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D - 03733/2020 3066/2020



24/2/20

पश्चिम बंगाल WEST BENGAL

282816/20

AC 775064

Registration. The signatures sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

*Baam*

**DEED OF CONVEYANCE**

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

16 MAR 2020

**THIS DEED OF CONVEYANCE** made this 20th... day of February, 2020,  
**BETWEEN SAPIYA BIBI MOLLA**, Aadhaar No. 4348 6203 2513, Mobile  
 No. 8509045951, daughter of Late Karim Baidya alias Karim Baksa  
 Baddi, wife of Mojaffar Molla, are residing at Uttar Narkelberia,  
 Pithapur, P.O. – Pitapur, P.S. - Cossipore, 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



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

Payment Mode :  
Payment Gateway  
BRN Date:  
SBI ePay txn Date,

Net Banking-SELF /  
SBI EPay-State Bank of  
India  
18/02/2020 10:53:00  
18/02/2020 10:51:44

GRN: 19-201920-018676034-8  
GRN Date: 18/02/2020 10:50:40  
BRN : 4966523074416  
SBI ePay txn No. : GTN

DEPOSITOR'S DETAILS

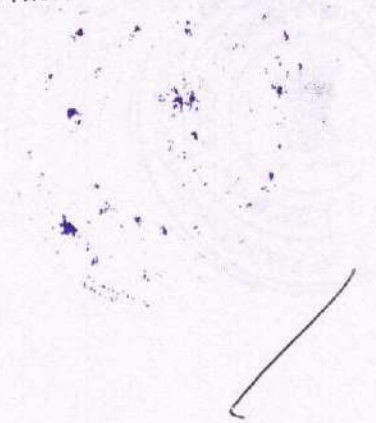
Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000282816/3/2020  
Contact No. null  
E-mail :  
Address : 1 nsroad kolkata700001 Mobile No. +91 9831054401  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15231000282816/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	80
2	15231000282816/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	3637 /
3	15231000282816/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	16201 /
Total Amount				19918

In Words : Rupees Nineteen Thousand Nine Hundred Eighteen Only.



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 it's 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 it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, West Bengal, **(3) HIGH SAIL PROMOTERS LLP, PAN AAMFH4362G**, 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, **(4) DENPLEX BUILDERS LLP, PAN AAQFD4212K**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24

Parganas, Pin - 700104, West Bengal, 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	<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>	

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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 2.7152 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.	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

Handwritten text at the bottom of the page, possibly a signature or stamp, is mostly illegible due to blurring and fading.

5.	Aalayam Estates LLP	0.0273	24	4306	Sali	3,099.00
6.	High Sail Promoters LLP	1.5505	443	4327	Sali	1,75,982.00
	<b>Total :</b>	<b>2.7152</b>				<b>3,08,176.00</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.3,08,176.00 (Rupees Three Lakhs Eight Thousand One Hundred Seventy Six 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.3,08,176.00 (Rupees Three Lakhs Eight Thousand One Hundred Seventy Six 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	<del>Satak</del> Land (Satak)	Out of total Land (In Satak)
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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>	

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

**ALL THAT** piece and parcel of Bandh, Sali, Doba and Khal land admeasuring about 2.7152 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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6.	High Sail Promoters LLP	1.5505	443	4327	Sali	1,75,982.00
	<b>Total :</b>	<b>2.7152</b>				<b>3,08,176.00</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.  
 ON THE SOUTH : Dag No.  
 ON THE EAST : Dag No.  
 ON THE WEST : Dag No.

**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

शक्ति भूगर्भिक भोला

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 Rai Rheitan
- ② Rakesh Kumar Lohia

Drafted by

Anil Choudhury

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

AALAYAM ESTATES LLP

*[Signature]*  
 Partner / Authorised Signatory

For Viewline Hirise Pvt Ltd

*[Signature]*  
 Authorised Signatory

HIGH SAIL PROMOTERS LLP

*[Signature]*  
 Partner / Authorised Signatory

DENPLEX BUILDERS LLP

*[Signature]*  
 Partner / Authorised Signatory

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchasers within mentioned sum of Rs.2,71,520/- (Rupees Two Lakhs Seventy One Thousand Five Hundred Twenty 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/-
19-Feb-2020	RTGS	IDFC	155050/-
			2,71,520/-

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

**WITNESSES:**

1. *Kai Khai Co*

*रामेश कुमार लोहिया*  
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.36,656.00 (Rupees Thirty Six Thousand Six Hundred Fifty Six 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/-
19-Feb-2020	RTGS	IDFC	20933/-
			36,656/-

(Rupees Thirty Six Thousand Six Hundred Fifty Six only)

**WITNESSES:**

1. *Ravi Khera*












2. *Rakesh Kumar Lohia*

  
*Sabbir Kumar,*  
 SIGNATURE OF THE  
 CONFIRMING PARTY



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>[Signature]</i>	LH					
	RH.					

