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Q-3062/2020



24/2/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

283155/20

AC 775051

### DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** made this 20.15 day of February, 2020, **BETWEEN RAKIMAN KHATUN**, Aadhaar No. 9767 1753 2442, Mobile No. 8729410753, daughter of Late Karim Baidya alias Karim Baksa Baddi, are residing at Mobarakpur, P.O. – Lauhati, P.S.- Rajarhat, 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 their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

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

BAD Am



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

GRN: 19-201920-018553628-8

GRN Date: 17/02/2020 15:48:45

BRN : 1285598297016

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF

Payment Gateway : SBI EPay-State Bank of India

BRN Date: 17/02/2020 15:50:31

SBI ePay txn Date. 17/02/2020 15:49:26

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000283155/5/2020  
Contact No. null  
E-mail : Mobile No. +91 9831054401  
Address : 1 NSROAD KOLKATA700001  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15231000283155/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	80
2	15231000283155/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	3637
3	15231000283155/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	16201
Total Amount				19918

In Words : Rupees Nineteen Thousand Nine Hundred Eighteen 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, 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. Belurmam, 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	<del>Satak</del> 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
<b>Total</b>			<b>38.1918</b>	

*W. P. Baidya*

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 :

<b>NAME</b>	<b>RELATIONSHIP</b>
1) Kamaruddin Baidya	Son
2) Kaju Baidya	Son
3) Kamal Baidya	Son
4) Fultusi Bibi	Daughter
5) Sabiron Bibi	Daughter

- |    |               |          |
|----|---------------|----------|
| 6) | Rakiman Bibi  | Daughter |
| 7) | Safia Bibi    | Daughter |
| 8) | Sahanara Bibi | Daughter |

**AND WHEREAS** wife of Karim Box Baddi alias Karim Baidya pre-deceased Karim Box Baddi alias Karim Baidya.

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

**AND WHEREAS** the Vendors herein are jointly absolutely seized and possessed and/or otherwise well and sufficiently entitled to of the Mother Premises as Owners thereof.

**AND WHEREAS** the Vendors herein have not got their names mutated in the records of the rights of B.L. & L.R.O., Barasat.

**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 2.7151 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	1.0579	931	4292/5211	Sali	1,20,072.00
3.	Aalayam Estates LLP	0.0090	16	4293	Sali	1,022.00
4.	Viewline Hirise Pvt. Ltd.	0.0315	56	4294	Khal	3,575.00
5.	Aalayam Estates LLP	0.0273	24	4306	Sali	3,099.00
6.	Aalayam Estates LLP	1.5505	443	4327	Sali	1,75,982.00
	<b>Total :</b>	<b>2.7151</b>				<b>3,08,165.00</b>

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.3,08,165.00 (Rupees Three Lakhs Eight Thousand One Hundred Sixty Five only), vacant and free from all encumbrances on the following terms and conditions.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.3,08,165.00 (Rupees Three Lakhs Eight Thousand One Hundred Sixty Five only), paid to the Vendors by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendors as beneficial Owners doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the 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	Saleable 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

*Signature*

4.	4296	Bandh	0.0031	5
5.	4297	Sali	0.2046	33
6.	4298	Doba	0.0558	9
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10.	4306	Sali	0.3000	24
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		<b>Total</b>	<b>38.1918</b>	

**SCHEDULE "B" ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Bandh, Sali, Doba and Khal land admeasuring about 2.7151 Satak out of 38.2197 Satak (more or less) comprised 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:

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5.	Aalayam Estates LLP	0.0273	24	4306	Sali	3,099.00
6.	Aalayam Estates LLP	1.5505	443	4327	Sali	1,75,982.00
	<b>Total :</b>	<b>2.7151</b>				<b>3,08,165.00</b>

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

**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**

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-1.

