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I-3863/2020

03/29/2020



24/2/20

पश्चिम बंगाल WEST BENGAL 1-275387/20

AC 775052

3 The contents of the documents attached with this document are the part of this document.

[Signature]

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

17 JUN 2020

THIS DEED OF CONVEYANCE made this 20th..... day of February, 2020,
BETWEEN SUFIA BIBI, PAN EVWPB1421H, Aadhaar No. 7869 4926 4453, Mobile No. 9681781288, Daughter of Late Doulat 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.**



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

GRN: 19-201920-018588648-8

GRN Date: 17/02/2020 18:00:09

BRN : 4937062316815

SBI ePay txn No. : GTN

Payment Mode :

Payment Gateway

BRN Date:

SBI ePay txn Date. 17/02/2020 18:00:44

Net Banking-SELF

SBI EPay-State Bank of India

17/02/2020 18:01:25

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN

Contact No.

E-mail :

Address : 1 NSROAD KOLKATA700001

User Type : Others

Id No. : 15231000275387/3/2020
null

Mobile No. +91 9831054401

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000275387/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	40
2	15231000275387/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	20952
3	15231000275387/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	94010
Total Amount				115002

In Words : Rupees One Lakh Fifteen Thousand Two Only.

AND

(1) **HOMERLEY DEVELOPERS LLP, PAN AAMFH4030K**, Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, Rajarhat, PO - Kamduni, PS - Rajarhat, North 24 Parganas, West Bengal, (2) **HOMESPHERE BUILDERS LLP, PAN AAMFH4668P**, 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, 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, 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 Sufia Bibi, the Vendor herein is an Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali and Khal land measuring 15.7052 Satak out of 26.3982 Satak comprised in R.S./L.R. Dag Nos. 4292/5210, 4292/5211, 4294 and 4299 under L.R. Khatian No.2664 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)	Sale Area (In Satak)
4292/5210		Sali	631	10
4292/5211		Sali	931	15.2684
4294		Khal	56	0.4368
4299		Khal	28	0.2184
			Total	26.3982

Adhikari

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

AND WHEREAS the Vendor herein has not got her 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 and Khal land measuring 15.7052 Satak out of 26.3982 Satak comprised in R.S. / L.R. Dag Nos. 4292/5211 and 4294 under L.R. Khatian No.2664 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. Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Homerley Developers LLP	10.0000	931	4292/5211	Sali	11,35,000.00
2.	Homesphere Builders LLP	5.2684	931	4292/5211	Sali	5,97,963.00
3.	Viewline Hirise Pvt. Ltd.	0.4368	56	4294	Khal	49,577.00
	Total :	15.7052				17,82,540.00

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.17,82,540.00 (Rupees Seventeen Lakhs Eighty Two Thousand Five Hundred Forty 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.17,82,540.00 (Rupees Seventeen Lakhs Eighty Two Thousand Five Hundred Forty only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and

acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1 and Purchaser No.2 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "Property" or every part thereof **AND** all

deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of

the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title, shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true

intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

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

- a) The Vendor is otherwise well and sufficiently entitled to the said **"Property"** described in the **SCHEDULE "B"** hereunder written and the same is his self-acquired property. Its title to the said **"Property"** is free and marketable;
- b) No other person except the Vendor have any right, claim or demand in respect of the said **"Property"** or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said **"Property"** and the said **"Property"** is not subject to any claim or demand, encumbrance, attachment or any process issued

by any Court or Authority and the Vendor hereby declare that he shall hereafter not create any third party rights or whatsoever nature in respect of the said **"Property"**;

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

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

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

g) The Vendor hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things

whatsoever for further and more perfectly conveying and assuring the said "**Property**" and every part thereof in the aforesaid manner.

SCHEDULE "A" ABOVE REFERRED TO :

THAT piece and parcel of Sali and Khal land measuring 15.7072 Satak out of 26.3982 Satak comprised in R.S./L.R. Dag Nos.4292/5210, 4292/5211, 4294 and 4299 under L.R. Khatian No.2664 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)	Area Area (In Satak)
4292/5210		Sali	631	10.4746
4292/5211		Sali	931	15.2684
4294		Khal	56	0.4368
4299		Khal	28	0.2184
		Total	26.3982	

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali and Khal land measuring 15.7052 Satak out of 26.3982 Satak comprised in R.S./L.R. Dag Nos. 4292/5211, 4294 under L.R. Khatian No.2664 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. Dag No.	Nature of Land	Consideration Amount (In Rupees)
1.	Homerley Developers LLP	10.0000	931	4292/5211	Sali	11,35,000.00
2.	Homesphere Builders LLP	5.2684	931	4292/5211	Sali	5,97,963.00
3.	Viewline Hirise Pvt. Ltd.	0.4368	56	4294	Khal	49,577.00
	Total :	15.7052				17,82,540.00

butted and bounded in the following manner :

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).