ATTESTED :-

 <i>[Signature]</i>	LH					
	RH.					


ATTESTED :- *[Signature]*

 <i>[Signature]</i>	LH.					
	RH.					

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Jitendra Kr. Singh..</i>	LH					
	RH.					

ATTESTED :- *Jitendra Kr. Singh..*

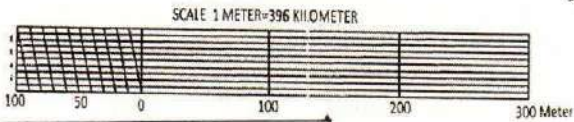
PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

# MOUZA MAP AT KAMDUNI & MATIAGACHHA

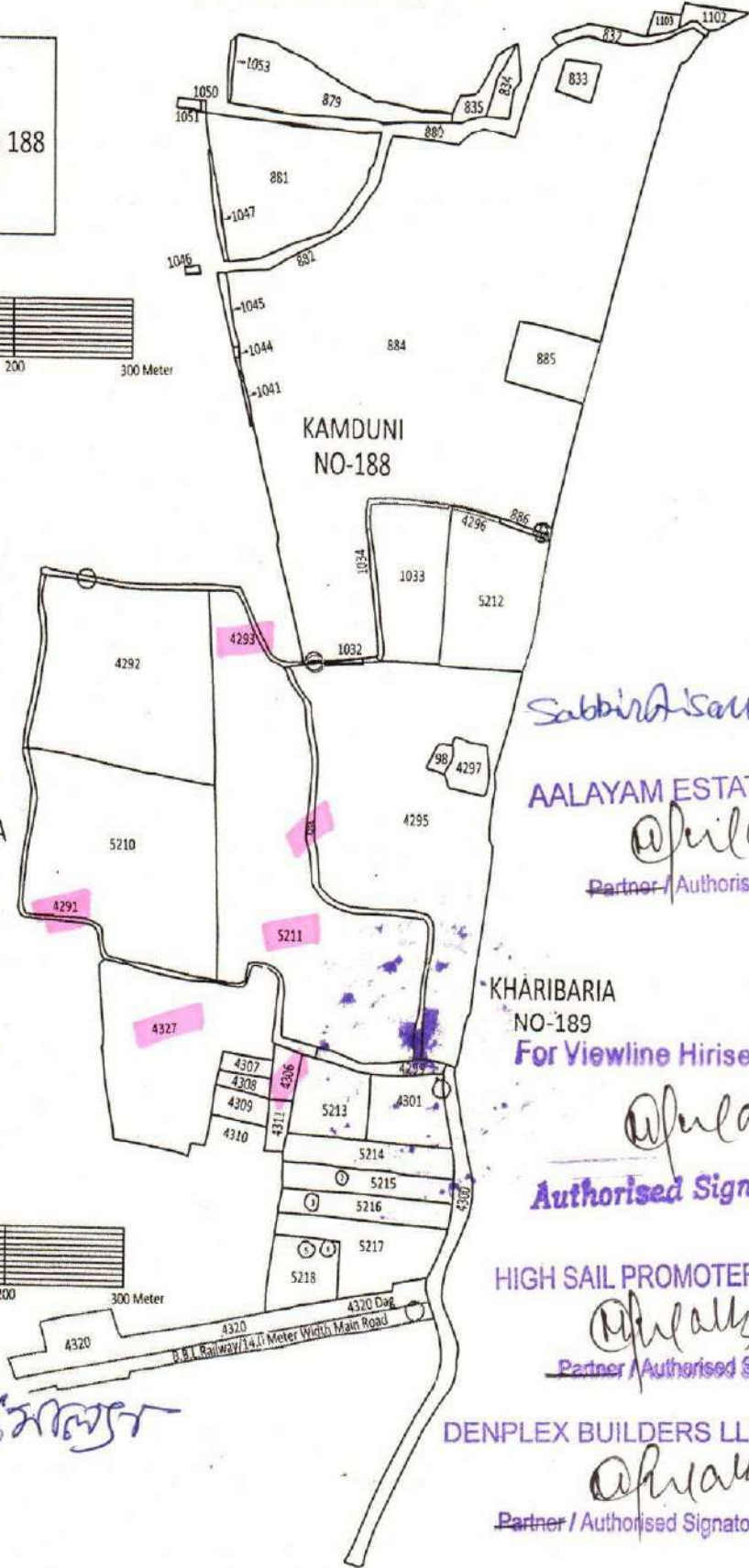
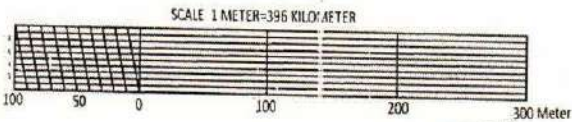
**KAMDUNI**  
 Name Of P.S-Barasat  
 Name Of Mouza- Kamduni No 188  
 Revinew Survey No-203  
 Dist- North 24 Paganas.



