

69/8/2019

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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
III

Z 152601

11/8/19
Date = 11/5/8/19/2019

Certifies that the above is a true and correct copy of the original as registered in the office of the Registrar of Assurances, Kolkata and the endorsement of the Registrar of Assurances, Kolkata is the part of this Document.

Additional Registrar
of Assurances - III, Kolkata

Additional Registrar of
Assurances - III, Kolkata

7 - AUG 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this ^{21st} day of July, 2019,

BETWEEN YUSUB ALI BAIDYA alias EUSUP ALI BAIDYA (PAN
EOJPB8376H), son of late Sobahan Ali Baidya alias Chhoban Baidya,

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Z 152602

- 2 -


residing at Mobarakpur, P.O. – Lauhati, P.S. Rajarhat, North 24 Parganas
 – 700135, by Nationality Indian, by faith Muslim, hereinafter referred to
 as the “VENDOR” (which expression shall unless excluded by or

repugnant to the subject of context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) VEDVANI RESIDENCY PRIVATE LIMITED, (PAN AAECV2869F), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(2) VIEWLINE HIRISE PRIVATE LIMITED**, (PAN AAECV2591G), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(3) MOTILAL HIRISE PRIVATE LIMITED** (PAN AAICM3109P) a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(4) WINSHER REALTORS PRIVATE LIMITED**, (PAN AABCW3217B), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(5) PRAYAS RESIDENCY PRIVATE LIMITED**, (PAN AAGCP9165L), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(6) PREMKUNJ RESIDENCY PRIVATE LIMITED**, (PAN AAGCP9293D), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(7) SIDDHIBHUMI NIWAS PRIVATE LIMITED**, (PAN AASCS3515R), a private

limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(8) PANCHWATI INFRACON PRIVATE LIMITED**, (PAN AAGCP9164M), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(9) SARVLOK HIRISE PRIVATE LIMITED**, (PAN AASCS3514Q), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(10) QUEENCITY COMPLEX PRIVATE LIMITED**, (PAN AAACQ2995B), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(11) SEABIRD NIWAS PRIVATE LIMITED**, (PAN AASCS3516N), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, **(12) SHIVPARIWAR DEVELOPERS PRIVATE LIMITED**, (PAN AASCS3728A), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956 having all its Registered Office at Diamond Harbour Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin Code - 700104, West Bengal, all represented by its Authorised Signatory **SRI MAHENDRA KUMAR TRIPATHI** [PAN No. AEWPT6956J], 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, 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. Kakurgachi, P.S. Manicktala, 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 that one Yusub Ali Baidya alias Eusup Ali Baidya is owned acquired seized absolute and possessed of and/or otherwise well and sufficiently entitle to **ALL THAT** the piece and parcel of land appertaining to R.S./L.R Khatian No. 3549, land admeasuring area 16.6133 decimal, significantly L.R. Record of Rights is in his name being L.R. Khatian No. 3549, which has been mentioned herein above also and recorded and mutated his name as Yusuf Ali Baidya in the Office of the concern B.L. & L.R.O.

PARTICULARS

Sl. No.	RS/LR Dag No.	RS/LR Khatian No.	Nature of Land	Saleable Land (Satak)	Out of total Land (In Satak)
1.	4291	3549	Bandh	0.8625	69
2.	4293	3549	Bandh	0.2000	16
3.	4294	3549	Khal	0.7000	56
4.	4296	3549	Bandh	0.0625	5
5.	4297	3549	Sali	0.4125	33
6.	4298	3549	Doba	0.4125	9
7.	4299	3549	Khal	0.3500	28
8.	4292/5211	3549	Sali	13.3133	931
9.	4306	3549	Sali	0.6000	24
Total :				16.6133	

AND WHEREAS one Sobahan Ali Baidya alias Chhoban 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.2654, 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.	RS/LR Dag No.	RS/LR Khatian No.	Nature of Land	Saleable Land (Satak)	Out of total Land (In Satak)
1.	4291	2654	Bandh	0.4347	69

2.	4293	2654	Bandh	0.1008	16
3.	4294	2654	Khal	0.3528	56
4.	4296	2654	Bandh	0.0315	5
5.	4297	2654	Sali	0.2079	33
6.	4298	2654	Doba	0.0567	9
7.	4299	2654	Khal	0.1764	28
8.	4292/5210	2654	Sali	7.8875	631
9.	4292/5211	2654	Sali	11.6375	931
10.	4306	2654	Sali	0.0300	24
11.	4327	2654	Sali	17.0555	443
12.	4309	2654	Sali	0.0486	26
13.	4311	2654	Sali	0.0486	17
Total :				38.3385	