**SIGNED, SEALED AND DELIVERED**

by the withinnamed **PURCHASERS** in the presence of :

- ① Ravi Khaitan
- ② Rakesh Kumar Lohia

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



विक्रय कर [अ] संग्रह

AALAYAM ESTATES LLP

*[Signature]*  
Partner / Authorised Signatory

CASCADUS PROMOTERS LLP

*[Signature]*  
Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

*[Signature]*  
Authorised Signatory

SIGNED, SEALED AND DELIVERED by CONFIRMING PARTY in the presence of

Sabbir Islam

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.2,71,510.00 (Rupees Two Lakhs Seventy One Thousand Five Hundred Ten only) being the full consideration under these presents as follows :

**PARTICULARS**

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	162570/-
19-Feb-2020	RTGS	IDFC	105790/-
19-Feb-2020	RTGS	HDFC	3150/-
			2,71,510/-

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

**WITNESSES:**

1. *Ravi Khasi*

*रवि खसि [सह], समो अ*

SIGNATURE OF THE

VENDORS

2. *Rakesh Kumar Lohia*

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.36,655.00 (Rupees Thirty Six Thousand Six Hundred Fifty Five only) being the full consideration under these presents as follows :

**PARTICULARS**

<b>DATE</b>	<b>CHEQUE NO.</b>	<b>BANK NAME &amp; BRANCH</b>	<b>AMOUNT</b>
19-Feb-2020	RTGS	IDFC	21947/-
19-Feb-2020	RTGS	IDFC	14283/-
19-Feb-2020	RTGS	HDFC	425/-
			36,655/-

(Rupees Thirty Six Thousand Six Hundred Fifty Five only)

