

1-3063/2020

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24/2/20

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

282546/20

AC 775065

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 20/15 day of February, 2020,
BETWEEN SAHANARA BIBI, Aadhaar No. 8384 0959 7061, Mobile No. 7407394748, daughter of Late Karim Baidya alias Karim Baksa Baddi, wife of Manirul Islam, residing at Bankachua, Bumru, Bhangar-II, PS - Cossipore, PO - B Raghunathpur, South 24 Parganas - 743502, 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

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

heirs, executors, administrators, legal representatives and assigns) of the

FIRST PART.

AND

(1) **AALAYAM ESTATES LLP, PAN ABPFA7234A**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, (2) **VIEWLINE HIRISE PRIVATE LIMITED, (PAN AAECV2591G)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, (3) **DENPLEX BUILDERS LLP, PAN AAQFD4212K**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its 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. Belurmath, P.S. Belur, Howrah - 711202, hereinafter referred to as

the "**PURCHASERS**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND PART.**

AND

MR. SABBIR ALI SARKAR, PAN BQUPS6258R, Aadhar No. 3748 8297 5588, Mobile No. 9874249782, son of Saukat Ali Sarkar, by faith Muslim, by Nationality Indian, by Occupation Service, residing at Village + P.O - Matiagacha, P.S - Rajarhat, Kolkata-700135, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART.**

WHEREAS Karim Box Baddi alias Karim Baidya (deceased) was during his life time a recorded Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bandh, Sali, Khal and Doba land appurtenant to R.S./L.R. Khatian No.2656, Mouza-Matiagacha, J.L. No.187, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-

Parganas, within the local limits of Kirtipur Gram Panchayet-II ,
particulars whereof are mentioned herein below :

PARTICULARS

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

Official

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

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

	NAME	RELATIONSHIP
1)	Kamaruddin Baidya	Son
2)	Kaju Baidya	Son
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 1.1646 Satak out of 38.2197 Satak (more or less) comprised in R.S. / L.R. Dag Nos. 4291, 4293, 4294, 4292/5211, 4306, 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.	Denplex Builders LLP	1.0579	931	4292/5211	Sali	1,20,083.00
3.	Aalayam Estates LLP	0.0090	16	4293	Sali	1,022.00
4.	Viewline Hirise Pvt. Ltd.	0.0315	56	4294	Khal	3,575.00
5.	Aalayam Estates LLP	0.0273	24	4306	Sali	3,099.00
	Total :	1.1646				1,32,194.00

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.1,32,194.00 (Rupees One Lakh Thirty Two Thousand

One Hundred Ninety 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.1,32,194.00 (Rupees One Lakh Thirty Two Thousand One Hundred Ninety Four only), paid to the Vendors by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendors as beneficial Owners doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, Purchaser No.3, and Purchaser No.4, respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties,

easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said "Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth

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

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

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

- a) The Vendors are otherwise well and sufficiently entitled to the said **"Property"** described in the **SCHEDULE "B"** hereunder written and the

same is his self-acquired property. Its title to the said **"Property"** is free and marketable;

b) No other person except the Vendors have any right, claim or demand in respect of the said "Property" or any part thereof;

c) The Vendors have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said **"Property"** and the said **"Property"** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendors hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said **"Property"**;

d) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the sale of the said **"Property"**;

e) There are no proceedings instituted by or against the Vendors in respect of the said "Property" and pending in any Court or before any authority and the said **"Property"** is not under any lispendens;

f) The Vendors have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said **"Property"**;

- g) The Vendors hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- h) The Vendors shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said "**Property**" and every part thereof in the aforesaid manner.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece and parcel of Bandh, Sali, Khal and Doba land appurtenant to R.S./L.R. Khatian No.2656, Mouza-Matiagacha, J.L. No.187, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.-Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II , particulars whereof are mentioned herein below :

PARTICULARS

Sl. No.	R.S./LR Dag No.	Nature of Land	Satak Land (Satak)	Out of total Land (In Satak)
1.	4291	Bandh	0.4278	69
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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
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9.	4292/5211	Sali	11.6375	931
10.	4306	Sali	0.3000	24
11.	4327	Sali	17.0555	443
		Total	38.1918	

Handwritten signature/initials

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT piece and parcel of Bandh, Sali, Doba and Khal land admeasuring about 1.1646 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:

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 Vendors in the presence of :

- ① RAVI KHATTA
1, N.S. ROAD, KOL-1
- ② Rakesh Kumar Lohia
1 N.S. Road KOL-70001

Sahanara Bibi.