AND WHEREAS Sobahan Ali Baidya alias Chhoban Baidya died intestate leaving behind him of his legal heirs their sons and daughters and his wife. And according to the Muslim Law of Inheritance, the Vendor herein jointly became Owners of the said property. One of them of his son namely, Yusub Ali Baidya alias Eusup Ali Baidya being the legal heirs of Sobahan Ali Baidya alias Chhoban Baidya (deceased) has got his share of 6.6778 Satak. And the Vendor herein have not mutated his names in the record of the rights of B.L. & L.R.O., Barasat, absolutely and forever free from all encumbrances, mortgages, charges, liens lispendens, cases, vestings, attachments, trusts, uses, debutters, tenancies leases, occupancy rights, restrictions, restrictive covenants, bargadars bhagchasi,s acquisitions, requisitions, alignments and liabilities whatsoever or howsoever in nature lying and situates at Mouza -

Matiagachha, J.L. No. 187, P.S. - Barasat, in the district of 24 Parganas (North).

AND WHEREAS the Vendor herein is absolutely seized and possessed of the said property as Owners thereof.

AND WHEREAS in addition to the above, the Vendor herein to the best of its knowledge have represented and declared to the purchaser as follows:

A. That the said land is free from all encumbrances, mortgages, charges, liens lispens, cases, vestings, attachments, trusts, uses, debutters, tenancies leases, occupancy rights, restrictions, restrictive covenants, bargadars bhagchasi,s acquisitions, requisitions, alignments and liabilities whatsoever or howsoever;

B. THAT the Vendor is in possession of the said land without any disturbance obstruction claim or objection whatsoever from any person or persons;

C. THAT no part or portion of the said land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said land nor is there any case pending under such Acts or Statutes;

D. THAT the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 any other act or statute applicable to the

said Properties, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;

E. THAT the said land or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;

F. THAT no declaration has been made or published for acquisition or requisition of the said Properties or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

G. THAT the said land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

H. THAT there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Properties unto and in favour of the Purchaser;

I. THAT the said land or any portion thereof is not affected by any notice or scheme or alignment of any Development Authority or Municipal Corporation or the Government or any other Public Body or Authority;

J. THAT no action, suit, appeal or litigation in respect of the said Properties or in any way concerning the said land or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Properties or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Properties or any part thereof;

K. THAT the respective shares of the Vendor in the said Properties or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or

otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

AND WHEREAS relying upon the aforesaid representations and / or declaration of the Vendors and believing the same to be true and acting in good faith and on the vendors agreeing to sell, assign and transfer owned acquired seized and possessed of and/or otherwise well and sufficiently entitle to **ALL THAT** the piece and parcel of land appertaining to R.S./L.R Khatian No. 3549 and 2654, piece and parcel of total land measuring 23.2911 decimals be the same a little more or less in RS/LR dag nos. 4291, 4292/5210, 4292/5211, 4293, 4294, 4296, 4297, 4298, 4299, 4306 & 4327, lying and situates at Mouza - Matiagachha, J.L. No. 187, P.S. - Barasat, in the district of 24 Parganas (North), more fully and particularly described in the schedule hereunder written, and the purchaser has agreed to purchase the said property and to part with money for and at a total consideration Rs.26,43,473.00 (Rupees Twenty six Lakhs forty three thousand four hundred seventy three only) free from

all encumbrances, liens, charges, lispendence, trust, attachments whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in total consideration of the said sum of Rs.26,43,473.00 (Rupees Twenty six Lakhs forty three thousand four hundred seventy three only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents the receipt whereof the Vendors doth hereby as also by the receipt hereunder written admits and acknowledges and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land and the Vendor doth hereby grants transfers conveys assigns and assures unto and in favour of the Purchasers **ALL THAT** the piece and parcel of land appertaining to R.S./L.R Khatian No. 3549 and 2654, piece and parcel of total land measuring 23.2911 decimals be the same a little more or less in RS/LR dag nos. 4291, 4292/5210, 4292/5211, 4293, 4294, 4296, 4297, 4298, 4299, 4306 & 4327, lying and situates at Mouza - Matiagachha, J.L. No. 187, P.S. - Barasat, in the district of 24 Parganas (North), more fully and particularly described in the schedule hereunder written, hereinafter referred to as "**scheduled land**"), **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted,

bounded, called, known, numbered, described and distinguished Together With all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances of whatsoever nature.