**WITNESSES:**

1. *Ravi Khatun*

2. *Rakesh Kumar Lohia*

*Sabbir Anis Khan*  
SIGNATURE OF THE  
CONFIRMING PARTY

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Sri D. Mahalingam*

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



*Ms. S. S. S. S. S.*

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



*S. Sabarathinam*

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



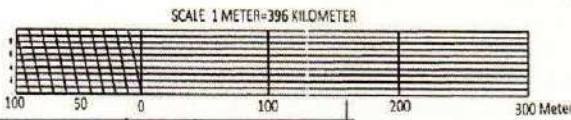
*T. J. J. J. J.*

	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



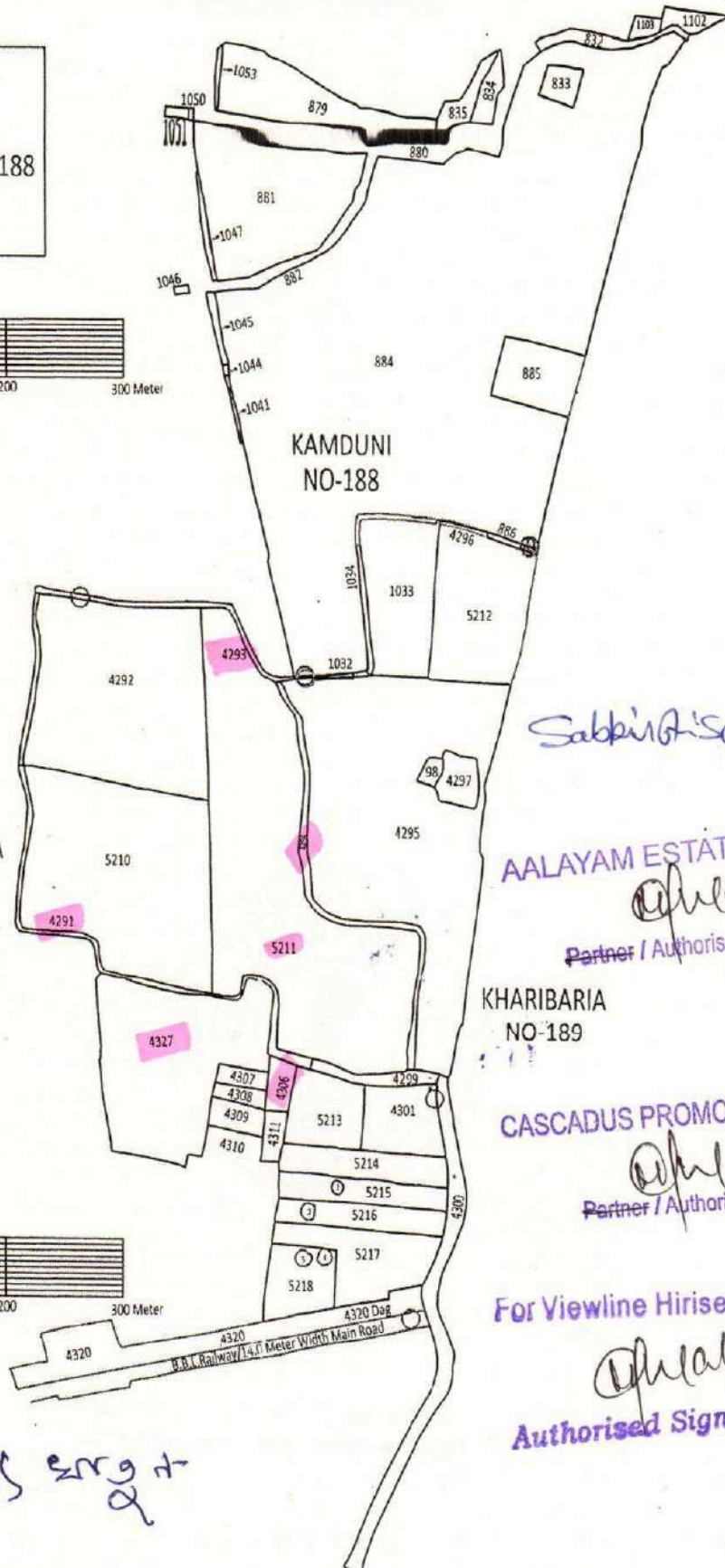
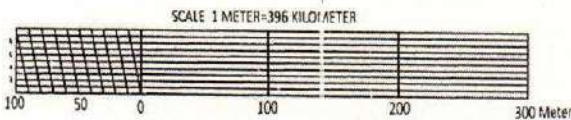
**KAMDUNI**  
 Name Of P.S-Barasat  
 Name Of Mouza- Kamduni No 188  
 Revinew Survey No-203  
 Dist- North 24 Paganas.



DAG NO.	PURCHASE AREA IN SATAK
4291	0.0389
4292	1.0579
<u>5211</u>	
4293	0.0090
4294	0.0315
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.



*Sabir Sarkar*

**AALAYAM ESTATES LLP**  
*Ahmed*  
 Partner / Authorised Signatory

**KHARIBARIA**  
 NO-189

**CASCADUS PROMOTERS LLP**  
*Ahmed*  
 Partner / Authorised Signatory

**For Viewline Hirise Pvt Ltd**  
*Ahmed*  
 Authorised Signatory

*Handwritten signature/initials at the bottom left.*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19021/09293

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 .

To  
রকিমন্ খাতুন  
Rakiman Khatun  
MOBARAKPUR  
LAUHATI  
Mobarekpur  
Lauhati  
North Twenty Four Parganas  
West Bengal 700135

347920359  
25/03/2016



MA479203595FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9767 1753 2442**

আমার আধার, আমার পরিচয়

- 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 .



ভারত সরকার  
Government of India



রকিমন্ খাতুন  
Rakiman Khatun  
পিতা : করীম বক্স বৈদ্য  
Father : KARIM BAKSH BAIDYA  
জন্মতারিখ / DOB : 01/03/1973  
মহিলা / Female



**9767 1753 2442**

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
মোবারকপুর, লাউহাটি,  
মোবারেকপুর, লাউহাটি, উত্তর ২৪  
পরগনা, পশ্চিমবঙ্গ, 700135

Address:  
MOBARAKPUR, LAUHATI,  
Mobarekpur, Lauhati, North  
Twenty Four Parganas, West  
Bengal, 700135

