ঠিকানা পার্ট নং : ২৫০

চাঁদপুর

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

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

Place : BARASAT

স্থান : বারাসাত

Date : 12/04/95

তারিখ : ১২/০৪/৯৫

Liyakat-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

विगमन/गठन की तारीख
Date of incorporation/Formation
17/07/2019

28122019



AALAYAM ESTATES LLP

[Signature]

Partner / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFD4212K

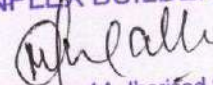
नाम/ Name
DENPLEX BUILDERS LLP

निगमन / सदन की तिथि
Date of Incorporation / Formation
27/08/2019

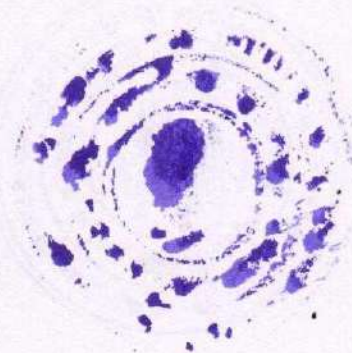


20092019

DENPLEX BUILDERS LLP



Partner / Authorised Signatory

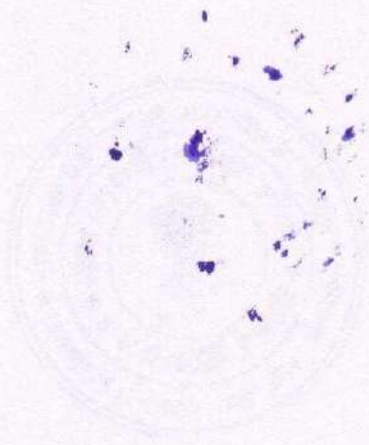




For Viewline Hirise Pvt Ltd

A handwritten signature in blue ink, appearing to read 'A. K. Mehta'.

Authorized Signatory





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment 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
9883079499



KA347910311FH
34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान

भारत सरकार




Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

Handwritten signature

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



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাব্বির আলি
সরকার
Elector's Name : Sabbir Ali Sarkar
পিতার নাম : সওকাত আলি
সরকার
Father's Name : Saukat Ali Sarkar
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : XX/XX/1984
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 : 00000891-00160681-00183333-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-1523-03058/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000275766/2020	Office where deed is registered	
Query Date	13/02/2020 7:53:32 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 : 76,623/-]		
Set Forth value	Market Value		
Rs. 6,44,203/-	Rs. 6,76,546/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,848/- (Article:23)	Rs. 7,545/- (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-3551	Bastu	Baluband h	0.8625 Dec	97,893/-	1,03,500/-	
L2	LR-4292/5211 (RS :-)	LR-3551	Bastu	Shali	3.3133 Dec	3,76,060/-	3,97,596/-	
L3	LR-4293 (RS :-)	LR-3551	Bastu	Shali	0.2 Dec	22,700/-	24,000/-	
L4	LR-4294 (RS :-)	LR-3551	Khal	Khal	0.7 Dec	79,450/-	79,450/-	
L5	LR-4306 (RS :-)	LR-3551	Bastu	Shali	0.6 Dec	68,100/-	72,000/-	
		TOTAL :			5.6758Dec	6,44,203 /-	6,76,546 /-	
		Grand Total :			5.6758Dec	6,44,203 /-	6,76,546 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Md LIYAKAT BAIDYA Son of Mr CHHOBAN ALI 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, Aadhaar No: 28xxxxxxx8282, 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	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	DENPLEX BUILDERS LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAQFD4212K,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 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: 96xxxxxxxx5868 Status : Representative, Representative of : AALAYAM ESTATES LLP (as AUTHORISED SIGNATORY), DENPLEX BUILDERS 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 Md LIYAKAT BAIDYA, Mr SABBIR ALI, Mr MAHENDRA KUMAR TRIPATHI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	AALAYAM ESTATES LLP-0.8625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	DENPLEX BUILDERS LLP-3.3133 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	AALAYAM ESTATES LLP-0.2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.7 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Md LIYAKAT 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