I. THE VENDOR DOTH HEREBY COVENANTS WITH THE PURCHASER as follows :

(i) **THAT** notwithstanding any act deed matter or thing by the Vendor or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and

absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases

occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor predecessors-in-title.

(v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or any of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands

and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.

(vi) **AND THAT** the Vendor and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser or any of them.

(vii) **AND THAT** the Vendor and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser or any of them produce or cause to be produced to the Purchaser or their agent or agents or any person or persons as the Purchaser or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Properties, including the Parcha and those hereinbefore recited, which

have not been expressly delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and each of them and the Purchaser' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or any of them or the Purchaser' successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Properties or any of them or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

II. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Properties for the period upto

the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;

ii) **AND THAT** the said Properties are under the Vendor own direct possession / cultivation and that there is no Bargadar or Bhag Chasi in the said Properties or any of them or any part thereof;

iii) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Properties hereby sold and conveyed;

THE SCHEDULE OF THE LAND HEREIN ABOVE REFERED

(THE SCHEDULED LAND)

ALL THAT the piece and parcel of **23.2911 decimal**, lying and situates at Mouza - Matiagachha, J.L. No. 187, P.S. - Barasat, in the district of 24 Parganas (North), more fully and particularly described in

the schedule hereunder written, and khazna for the said land payable to the collector of the District of 24 Parganas (North) through the Block Land and Land Reforms officer, Dist. of 24 Pargana North.

SL. NO.	RS/LR DAG NO.	KHATIA N NO.	NATURE OF LAND	PURCHASER COMPANY NAME	SOLD AREA IN SATAK	CONSIDERATION MONEY
1.	4291	3549 & 2654	Bandh	Vedvani Residency Pvt Ltd	0.9350	106111.00
2.	4292/52 11	3549 & 2654	Sali	Premkunj Residency Pvt. Ltd	2.5438	288721.00
3	4292/52 11	3549 & 2654	Sali	Siddhibhumi Niwas Pvt Ltd	2.709	307472.00
4	4292/52 11	3549 & 2654	Sali	Sarvlok Hirise Pvt Ltd	10	1135000.00
5	4293	3549 & 2654	Bandh	Vedvani Residency Pvt Ltd	0.2168	24607.00
6	4294	3549 & 2654	Khal	Viewline Hirise Pvt Ltd	0.7588	86124.00
7	4296	3549 & 2654	Bandh	Vedvani Residency Pvt Ltd	0.0678	7684.00
8	4297	3549 & 2654	Sali	Motilal Hirise Pvt. Ltd.	0.4472	50746.00
9	4298	3549 & 2654	Doba	Winsher Realtors Pvt Ltd	0.1220	13836.00
10	4299	3549 & 2654	Khal	Viewline Hirise Pvt Ltd	0.3794	43062.00
11	4306	3549 & 2654	Sali	Prayas Residency Pvt. Ltd.	0.6058	68758.00
12	4292/52 10	2654	Sali	Panchwati Infracon Pvt Ltd	1.3146	149196.00
13	4327	2654	Sali	Queencity Complex Pvt Ltd	2.8426	322624.00

14	4309	2256	Sali	Seabird Niwas Pvt Ltd	0.2106	23903.00
15	4311	2256	Sali	Shivpariwar Developers Pvt Ltd	0.1377	15630.00
				TOTAL	23.2911	26,43,473.00

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above named **VENDOR** at **KOLKATA** in the presence of:

1. Sajal Acharya
Vide Kamanda Road
#43122
2. Santosh Agarwal
1, N.S. Road
Kolkata 4-700001

SIGNED SEALED AND DELIVERED

by the above named **PURCHASERS** at **KOLKATA** in the presence of:

1. Sajal Acharya
2. Santosh Agarwal

Drafted by

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

Sajal Acharya
Readover and explain
by me in English
language.

