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P-03732/2020



24/2/20

পশ্চিমবঙ্গ রাজস্ব দপ্তর WEST BENGAL

1-275278/20

AC 775056

& the signatures & seals attached with the document are the part of this document

[Handwritten signature]

DEED OF CONVEYANCE

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

17 JUN 2020

THIS DEED OF CONVEYANCE made this 20th day of February, 2020,
**BETWEEN SAJJAT ALI BAIDYA, PAN AOPPB8626L, Aadhaar No. 4522
 4820 7228, Mobile No. 7980062120,** son of Late Chhoban Ali Baidya,
 by faith - Muslim, by Nationality - Indian, residing at Mobarakpur, P.O. -
 Lauhati, P.S. - Rajarhat, North 24 Parganas - 700135, hereinafter
 referred to as the **"VENDOR"** (which expression shall unless excluded by
 or repugnant to the subject of context be deemed to mean and include his
 respective heirs, executors, administrators, legal representatives and
 assigns) of the **FIRST PART.**

For Viewing Hitse P/LB
Authorized Signatory



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

GRN: 19-201920-018544710-8
GRN Date: 17/02/2020 15:07:11
BRN : 9689737738301
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF
Payment Gateway : SBI EPay-State Bank of India
BRN Date: 17/02/2020 15:08:50
SBI ePay txn Date. 17/02/2020 15:07:47

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000275278/5/2020
Contact No. null
E-mail : Mobile No. +91 9831054401
Address : 1 NSROAD KOLKATA70000
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000275278/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	83
2	15231000275278/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	12885
3	15231000275278/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	57748
Total Amount				70716

In Words : Rupees Seventy Thousand Seven Hundred Sixteen Only.

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) HIGH SAIL PROMOTERS LLP, PAN AAMFH4362G**, 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, **(3) 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, all represented by its Authorised Signatory **SRI MAHENDRA KUMAR TRIPATHI, PAN No. AEWPT6956J, Aadhaar No. 9660 9645 5868, Mobile No. 9883079499**, Son of Sri P. N. Tripathi, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 234A, G. T. Road, P.O. Belurmah, P.S. Belur, Howrah - 711202, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be

deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND PART**.

AND

MR. APU NANDY, PAN BSUPN5475K, Aadhaar No. 8284 1356 2472, Mobile No. 9874887482, son of Basanta Nandy, by faith Hindu, by Nationality Indian, by Occupation Service, residing at B.R.S 10, Block-15, Flat No. 19/20, 17, Bagmari Lane, P.O – Kankurgachi, P.S – Manicktalla, Kolkata – 700054, hereinafter referred to as the **“CONFIRMING PARTY”** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS Sajjat 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 10.6133 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.3552 at Mouza-Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the

local limits of Kirtipur Gram Panchayet-II together with all easement rights and all right appertaining thereto

R.S./L.R. Nos.	Dag	Nature of Land	Total Area (In Satak)	Sali Area (In Satak)
4291		Bandh	69	0.8625
4293		Sali	16	0.20000
4294		Khal	56	0.70000
4296		Bandh	5	0.0625
4297		Sali	33	0.4125
4298		Doba	9	0.1125
4299		Khal	28	0.3500
4292/5211		Sali	931	7.3133
4306		Sali	24	0.600
			Total	10.6133

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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 9.6758 Satak out of

10.6133 Satak comprised in R.S./L.R. Dag Nos.4291, 4293, 4294, 4292/5211 and 4306 under L.R. Khatian No.3552 at Mouza - Matiagacha, J.L. No.187, R. S. No.154, Touzi No.1552, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all appearing thereto as follows:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of total Land (In Satak)	L.R. No.	Dag	Nature of Land	Consideration Amount (In Rupees)
1.	Aalayam Estates LLP	0.8625	69	4291		Bandh	97,894.00
2.	High Sail Promoters LLP	7.3133	931	4292/5211		Sali	8,30,060.00
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 :	9.6758					10,98,204.00

more fully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the said, "Property" at or for a total consideration of Rs.10,98,204.00 (Rupees Ten Lakhs Ninety Eight Thousand Two Hundred Four only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.10,98,204.00 (Rupees Ten Lakhs Ninety Eight Thousand Two Hundred Four only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1 and Purchaser No.2 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses, or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part