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers in the presence of :

- ① Kari Kheiton
- ② Rakesh Kumar Lohia.

AALAYAM ESTATES LLP
[Signature]
Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd
[Signature]
Authorised Signatory

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

DENPLEX BUILDERS LLP
[Signature]
Partner / Authorised Signatory

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

Sabbir Sarker

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.1,16,470.00 (Rupees One Lakh Sixteen Thousand Four Hundred Seventy only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	7520/-
19-Feb-2020	RTGS	IDFC	105800/-
19-Feb-2020	RTGS	HDFC	3150/-
			116470/-

(Rupees One Lakh Sixteen Thousand Four Hundred Seventy only)

WITNESSES:

1. *Kar Khetan*
2. *Rakesh Kumar Kohia*

Saharora Bibi

SIGNATURE OF THE
VENDORS

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.15,723/- (Rupees Fifteen Thousand Seven 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	1015/-
19-Feb-2020	RTGS	IDFC	14283/-
19-Feb-2020	RTGS	HDFC	425/-
			15723/-

(Rupees Fifteen Thousand Seven Hundred Twenty Three only)

WITNESSES:

1. *Ravi Kheri*

2. *Rakesh Kumar Lohia*

Sabbir Kumar
SIGNATURE OF THE
CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



Rajendra

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



Saharora Bibi

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



Sabbir Saucan

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



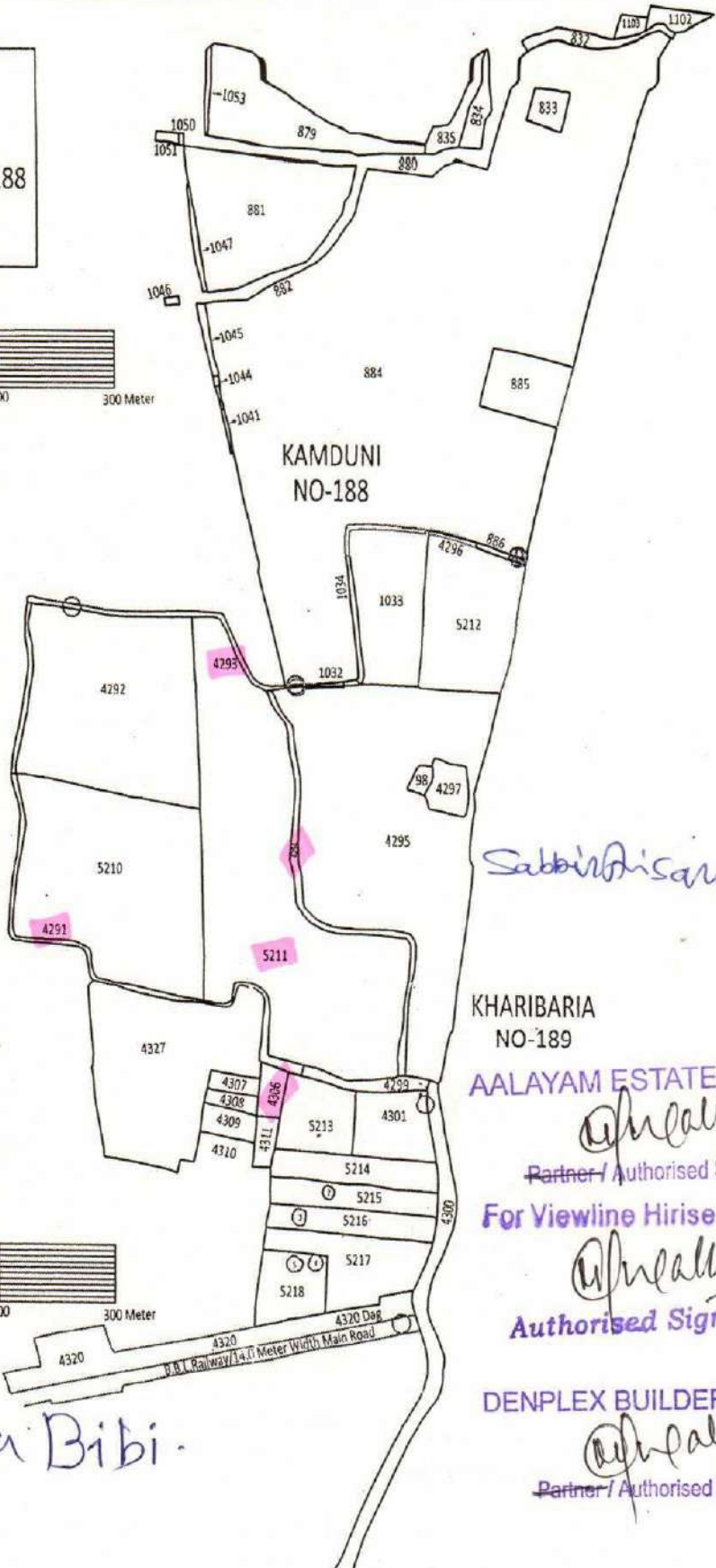
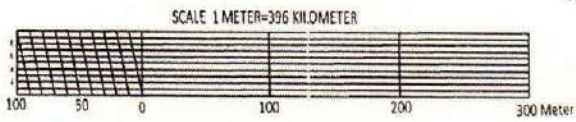
Itendro R. Singh