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

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor in the

presence of :

① RAVI KHAITAN
1, N.S. ROAD, KOLKATA-700007

② Rakesh Kumar Lohia
1 N.S. Road Kolkata-1.

SIGNED, SEALED AND DELIVERED


by the withinnamed Purchasers

in the presence of :

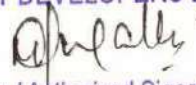
① Kevin Khaitan

② Rakesh Kumar Lohia.

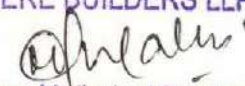
Drafted by
Anil Choudhury
(Mr. Anil Choudhury, Advocate)
High Court, Calcutta
F/145/1991

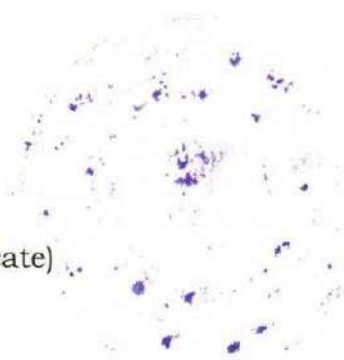

Handwritten signature in Bengali script: সঞ্জয় সান্ডাল
Handwritten signature in Bengali script: র: সঞ্জয় সান্ডাল

HOMERLEY DEVELOPERS LLP


Partner / Authorised Signatory

HOMESPHERE BUILDERS LLP


Partner / Authorised Signatory



For Viewline Hirise Pvt Ltd


Authorised Signatory

SIGNED, SEALED AND
DELIVERED by the
CONFIRMING PARTY

Handwritten signature: Sabbir Sarkar

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.15,70,520/- (Rupees Fifteen Lakhs Seventy 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	1000000/-
19-Feb-2020	RTGS	IDFC	526840/-
19-Feb-2020	RTGS	HDFC	43680/-
			1570520/-

(Rupees Fifteen Lakhs Seventy Thousand Five Hundred Twenty only)

WITNESSES:

1. *Kain Kheri Co*

2. *Rakesh Kumar Lohia*

SIGNATURE OF THE
VENDOR

*Read over and
Renewal*

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.2,12,020/- (Rupees Two Lakhs Twelve Thousand Twenty only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK NAME & BRANCH	AMOUNT
19-Feb-2020	RTGS	IDFC	135000/-
19-Feb-2020	RTGS	IDFC	71123/-
19-Feb-2020	RTGS	HDFC	5897/-
			212020/-

(Rupees Two Lakhs Twelve Thousand Twenty only)

WITNESSES:

1. *Ravi Kheirani*

2. *Rakesh Kumar Lohia*

Sabbir A. Sarwan
SIGNATURE OF THE
CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



Abhijit

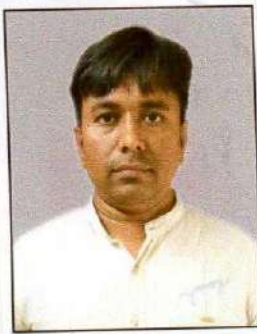
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
Right Finger						