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

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

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

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

- a) The Vendor is otherwise well and sufficiently entitled to the said **"Property"** described in the **SCHEDULE "B"** hereunder written and the same is his self-acquired property. Its title to the said **"Property"** is free and marketable;

- b) No other person except the Vendor have any right, claim or demand in respect of the said "Property" or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said "**Property**" and the said "**Property**" is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that he shall hereafter not create any third party rights or whatsoever nature in respect of the said "**Property**";
- d) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said "**Property**";
- e) There are no proceedings instituted by or against the Vendor in respect of the said "Property" and pending in any Court or before any authority and the said "**Property**" is not under any lispends;
- 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 :

ALL THAT piece and parcel of Sali, Bandh, Khal and Doba land measuring 10.6133 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.3552 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

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4298	Doba	9	0.1125
4299	Khal	28	0.3500
4292/5211	Sali	931	7.3133
4306	Sali	24	0.600
	Total		10.6133

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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 :	9.6758				10,98,204.00

butted and bounded in the following manner :

L. R. Dag No. 4291:

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

L. R. Dag No. 4293:

ON THE NORTH : Dag No.874
 ON THE SOUTH : Dag No.4292/5211
 ON THE EAST : Dag No.4292
 ON THE WEST : Dag No.4295

L. R. Dag No. 4294:

ON THE NORTH : Dag No. 4293
 ON THE SOUTH : Dag No. 4301/5211
 ON THE EAST : Dag No. 4295
 ON THE WEST : Dag No. 4292/5211

L. R. Dag No. 4292/5211:

ON THE NORTH : Dag No.4292/5211 (P);
 ON THE SOUTH : Dag No.4299/5211 (P);
 ON THE EAST : Dag No.4294 (P);
 ON THE WEST : Dag No.4292/5211 (P).

L. R. Dag No. 4306:

ON THE NORTH : Dag No.5211
 ON THE SOUTH : Dag No.4311
 ON THE EAST : Dag No.4307
 ON THE WEST : Dag No.5213

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

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor in the

Sajjat Ali Baidya

presence of : ① RAVI KHAITAN

1, N.S. Road, Kol-1

② Rakesh Kumar Lohia

1 N.S. Road KOL-700001

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers

in the presence of :

① Ravi Khaitan

② Rakesh Kumar Lohia

Drafted by

Anil Choudhury

(Mr. Anil Choudhury, Advocate)

High Court, Calcutta

F/145/1991



AALAYAM ESTATES LLP

Ahmed
Partner / Authorised Signatory

HIGH SAIL PROMOTERS LLP

Ahmed
Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

Ahmed
Authorised Signatory

SIGNED, SEALED AND DELIVERED
 By THE CONFIRMING PARTY

Apu Nanda

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.9,67,580/- (Rupees Nine 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	731330/-
19-Feb-2020	RTGS	HDFC	70000/-
			967580/-

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

WITNESSES:

1. Kai Khasra

2. Rakesh Kumar Lohia.

Sajjad Ali Baidya

SIGNATURE OF THE
VENDOR

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.1,30,623/- (Rupees One Lakh Thirty 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	98730/-
19-Feb-2020	000020	HDFC	9450/-
			116470/- 1,30,623/-

(Rupees One Lakh Thirty Thousand Six Hundred Twenty Three only)

WITNESSES:

1. Kain Khaitan

Apur Naub
SIGNATURE OF THE
CONFIRMING PARTY

2. Rakesh Kumar Lohia

SPECIMEN FORM FOR TEN FINGER PRINTS



Dhruv

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



Sajant Ali Baidya

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



Apee Danda

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



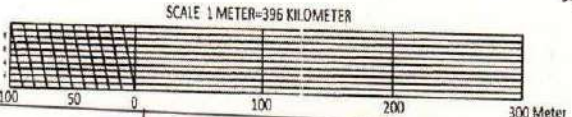
Intendro Kr. Singh

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

MOUZA MAP AT KAMDUNI & MATIAGACHHA



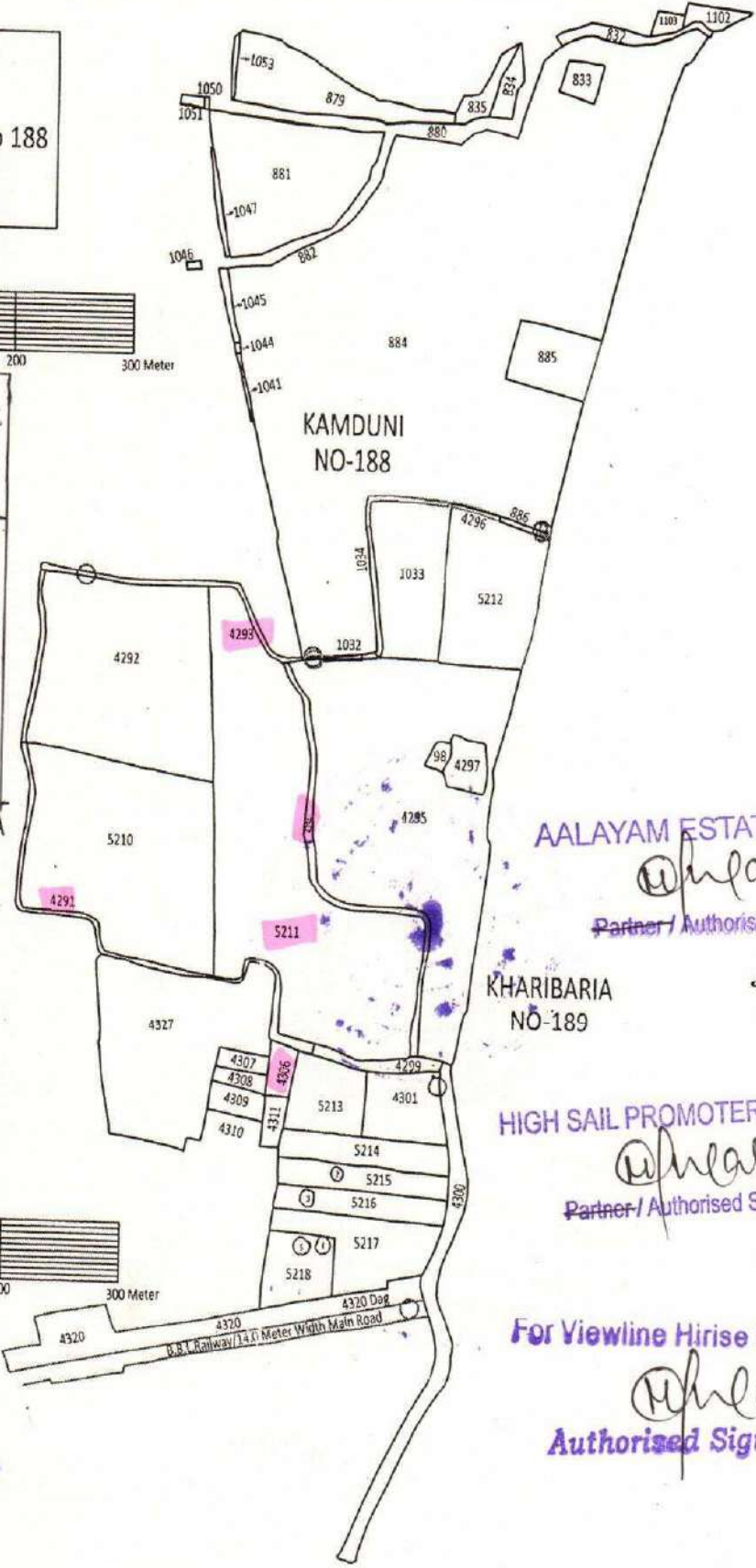
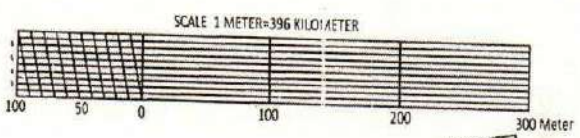
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey Mo-203
 Dist- North 24 Paganas.