For Motilal Hirise Pvt Ltd
For WINSHER REALTORS PRIVATE LIMITED
For Queency Complex Pvt Ltd
For Siddhibhumi Niwas Pvt Ltd
For Prayas Residency Pvt Ltd
For Sarvlok Hirise Pvt Ltd
For Shivpariwar Developers Pvt Ltd
For Premkunj Residency Pvt Ltd
For SEABIRD NIWAS PRIVATE LIMITED
For Viewline Hirise Pvt Ltd
For Vedvahi Residency Pvt Ltd
For Panchwati Infracon Pvt Ltd

Anil Choudhury
Authorised Signatory

SIGNED SEALED AND DELIVERED

by the above named **CONFIRMING**
PARTY at **KOLKATA** in the
presence of:

Ape Naevelo

1. *Sajal Acharya*

2. *Santosh Ghoshal*

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser a total sum of Rs.19,22,854.00 only full and final consideration money as per details below:-

DATE	CHEQUE NO. / UTR NO. / NEFT NO.	DRAWN ON	AMOUNT
01.06.2019	864547	TMB Bank, Kolkata Branch	2,00,000.00
26.07.2019	000001	HDFC Bank Kolkata Branch	1,14,856.00
26.07.2019	000001	HDFC Bank Kolkata Branch	1,14,856.00
26.07.2019	000001	HDFC Bank Kolkata Branch	1,14,856.00
26.07.2019	000001	HDFC Bank Kolkata Branch	1,14,856.00
26.07.2019	000001	HDFC Bank Kolkata Branch	2,29,712.00
30.07.2019	N211190886744376	HDFC Bank Kolkata Branch	1,14,856.00
30.07.2019	HDFCR52019073089101173	HDFC Bank Kolkata Branch	3,44,568.00
30.07.2019	N211190886739092	HDFC Bank Kolkata Branch	1,14,856.00
30.07.2019	N211190886701294	HDFC Bank Kolkata Branch	1,14,856.00
30.07.2019	N211190886739202	HDFC Bank Kolkata Branch	1,14,856.00
30.07.2019	N211190886722749	HDFC Bank Kolkata Branch	1,14,856.00
30.07.2019	N211190886736913	HDFC Bank Kolkata Branch	1,14,856.00
		TOTAL	19,22,854.00

(RUPEES NINETEEN LAKHS TWENTY TWO THOUSAND EIGHT HUNDRED FIFTY FOUR) ONLY.

WITNESSES:

1. Bajal Acharya
2. Santosh Agarwal

रिड्डेड्डा आरिड्डेड्डा उरुड्डा
रिड्डेड्डा आरिड्डेड्डा

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser a total sum of Rs.7,20,619.00 only full and final consideration money as per details below:-

DATE	CHEQUE NO./ UTR NO./NEFT NO.	DRAWN ON	AMOUNT
01.06.2019	864796	TMB Bank, Kolkata Branch	1,50,000.00
26.07.2019	000002	HDFC Bank Kolkata Branch	90,205.00
26.07.2019	000002	HDFC Bank Kolkata Branch	48,041.00
26.07.2019	000001	HDFC Bank Kolkata Branch	48,041.00
26.07.2019	000002	HDFC Bank Kolkata Branch	48,041.00
26.07.2019	000002	HDFC Bank Kolkata Branch	48,041.00
30.07.2019	N211190886736892	HDFC Bank Kolkata Branch	48,041.00
30.07.2019	N211190886701418	HDFC Bank Kolkata Branch	48,041.00
30.07.2019	N211190886749424	HDFC Bank Kolkata Branch	48,041.00
30.07.2019	N211190886739045	HDFC Bank Kolkata Branch	48,041.00
30.07.2019	N211190886720095	HDFC Bank Kolkata Branch	48,041.00
30.07.2019	N211190886744687	HDFC Bank Kolkata Branch	48,045.00
		TOTAL	7,20,619.00

(RUPEES SEVEN LAKHS TWENTY THOUSAND SIX HUNDRED NINETEEN) ONLY.

WITNESSES:

1. *Sajal Acharya*

2. *Santo St. Agarwal*

Apee Dandi

SIGNATURE OF THE CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



Opulally

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



23 98 1011 M 10/10/2023
22 98 1011 M 10/10/2023

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



Apue Neebo

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

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

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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