श्री विद्या देवी
श्री. शिवाजी अस्पताल

श्री विद्या देवी

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



Sabbir Saucan

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



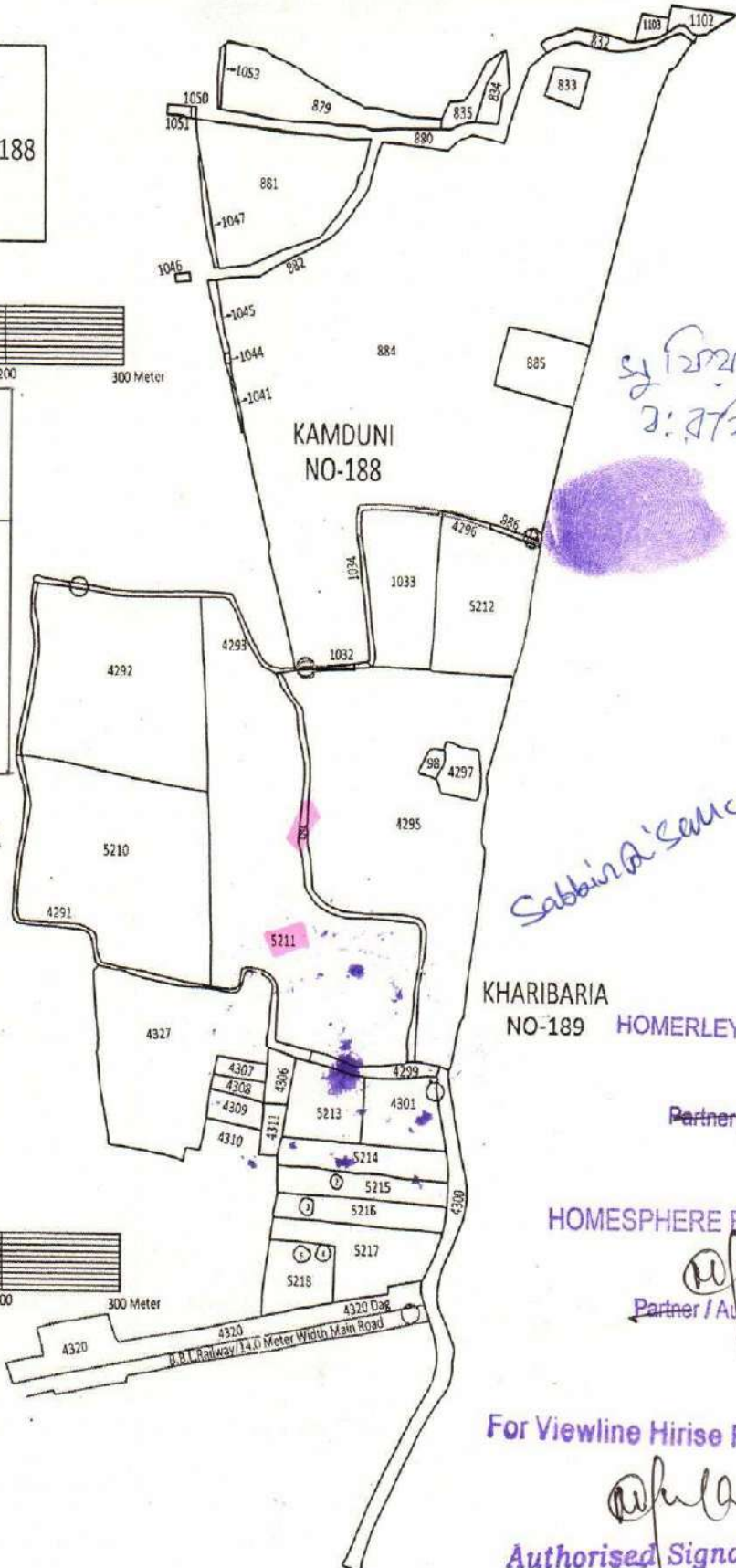
Jitendra Kr. Singh

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left 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.



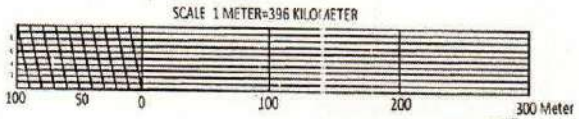
Handwritten blue ink notes:
 ಸುಪ್ರೀಮ್ ಕೋರ್ಟ್
 ನಲ್ಲಿ ದಾಖಲೆ ಮಾಡಲಾಗಿದೆ

Handwritten blue ink note:
 Sabbir's Source

DAG NO.	PURCHASE AREA IN SATAK
4292 5211	10.0000
4292 5211	5.2684
4294	0.4368

MATIAGACHHA NO-187

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



KHARIBARIA NO-189 HOMERLEY DEVELOPERS LLP

Signature of Partner/Authorized Signatory
 Partner / Authorized Signatory

HOMESPHERE BUILDERS LLP

Signature of Partner/Authorized Signatory
 Partner / Authorized Signatory

For Viewline Hirise Pvt Ltd

Signature of Authorized Signatory
 Authorized Signatory

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



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/1902/09304

To
সুফিয়া বিবি
SUFIA BIBI
MOBARAKPUR
LAUHATI
Mobarekpur
Lauhati

347920815 North Twenty Four Parganas
West Bengal 700135



MA479208155FT



আপনার আধার সংখ্যা / Your Aadhaar No :