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-87

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



*Sabbir Sarkar*

**AALAYAM ESTATES LLP**  
*@fulally*  
 Partner / Authorised Signatory

**KHARIBARIA**  
 NO-189  
**For Viewline Hirise Pvt Ltd**  
*@fulally*  
 Authorised Signatory

**HIGH SAIL PROMOTERS LLP**  
*@fulally*  
 Partner / Authorised Signatory

**DENPLEX BUILDERS LLP**  
*@fulally*  
 Partner / Authorised Signatory

*Sabbir Sarkar*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ডলিকভুক্তির আইডি / Enrollment No.: 1040/21228/30900

To  
Sapia Bibi Molla  
সাপিয়া বিবি মোল্লা  
W/O: Mojaffar Molla  
উত্তর নারকেলবেরিয়া  
Pithapur, South, 24 Parganas  
West Bengal - 700135  
27/09/2015



KH566947266FT  
56694726



আপনার আধার সংখ্যা / Your Aadhaar No.:

**4348 6203 2513**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

সাপিয়া বিবি মোল্লা  
Sapia Bibi Molla



জন্মতারিখ / DOB: 01/01/1980  
লিঙ্গ / Female

**4348 6203 2513**

আধার - সাধারণ মানুষের অধিকার



সংস্করণ ১.০



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচ্যকরণ।
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

INFORMATION

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



ঠিকানা: ওয়াশিংটন স্টেট  
উত্তর নারকেলবেরিয়া  
উত্তর নারকেলবেরিয়া, পিঠাপুর  
পশ্চিম ২৪ পরগণা, পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
Unique Identification Authority of India

Address: W/O. Mojaffar  
Molla, Uttar Narkelberia,  
Uttar Narkelberia, South 24  
Parganas, Pithapur, West  
Bengal, 700135

**4348 6203 2513**

1947  
1800 300 1947  
help @ uidai.gov.in

www.uidai.gov.in

সাপিয়া বিবি মোল্লা

ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

CCR2337897

পরিচয় পত্র



Elector's Name Chapiya Bibi Molla

নির্বাচকের নাম ছাপিয়া বিবি মোল্যা

Husband's Name Modachel Molla

স্বামীর নাম মোদাছেল মোল্যা

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2006 26

১.১.২০০৬ এ বয়স ২৬

Address:  
Paschim Narkel Beria Bhagabanpur Kashipur South 24  
Parganas 743502

ঠিকানা:  
পশ্চিম নারকেল বেড়িয়া ভগবানপুর 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

Date: 22.03.2006

জেলা: দক্ষিণ ২৪ পরগণা

তারিখ: ২২.০৩.২০০৬

MOB:- 8509045951



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

20122019

AALAYAM ESTATES LLP

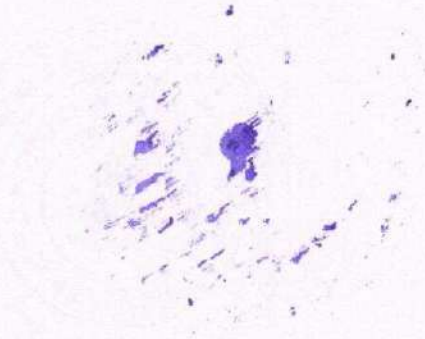
Partner / Authorised Signatory



For Viewline Hirise Pvt Ltd

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

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

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

08092019

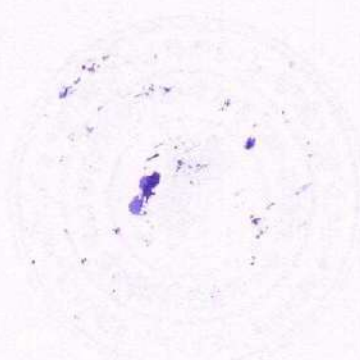
HIGH SAIL PROMOTERS LLP

*[Handwritten Signature]*  
Partner / Authorised Signatory



DENPLEX BUILDERS LLP

*Signature*  
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  
9883079499



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

**9660 9645 5868**

मेरा आधार, मेरी पहचान



भारत सरकार



Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

MAHENDRA KUMAR TRIPATHI  
PRASIDDH NARAYAN TRIPATHI  
27/01/1973  
Permanent Account Number  
AEWPT6956J