	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



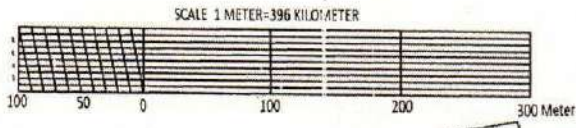
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.



DAG No.	PURCHASE AREA IN SATAK
4291	0.0389
4292	1.0579
5211	0.0090
4293	0.0090
4294	0.0315
4306	0.0273

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 Biswas

KHARIBARIA
 NO-189

AALAYAM ESTATES LLP
[Signature]
 Partner/ Authorised Signatory

For Viewline Hirise Pvt Ltd
[Signature]
 Authorised Signatory

DENPLEX BUILDERS LLP
[Signature]
 Partner/ Authorised Signatory

Saharara Bibi



ভারত সরকার

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/22112/12393

To

সাহানারা বিবি
Sahanara Bibi
W/O: Manirul Islam
bankachua
bhumru
Bankachua
Bhangar Raghunathpur
Bhangar - II South 24 Parganas
West Bengal 743502

18/11/2014

191462864



ML914628648FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8384 0959 7061

— সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সাহানারা বিবি
Sahanara Bibi
জন্মতারিখ / DOB : 17/04/1984
মহিলা / Female



8384 0959 7061

— সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

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



Unique Identification Authority of India

ঠিকানা:
W/O: মনিরুল ইসলাম,
বনকচুয়া, ভূমরু, বাকাচুয়া, দক্ষিণ
২৪ পরগনা, ভাঙ্গড় রঘুনাথপুর,
পশ্চিম বঙ্গ, 743502

Address:
W/O: Manirul Islam, bankachua,
bhumru, Bankachua, South 24
Parganas, Bhangar
Raghunathpur, West Bengal,
743502

8384 0959 7061

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

MB: 7407394748



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CCR2588366

পরিচয় পত্র



Elector's Name Sahanara Bibi

নির্বাচকের নাম সাহনারা বিবি

Husband's Name Manirul Islam Molla

স্বামীর নাম মনিরুল ইসলাম মোল্লা

Sex F

সঙ্গ স্ত্রী

Age as on 1.1.2006 31

১.১.২০০৬ এ বয়স ৩১

Address:

Dakshin Bankachuya Bhogali 2 No Kashipur South 24
Parganas 743502

ঠিকানা:

দক্ষিণ বনকচুয়া ভোগালী ২ নং কাশিপুর দক্ষিণ ২৪ পরগণা ৭৪৩৫০২

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 107-Bhangar

বিধানসভা নির্বাচন কেন্দ্র : ১০৭-ভাঙ্গড়

District:South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 19.03.2006

তারিখ: ১৯.০৩.২০০৬

0591504

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

28122019

AALAYAM ESTATES LLP

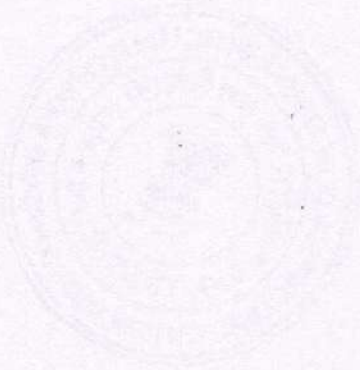
Partner / Authorised Signatory



For Viewline Hirise Pvt Ltd

A handwritten signature in blue ink, appearing to be 'Gulab'.

Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFD4212K

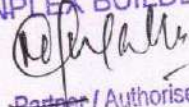


नाम / Name
DENPLEX BUILDERS LLP

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

20092019

DENPLEX BUILDERS LLP



Partner / Authorised Signatory



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70868/18268

To
Mahendra Kumar Tripathi

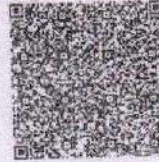
29/09/2017

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



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार

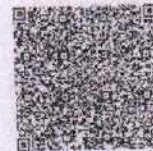
Mahendra Kumar Tripathi



DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

Prasiddha

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



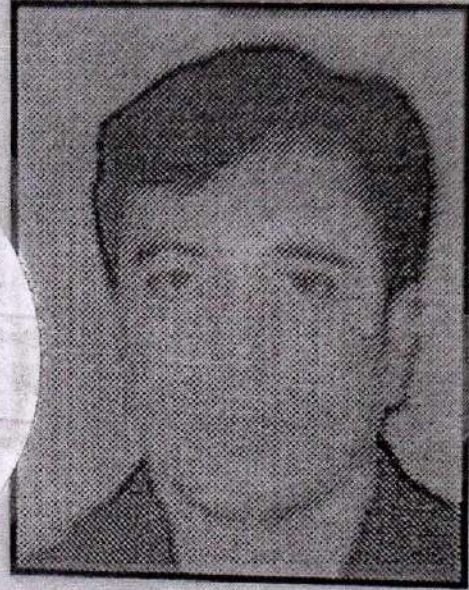
আধার - সাধারণ মানুষের অধিকার

Sabbir Ali 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
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



सत्यमेव जयते
भारत सरकार



आधार

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: 00009951-00160681-00183333-Moregukur



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



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

GRN: 19-201920-018550852-8

Payment Mode : Net Banking-SELF ✓

GRN Date: 17/02/2020 15:35:56

Payment Gateway SBI EPay-State Bank of India

BRN : 3851955181416

BRN Date: 17/02/2020 15:37:36

SBI ePay txn No. : GTN

SBI ePay txn Date. 17/02/2020 15:36:40

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000282546/5/2020
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	15231000282546/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	80
2	15231000282546/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	1776 ✓
3	15231000282546/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	6898 ✓

Total Amount 8754

In Words : Rupees Eight Thousand Seven Hundred Fifty Four Only.

Major Information of the Deed

Deed No :	I-1523-03063/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000282546/2020	Office where deed is registered	
Query Date	14/02/2020 3:56:44 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAVI KHAITAN 152/2, BLOCK- B, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9830339883, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 36,655/-]		
Set Forth value	Market Value		
Rs. 1,32,194/-	Rs. 1,39,547/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,998/- (Article:23)	Rs. 1,776/- (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	1,20,083/-	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/-	
		TOTAL :			1.1646Dec	1,32,194 /-	1,39,547 /-	
		Grand Total :			1.1646Dec	1,32,194 /-	1,39,547 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAHANARA BIBI Daughter of Late KARIM BAIDYA BANKACHUA, BUMRU, P.O:- BHANGAR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 83xxxxxxx7061, 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 :

Sl 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	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
3	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

Representative Details :