7869 4926 4453

আমার আধার, আমার পরিচয়

সুফিয়া বিবি



ভারত সরকার

Government of India



সুফিয়া বিবি
SUFIA BIBI
পিতা : দৌলত বৈদ্য
Father : DOULAT BAIDYA
জন্মতারিখ / DOB : 18/02/1966
মহিলা / Female



7869 4926 4453

আমার আধার, আমার পরিচয়





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM0588780



নির্বাচকের নাম : সুফীয়া বিবি

Elector's Name : Sufiya Bibi

স্বামীর নাম : গোলম আলী মোল্লা

Husband's Name : Golam Aali Molla

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ
Date of Birth : 05/02/1969



সুফীয়া বিবি

YMM0588780

ঠিকানা:
মোবারকপুর(লাউহাটি) চাঁদপুর, চম্পাগছাচি রাজারহাট,
গোপালপুর রাজারহাট উত্তর 24 পরগণা 700135

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

Date: 23/02/2009

115-রাজারহাট নিউটাউন নির্বাচন ক্ষেত্রের নির্বাচক

নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে 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.


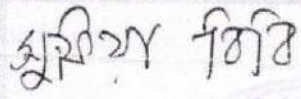
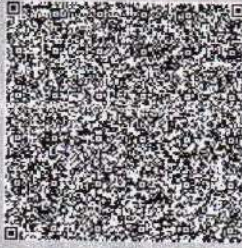
ES70881

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
EVWPB1421H

नाम / Name	SUFIA BIBI		
पिता का नाम / Father's name	DOULAT BAIDYA		
जन्म की तारीख / Date of Birth	18/02/1966		
लिंग / Gender	Female		
			Signature Not Verified Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2019.11.15 11:08:36 IST Reason: NSDL e-PAN Sign Location: Mumbai
हस्ताक्षर / Signature			

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EVWPB1421H

नाम / Name
SUFIA BIBI

पिता का नाम / Father's Name
DOULAT BAIDYA

जन्म की तारीख
Date of Birth
18/02/1966





इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी यू
5 वीं फ्लोर, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

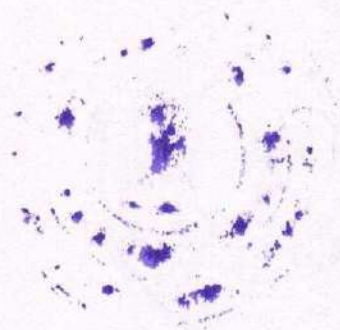
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



HOMERLEY DEVELOPERS LLP

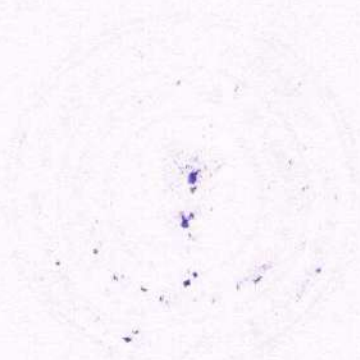
Partner / Authorised Signatory





HOMESPHERE BUILDERS LLP

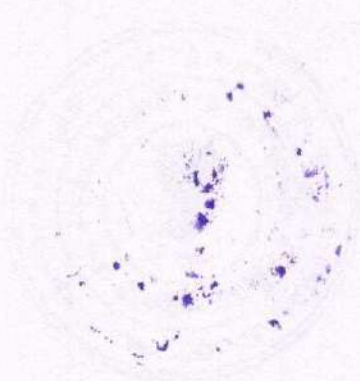
Partner / Authorised Signatory





For Viewline Hirise Pvt Ltd

[Handwritten Signature]
Authorized Signatory





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70868/18268

To
Mahendra Kumar Tripathi

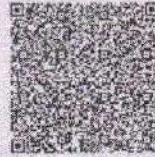
29/09/2017

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

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 : 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 A. 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. : 0000851-00160681-00183333-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-1523-03863/2020	Date of Registration	24/06/2020
Query No / Year	1523-1000275387/2020	Office where deed is registered	
Query Date	13/02/2020 6:37:49 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 : 2,12,020/-]		
Set Forth value	Market Value		
Rs. 17,82,540/-	Rs. 18,81,785/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,110/- (Article:23)	Rs. 20,952/- (Article:A(1), E,)		
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-4292/5211 (RS :-)	LR-2664	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	
L2	LR-4292/5211 (RS :-)	LR-2664	Bastu	Shali	5.2684 Dec	5,97,963/-	6,32,208/-	
L3	LR-4294 (RS :-)	LR-2664	Khal	Khal	0.4368 Dec	49,577/-	49,577/-	
		TOTAL :			15.7052Dec	17,82,540 /-	18,81,785 /-	
		Grand Total :			15.7052Dec	17,82,540 /-	18,81,785 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SUFIA BIBI Daughter of Late DOULAT ALI BAIDYA MOBARAKPUR, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EVWPB1421H, Aadhaar No: 78xxxxxxx4453, 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</p>