**9767 1753 2442**



1947



help@uidai.gov.in

www

www.uidai.gov.in

বিশিষ্ট পরিচয় প্রাধিকরণ



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMM0587576



নির্বাচকের নাম : রকীমন খাতুন

Elector's Name : Rakiman Khatun

পিতার নাম : করীমবক্স

Father's Name : Karimabaks

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1973  
Date of Birth

রকীমন খাতুন

YMM0587576

ঠিকানা:  
মোবারকপুর(শাউহাটি) চাঁদপুর, চম্পাগছাছি রাজারহাট  
গোপালপুর রাজারহাট উত্তর 24 পরগণা 700135

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

Date: 23/02/2009  
115-রাজারহাট নিউটাউন নির্বাচন ক্ষেত্রের নির্বাচক  
নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
ভোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার  
জন্য নিশ্চিত করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

007/0555

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

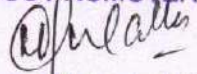
नाम / Name  
CASCADUS PROMOTERS LLP

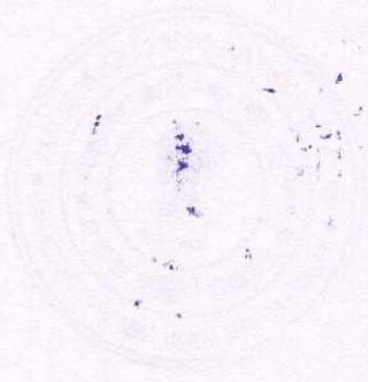
निगमन/गठन की तारीख  
Date of Incorporation/Formation  
26/07/2019

26122019



CASCADUS PROMOTERS LLP

  
Partner / Authorised Signatory





For Viewline Hirise Pvt Ltd

A handwritten signature in blue ink, appearing to be 'A. J. J. J. J.' or similar, written over the typed name.

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

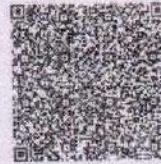
29/08/2017

S/O: Prasiddha Narayan Tripathi  
SHIVAM APARTMENT, FLAT.NO-2A  
234/A, G.T ROAD  
BELUR MATH  
Bally (M)  
Belur Math,Haora,Howrah,  
West Bengal - 711202  
9683079499



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

**9660 9645 5868**

मेरा आधार, मेरी पहचान



भारत सरकार

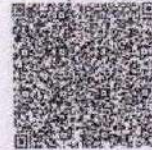


Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

*Mahendra*

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



সাব্বির আলি সরকার

**Sabbir Ali Sarkar**

পিতা : সওকত আলী সরকার

Father : Saukat Ali Sarkar

জন্মতারিখ / DOB: 12/02/1984

পুরুষ / Male

**3748 8297 5588**



আধার - সাধারণ মানুষের অধিকার

*Sabbir Sarkar*



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 Ramchandra 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-1523-03062/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000283155/2020	Office where deed is registered	
Query Date	14/02/2020 5:07:23 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAVI KHAITN 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 : 36,654/-]		
Set Forth value	Market Value		
Rs. 3,08,165/-	Rs. 3,25,607/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 16,301/- (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	1.0579 Dec	1,20,072/-	1,26,948/-	
L3	LR-4293 (RS :-)	LR-2656	Bastu	Shali	0.009 Dec	1,022/-	1,080/-	
L4	LR-4294 (RS :-)	LR-2656	Khal	Khal	0.0315 Dec	3,575/-	3,575/-	
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/-	
		<b>TOTAL :</b>			<b>2.7151Dec</b>	<b>3,08,165 /-</b>	<b>3,25,607 /-</b>	
		<b>Grand Total :</b>			<b>2.7151Dec</b>	<b>3,08,165 /-</b>	<b>3,25,607 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RAKIMAN KHATUN</b> Daughter of Late KARIM BAIDYA MOBARAKPUR, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 97xxxxxxx2442, 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	<p><b>Mr SABBIR AIL</b>          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</p>
---	--