DAG NO.	PURCHASE AREA IN SATAK
4291	0.8625
4292	7.3133
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.



AALAYAM ESTATES LLP
(Signature)
 Partner/ Authorised Signatory

KHARIBARIA
 NO-189

HIGH SAIL PROMOTERS LLP
(Signature)
 Partner/ Authorised Signatory

For Viewline Hirise Pvt Ltd
(Signature)
 Authorised Signatory

Sajjat Ali Baidya
Apar Nandi

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



भारत सरकार
GOVERNMENT OF INDIA



साज्जात आलि बैदा
Sajjat Ali Baidya

जन्मतिथि/ DOB: 01/01/1964

पुरुष / MALE



4522 4820 7228

आधार-साधारण मानुषेर अधिकार

Sajjat Ali Baidya



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

मोबारकपुर, मोबारेकपुर
उत्तर २४ पारगना,
पश्चिम बङ्ग - ७००१३५

MOBAROCKPUR,
Mobarekpur North 24
Parganas,
West Bengal - 700135



1947
1800 300 1947

help@uidai.gov.in, www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC1355148



নির্বাচকের নাম : সাহজাত আলি বৈদ্যা

Elector's Name : Sajjat Ali Baidya

পিতার নাম : ছোবান আলি বৈদ্যা

Father's Name : Chhoban Ali Baidya

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : XX / XX / 1964

Sajjat Ali Baidya

GGC1355148

ঠিকানা:

মোবারকপুর (লাউহাটি) পাড়া মোবারকপুর চন্দ্রপুর
রাজারহাট উত্তর 24 পরগণা 700135

Address:

Mobarakpur Para(Lauhati)
ParaMobarakpur Chandpur-Rajarhat
North 24 Parganas 700135

Date: 15/10/2007

91-রাজারহাট (তগপিনী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
91-Rajarhat (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে 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.

21/07/12

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAJJAT ALI BAIDYA
SOVAN ALI BAIDYA

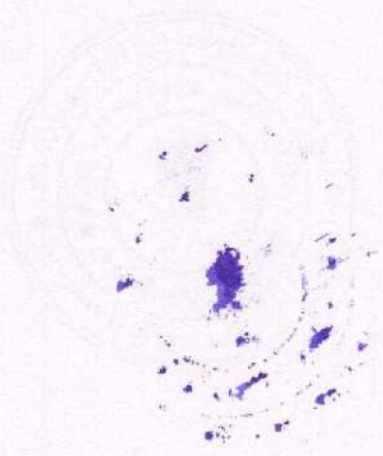
01/01/1964

Permanent Account Number
AOPPB8626L

Sajjat Ali Baidya
Signature



Sajjat Ali Baidya



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABPFA7234A



नाम / Name
AALAYAM ESTATES LLP

निगमन/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

AAMFH4362G

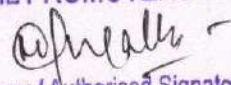


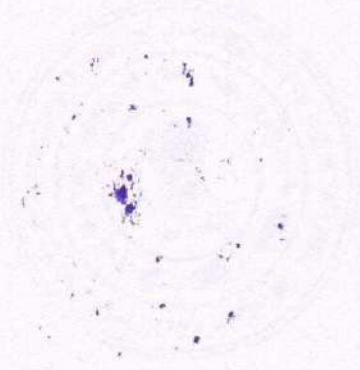
नाम / Name
HIGH SAIL PROMOTERS LLP

सिगमन/गठन की तारीख
Date of Incorporation/Formation
08/08/2019

08092019

HIGH SAIL PROMOTERS LLP


Partner / Authorised Signatory

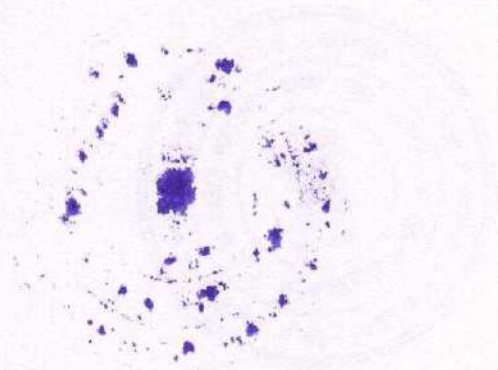




For Viewline Hirise Pvt Ltd

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

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

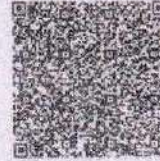
29/09/2017

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
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