2	<p>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: 37xxxxxxx5588, Status :Confirming Party, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 24/02/2020 ,Place : Pvt. Residence</p>
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>HOMERLEY DEVELOPERS LLP KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAMFH4030K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>HOMESPHERE BUILDERS LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAMFH4668P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
3	<p>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</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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: 96xxxxxxx5868 Status : Representative, Representative of : HOMERLEY DEVELOPERS LLP (as AUTHORISED SIGNATORY), HOMESPHERE BUILDERS LLP (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>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</p>			
Identifier Of SUFIA BIBI, Mr SABBIR ALI, Mr MAHENDRA KUMAR TRIPATHI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUFIA BIBI	HOMERLEY DEVELOPERS LLP-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUFIA BIBI	HOMESPHERE BUILDERS LLP-5.2684 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SUFIA BIBI	VIEWLINE HIRISE PRIVATE LIMITED-0.4368 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:- 4292/5211, LR Khatian No:- 2664	Owner:দৌলত আলী বদ্দি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.15000000 Acre,	SUFIA BIBI
L2	LR Plot No:- 4292/5211, LR Khatian No:- 2664	Owner:দৌলত আলী বদ্দি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.15000000 Acre,	SUFIA BIBI
L3	LR Plot No:- 4294, LR Khatian No:- 2664	Owner:দৌলত আলী বদ্দি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:খাল, Area:0.01000000 Acre,	SUFIA BIBI

Endorsement For Deed Number : I - 152303863 / 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 18,81,785/-



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 20:50 hrs on 24-02-2020, at the Private residence by Mr MAHENDRA KUMAR TRIPATHI ..

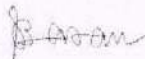
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 24/02/2020 by 1. SUFIA BIBI, Daughter of Late DOULAT ALI BAIDYA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Mr SABBIR 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, HOMERLEY DEVELOPERS LLP, KAMDUNI MORE, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORISED SIGNATORY, HOMESPHERE BUILDERS LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, VIEWLINE HIRISE PRIVATE LIMITED, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

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



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

On 10-06-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,952/- (A(1) = Rs 18,818/- ,B = Rs 2,120/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 20,952/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 6:01PM with Govt. Ref. No: 192019200185886488 on 17-02-2020, Amount Rs: 20,952/-, Bank: SBI EPay (SBlePay), Ref. No. 4937062316815 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. 94,110/- and Stamp Duty paid by by online = Rs 94,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 6:01PM with Govt. Ref. No: 192019200185886488 on 17-02-2020, Amount Rs: 94,010/-, Bank:

SBI EPay (SBIEPay), Ref. No. 4937002316815 on 17-02-2020, Head of Account 0030-02-103-003-02



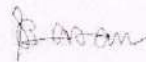
Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 17-06-2020

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,110/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4186, Amount: Rs.100/-, Date of Purchase: 27/01/2020, Vendor name: M H Paik

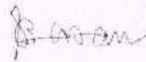


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 24-06-2020

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 166694 to 166731
being No 152303863 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.06.24 16:59:12 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/06/24 04:59:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

Sl. No. 4186 Dt. 27 JAN 2020

Customer.....

Vill.....

Ra.....

Venlar.....

Place: Ghaleswar A/D. S. R. Office

Dist. - South 24 Parganas

Manabub Hasan Pail

Maheendra Kumar Tripathi

1352

Anil Choudhury
Advocate
High Court, Calcutta

HOMERLEY DEVELOPERS LLP

[Signature]
Partner / Authorised Signatory

1352

HOMESPHERE BUILDERS LLP

[Signature]
Partner / Authorised Signatory

1352

For Viewline Hirise Pvt Ltd

[Signature]
Authorised Signatory
Jitendra Kr. Singh
S/o Late Ramchandra Singh
2, Dakshinapara 3rd Lane P.S. - Rishra
Hooghly.
Occupation - Service



Additional District Sub-Registrar
Rajarat New Town, North 24 Parganas

24 FEB 2020