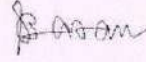
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:বাঁধ, Area:0.01000000 Acre,	Md LIYAKAT BAIDYA
L2	LR Plot No:- 4292/5211, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি, Area:0.13000000 Acre,	Md LIYAKAT BAIDYA
L3	LR Plot No:- 4293, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:বাঁধ,	Md LIYAKAT BAIDYA
L4	LR Plot No:- 4294, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:খাল,	Md LIYAKAT BAIDYA
L5	LR Plot No:- 4306, LR Khatian No:- 3551	Owner:মহঃ লিয়াকত আলী বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি, Area:0.01000000 Acre,	Md LIYAKAT BAIDYA

Endorsement For Deed Number : I - 152303058 / 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 6,76,546/-



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 19:40 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)

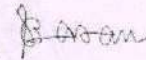
Execution is admitted on 24/02/2020 by 1. Md LIYAKAT BAIDYA, Son of Mr CHHOBAN ALI BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr SABBIR ALI, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, P.O: MATIAGACHA, 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 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, DENPLEX 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 04-03-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,545/- (A(1) = Rs 6,765/- ,B = Rs 766/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 7,545/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/02/2020 6:01PM with Govt. Ref. No: 192019200184706648 on 16-02-2020, Amount Rs: 7,545/-, Bank: SBI EPay (SBlePay), Ref. No. 7865130819926 on 16-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,848/- and Stamp Duty paid by by online = Rs 33,748/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/02/2020 6:01PM with Govt. Ref. No: 192019200184706648 on 16-02-2020, Amount Rs: 33,748/-, Bank: SBI EPay (SBlePay), Ref. No. 7865130819926 on 16-02-2020, 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

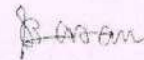
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

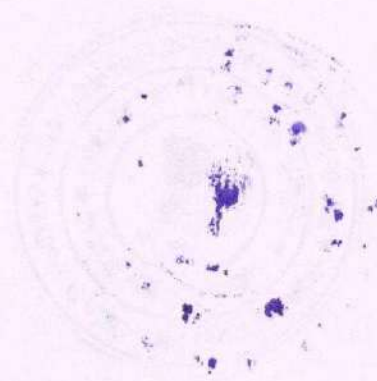
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,848/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4201, 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 138696 to 138734
being No 152303058 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.05.22 13:46:31 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2020/05/22 01:46:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

0302X 3020

Sl. No. 4201 Date: 27 JAN 2020

Customer:
Vill:
R/s:
Ward:

100% [Signature]

Anil Choudhury
Advocate
High Court, Calcutta

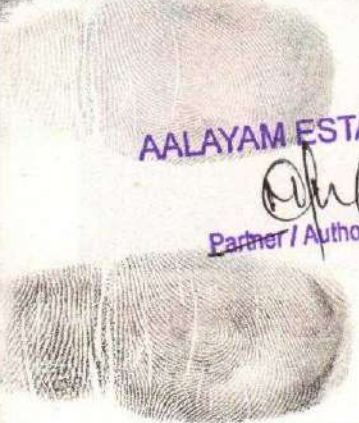
Place: Ghateswar A. D. S. R. Office
Dist: South 24 Parganas
Mahabub Hasan Pali

Mahendra Kumar Tripathi

1352

AALAYAM ESTATES LLP

[Signature]
Partner / Authorised Signatory



1352

DENPLEX BUILDERS LLP

[Signature]
Partner / Authorised Signatory



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

1352

For Viewline Hirise Pvt Ltd

[Signature]
Authorised Signatory



Additional Ustina Sub-Kayibisi
Rajaratna New Town, North 24 P.S.

24 FEB 2020