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


 ভারত সরকার
 Government of India


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



8284 1356 2472

আধার - সাধারণ মানুষের অধিকার

Apu Nandi


 আধার
 Unique Identification Authority of India

ঠিকানা:
 বি.আর.এস 10 ব্লক 15 ফ্ল্যাট
 19/20, 17 বাগমারি লেন,
 কানকুর্গাচি, কোলকাতা,
 কানকুর্গাচি, পশ্চিম বঙ্গ, 700054

Address:
 B.R.S-X BLOCK 15 FLAT 19/20,
 17 BAGMARI LANE, Kankurguchi,
 Kolkata, Kankurgachi, West
 Bengal, 700054

8284 1356 2472

 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in

Apu Nandi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

BSUPN5475K

नाम / Name
APU NANDY

पिता का नाम / Father's Name
BASANTA NANDY

जन्म की तारीख /
Date of Birth
18/01/1970

हस्ताक्षर / Signature



Apu Nandy



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 Ramchhaba Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712250
Mobile : 9874497340

Date: 07/11/2011

Ref. No : 00000851-00160681-00183333 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 : 080
Male

4353 4807 0521



आधार — आम आदमी का अधिकार

Jitendra K. Singh.

Major Information of the Deed

Deed No :	I-1523-03732/2020	Date of Registration	17/06/2020
Query No / Year	1523-1000275278/2020	Office where deed is registered	
Query Date	13/02/2020 6:17:22 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 : 1,30,623/-]	
Set Forth value		Market Value	
Rs. 10,98,204/-		Rs. 11,56,546/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 57,848/- (Article:23)		Rs. 12,885/- (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-3552	Bastu	Baluband h	0.8625 Dec	97,894/-	1,03,500/-	
L2	LR-4292/5211 (RS :-)	LR-3552	Bastu	Shali	7.3133 Dec	8,30,060/-	8,77,596/-	
L3	LR-4293 (RS :-)	LR-3552	Bastu	Shali	0.2 Dec	22,700/-	24,000/-	
L4	LR-4294 (RS :-)	LR-3552	Khal	Khal	0.7 Dec	79,450/-	79,450/-	
L5	LR-4306 (RS :-)	LR-3552	Bastu	Shali	0.6 Dec	68,100/-	72,000/-	
TOTAL :					9.6758Dec	10,98,204 /-	11,56,546 /-	
Grand Total :					9.6758Dec	10,98,204 /-	11,56,546 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sajjat Ali Baidya Son of Late 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, PAN No.:: AOPPB8626L, Aadhaar No: 45xxxxxxxx7228, 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 Apu Nandy

Son of Mr Basanta Nandy B R S 10, BI- 15, FI No - 19/20, 17, Bagmari Lane, P.O:- Kankurgachi, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BSUPN5475K, Aadhaar No: 82xxxxxxx2472, Status :Confirming Party, Executed by: Self, Date of Execution: 20/02/2020
 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020

, Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Aalayam Estate L L P 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	High Sail Promoters L L P D H Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAMFH4362G,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 234 A, G T Road, P.O:- Belurmah, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEWPT6956J, Aadhaar No: 96xxxxxxx5868 Status : Representative, Representative of : Aalayam Estate L L P (as authorised signatory), High Sail Promoters L L P (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 Mr Sajjat Ali Baidya, Mr Apu Nandy, Mr Mahendra Kumar Tripathi