*Mahendra*  
Signature



*Official*



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 A. Sarkar*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

GGC2646156



নির্বাচকের নাম : সাব্বির আলি  
Elector's Name : Sabbir Ali Sarkar  
পিতার নাম : সওকাত আলি  
Father's Name : Saukat Ali Sarkar  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : XX/XX/1984  
Date of Birth : XX/XX/1984



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SABBIR ALI SARKAR

SAOKAT ALI SAKAR

12/02/1984

Permanent Account Number

**BQUPS6258R**

Sabbir Ali Sarkar

Signature



Sabbir Ali Sarkar



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh  
S/O Shri Ramchhabila Singh  
2 No. Dakshin Para 3rd Lane  
Rishra  
Hugli  
West Bengal - 712250  
Mobile : 9874497340

Date: 07/11/2011

Ref. No : 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-1523-03733/2020	Date of Registration	17/06/2020
Query No / Year	1523-1000282816/2020	Office where deed is registered	
Query Date	14/02/2020 4:28:55 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. 3,08,176/-	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 Use Proposed 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/-	
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>3,08,176 /-</b>	<b>3,25,607 /-</b>	
		<b>Grand Total :</b>			<b>2.7151Dec</b>	<b>3,08,176 /-</b>	<b>3,25,607 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAPIYA BIBI MOLLA</b> Daughter of Late KARIM BAIDYA UTTAR NARKELBERIA, P.O:- PITHAPUKUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 43xxxxxxxx2513, 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	<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
2	<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
3	<b>HIGH SAIL PROMOTERS LLP</b> 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
4	<b>DENPLEX BUILDERS LLP</b> 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	<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), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), HIGH SAIL PROMOTERS LLP (as AUTHORISED SIGNATORY), DENPLEX BUILDERS LLP (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<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			

Identifier Of SAPIYA BIBI MOLLA, Mr SABBIR ALI, Mr MAHENDRA KUMAR TRIPATHI

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



Endorsement For Deed Number : I - 152303733 / 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 20:30 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 )**

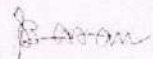
Execution is admitted on 24/02/2020 by 1. SAPIYA BIBI MOLLA, Daughter of Late KARIM BAIDYA, UTTAR NARKELBERIA, P.O: PITHAPUKUR, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Mr SABBIR ALI, Son of Mr SAUKAT ALI SARKAR, MATIAGACHA, 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, HIGH SAIL PROMOTERS LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, DENPLEX BUILDERS LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

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 18/02/2020 10:53AM with Govt. Ref. No: 192019200186760348 on 18-02-2020, Amount Rs: 3,637/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 4966523074416 on 18-02-2020, 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 18/02/2020 10:53AM with Govt. Ref. No: 192019200186760348 on 18-02-2020, Amount Rs: 16,201/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 4966523074416 on 18-02-2020, Head of Account 0030-02-103-003-02



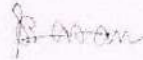
**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

**On 16-03-2020**

**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 4198, 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**

**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.



**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 161224 to 161267  
being No 152303733 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.06.17 15:01:12 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/06/17 03:01:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

27 JAN 2020

Sl. No. 4198  
Customer  
Vill  
P.S.  
Vendor

*1st*  
*M. Hasan Paji*

Anil Choudhury  
Advocate  
High Court, Calcutta

House Ghateswar A. B. S. R. Office  
Dist. - South 24 Parganas  
Mahabub Hasan Paji

Mahendra Kumar Tripathi



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AALAYAM ESTATES LLP

*M. Hasan Paji*  
Partner / Authorised Signatory



1352

For Viewline Hirise Pvt Ltd

*Anil Choudhury*  
Authorised Signatory



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HIGH SAIL PROMOTERS LLP

*Anil Choudhury*  
Partner / Authorised Signatory



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



1352

DENPLEX BUILDERS LLP

*Anil Choudhury*  
Partner / Authorised Signatory

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

24 FEB 2020