Sl 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), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), DENPLEX BUILDERS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

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

Identifier Of SAHANARA BIBI, Mr SABBIR ALI, Mr MAHENDRA KUMAR TRIPATHI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAHANARA BIBI	AALAYAM ESTATES LLP-0.0389 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SAHANARA BIBI	DENPLEX BUILDERS LLP-1.0579 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SAHANARA BIBI	AALAYAM ESTATES LLP-0.009 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SAHANARA BIBI	VIEWLINE HIRISE PRIVATE LIMITED-0.0315 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SAHANARA BIBI	AALAYAM ESTATES LLP-0.0273 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

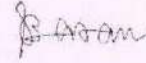
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 2656	Owner:করিম বক্স বন্দি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	SAHANARA BIBI
L2	LR Plot No:- 4292/5211, LR Khatian No:- 2656	Owner:করিম বক্স বন্দি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি, Area:0.12000000 Acre,	SAHANARA BIBI
L3	LR Plot No:- 4293, LR Khatian No:- 2656	Owner:করিম বক্স বন্দি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:বাঁধ,	SAHANARA BIBI
L4	LR Plot No:- 4294, LR Khatian No:- 2656	Owner:করিম বক্স বন্দি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:খাল,	SAHANARA BIBI
L5	LR Plot No:- 4306, LR Khatian No:- 2656	Owner:করিম বক্স বন্দি ., Gurdian:এজাহার , Address:মোবারকপুর , Classification:শালি,	SAHANARA BIBI

Endorsement For Deed Number : I - 152303063 / 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 1,39,547/-



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 20:35 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)

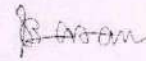
Execution is admitted on 24/02/2020 by 1. SAHANARA BIBI, Daughter of Late KARIM BAIDYA, BANKACHUA, BUMRU, P.O: BHANGAR, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 2. Mr SABBIR ALI, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Service

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

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

Execution is admitted on 24-02-2020 by Mr 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, VIEWLINE HIRISE PRIVATE LIMITED, 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

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

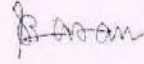
Certified that required Registration Fees payable for this document is Rs 1,776/- (A(1) = Rs 1,395/- ,B = Rs 367/- ,E = Rs 14/-) and Registration Fees paid by online = Rs 1,776/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 3:37PM with Govt. Ref. No: 192019200185508528 on 17-02-2020, Amount Rs: 1,776/-, Bank: SBI EPay (SBlePay), Ref. No. 3851955181416 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. 6,998/- and Stamp Duty paid by by online = Rs 6,898/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 3:37PM with Govt. Ref. No: 192019200185508528 on 17-02-2020, Amount Rs: 6,898/-, Bank: SBI EPay (SBlePay), Ref. No. 3851955181416 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

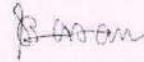
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

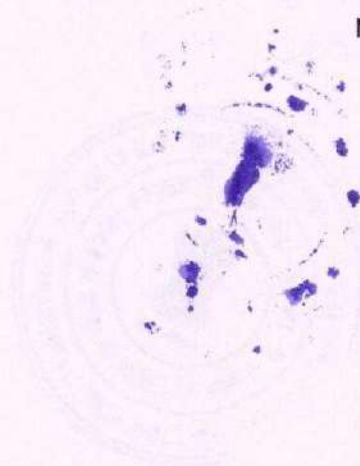
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,998/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4199, 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 138791 to 138830

being No 152303063 for the year 2020.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2020.05.22 13:54:46 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/05/22 01:54:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

0909 5882-1

27 JAN 2020

4199

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.....

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.....

.....

Place- Ghateswar A.B. S. R. Office

Dist. - South 24 Parganas

Mahabub Hasan Patil

Mahabub Hasan Patil

Anil Choudhury
Advocate
High Court, Calcutta

Handwritten signature

AALAYAM ESTATES LLP

Partner / Authorised Signatory

1352

For Viewline Hirise Pvt Ltd

Authorised Signatory

1352

DENPLEX BUILDERS LLP

Partner / Authorised Signatory

1352

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



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

1334

24 FEB 2020

Sahana Bibi