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>AALAYAM ESTATES LLP</b>            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><b>CASCADUS PROMOTERS LLP</b>            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</p>
3	<p><b>VIEWLINE HIRISE PRIVATE LIMITED</b>            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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr MAHENDRA KUMAR TRIPATHI (Presentant )</b>            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), CASCADUS PROMOTERS LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr JITENDRA KUMAR SINGH</b>            Son of Late RAM CHABILA SINGH            2, DAKSHIN PARA 3RD LANE, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250</p>			
Identifier Of RAKIMAN KHATUN, Mr SABBIR AIL, Mr MAHENDRA KUMAR TRIPATHI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RAKIMAN KHATUN	AALAYAM ESTATES LLP-0.0389 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RAKIMAN KHATUN	CASCADUS PROMOTERS LLP-1.0579 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	RAKIMAN KHATUN	AALAYAM ESTATES LLP-0.009 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	RAKIMAN KHATUN	VIEWLINE HIRISE PRIVATE LIMITED-0.0315 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RAKIMAN KHATUN	AALAYAM ESTATES LLP-0.0273 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	RAKIMAN KHATUN	AALAYAM ESTATES 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:মোবারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	RAKIMAN KHATUN
L2	LR Plot No:- 4292/5211, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.12000000 Acre,	RAKIMAN KHATUN
L3	LR Plot No:- 4293, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ,	RAKIMAN KHATUN
L4	LR Plot No:- 4294, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল,	RAKIMAN KHATUN
L5	LR Plot No:- 4306, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি,	RAKIMAN KHATUN
L6	LR Plot No:- 4327, LR Khatian No:- 2656	Owner:করিম বক্স বদি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.17000000 Acre,	RAKIMAN KHATUN



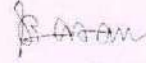
Endorsement For Deed Number : I - 152303062 / 2020

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

3,25,607/-



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 20:45 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. RAKIMAN KHATUN, Daughter of Late KARIM BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Mr SABBIR AIL, 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, 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

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

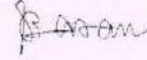
Certified that required Registration Fees payable for this document is Rs 3,637/- ( A(1) = Rs 3,256/- ,B = Rs 367/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 3,637/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 3:50PM with Govt. Ref. No: 192019200185536288 on 17-02-2020, Amount Rs: 3,637/-, Bank: SBI EPay ( SBlePay), Ref. No. 1285598297016 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. 16,301/- and Stamp Duty paid by by online = Rs 16,201/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/02/2020 3:50PM with Govt. Ref. No: 192019200185536288 on 17-02-2020, Amount Rs: 16,201/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 1285598297016 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**

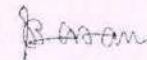
### Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

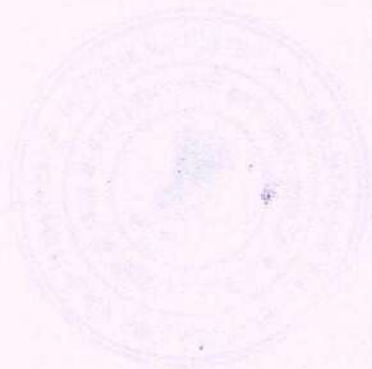
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,301/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4185, 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 139376 to 139416  
being No 152303062 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.05.22 14:13:54 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2020/05/22 02:13:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

Sl No. 4185 JI

27 JAN 2020

Customer

VII

Rs. 100

Vendor

Anil Choudhury  
Advocate  
High Court, Calcutta

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

Mahendra Kumar Tripathi

AALAYAM ESTATES LLP

Partner/ Authorised Signatory

1352

CASCADUS PROMOTERS LLP

Partner/ Authorised Signatory

1352

For Viewline Hirise Pvt Ltd

Authorised Signatory

1352



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

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

1332

24 FEB 2020