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sajjat Ali Baidya	Aalayam Estate L L P-0.8625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sajjat Ali Baidya	High Sail Promoters L L P-7.3133 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sajjat Ali Baidya	Aalayam Estate L L P-0.2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sajjat Ali Baidya	Viewline Hirise Private Limited-0.7 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Sajjat Ali Baidya	Aalayam Estate L L P-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:- 3552	Owner:সাজ্জাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি, Classification:বাঁধ, Area:0.01000000 Acre,	Mr Sajjat Ali Baidya
L2	LR Plot No:- 4292/5211, LR Khatian No:- 3552	Owner:সাজ্জাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি, Classification:শালি, Area:0.14000000 Acre,	Mr Sajjat Ali Baidya
L3	LR Plot No:- 4293, LR Khatian No:- 3552	Owner:সাজ্জাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি, Classification:বাঁধ,	Mr Sajjat Ali Baidya
L4	LR Plot No:- 4294, LR Khatian No:- 3552	Owner:সাজ্জাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি, Classification:খাল,	Mr Sajjat Ali Baidya
L5	LR Plot No:- 4306, LR Khatian No:- 3552	Owner:সাজ্জাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি, Classification:শালি, Area:0.01000000 Acre,	Mr Sajjat Ali Baidya

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 11,56,546/-



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

On 24-02-2020

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:05 hrs on 24-02-2020, at the Private residence by Mr Mahendra Kumar Tripathi ,

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

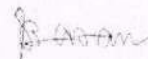
Execution is admitted on 24/02/2020 by 1. Mr Sajjat Ali Baidya, Son of Late Chhoban Ali Baidya, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr Apu Nandy, Son of Mr Basanta Nandy, B R S 10, BI- 15, FI No - 19/20, 17, Bagmari Lane, P.O: Kankurgachi, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Identified 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 Estate L L P, D H Road, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; authorised signatory, High Sail Promoters L L P, 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

Identified 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 10-06-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,885/- (A(1) = Rs 11,565/- ,B = Rs 1,306/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 12,885/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 3:08PM with Govt. Ref. No: 192019200185447108 on 17-02-2020, Amount Rs: 12,885/-, Bank: SBI EPay (SBlePay), Ref. No. 9689737738301 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. 57,848/- and Stamp Duty paid by online = Rs 57,748/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 3:08PM with Govt. Ref. No: 192019200185447108 on 17-02-2020, Amount Rs: 57,748/-, Bank: SBI EPay (SBlePay), Ref. No. 9689737738301 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 17-06-2020

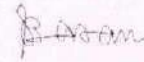
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

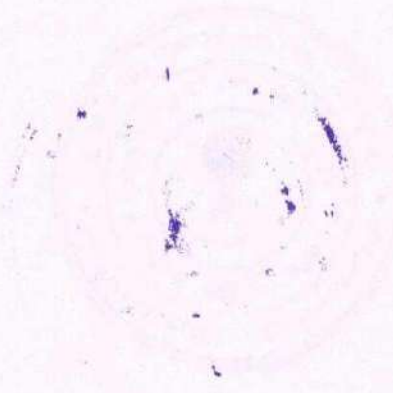
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 57,848/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4190, Amount: Rs.100/-, Date of Purchase: 27/01/2020, Vendor name: M H Paik



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 162849 to 162886
being No 152303732 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.06.18 15:32:38 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2020/06/18 03:32:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

Sl. No. 4190 Dt. 27 JAN 2020
Card No.
Vill.
Rs.
Vendor.

27 JAN 2020

Anil Choudhury
Advocate
High Court, Calcutta

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

Mahendra Kumar Tripathi

1352

AALAYAM ESTATES LLP

M. K. Tripathi
Partner / Authorised Signatory

1352

HIGH SAIL PROMOTERS LLP

M. K. Tripathi
Partner / Authorised Signatory



~~Titendra K. Singh
S/O Late Ram Chakraborty Singh
2, Dakshinpara 3rd Lane P.S. Rishra
Hooghly
Occupation - Service~~

1352

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

24 FEB 2020

For Viewline Hirise Pvt Ltd

M. K. Tripathi
Authorised Signatory