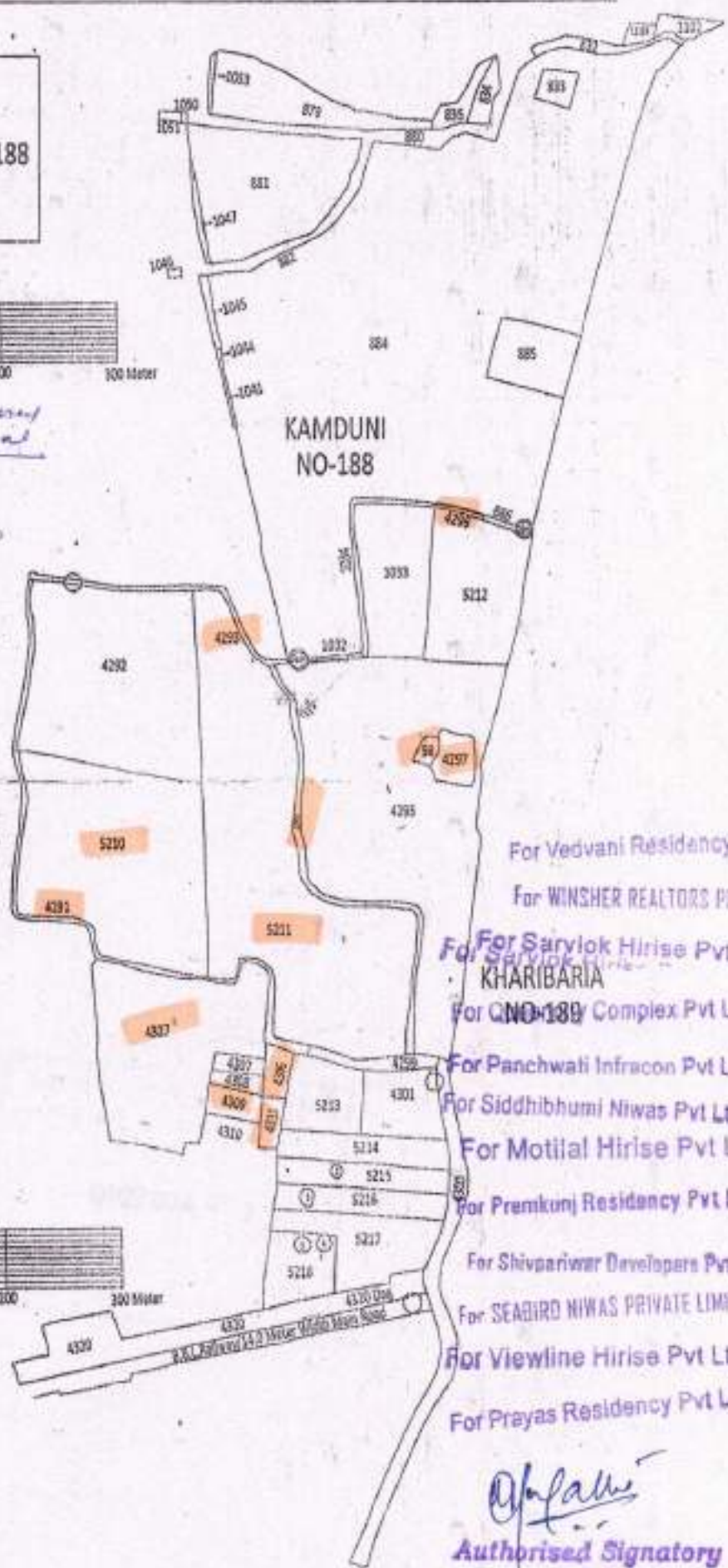


DAI NO	Todes Area in Decimal	Area Purchased in Decimal
4291	67	0.9350
4292/5211	931	2.5438
4293/5218	931	2.7090
4294/5211	931	10.0900
4295	16	0.2168
4294	56	0.7588
4296	56	0.0678
4297	05	0.4472
4297	33	
4298	09	0.1220
4299	09	0.3794
4306	28	0.6058
4292/5210	24	1.3146
4327	631	2.8426
4307	443	0.2186
4309	26	
4311	17	
		MATIAGACHHA NO-187
		23.2911

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



Apurva Dandi
 20/02/2018
 20/02/2018



- For Vedvni Residency Pvt Ltd
- For WINSHER REALTORS PRIVATE L
- For Sarvlok Hirise Pvt Ltd
- KHARIBARIA
- For NO-189 Complex Pvt Ltd
- For Panchwati Infracon Pvt Ltd
- For Siddhibhumi Niwas Pvt Ltd
- For Motilal Hirise Pvt Ltd
- For Premkunj Residency Pvt Ltd
- For Shivparwar Developers Pvt Ltd
- For SEABIRD NIWAS PRIVATE LIMITED
- For Viewline Hirise Pvt Ltd
- For Prayas Residency Pvt Ltd

Authorised Signatory
 Authorised Signatory

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



কম্বাইন করা হয়েছে পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

চালিকাঙ্কিত আই ডি / Enrollment No.: 1062/11189/30617



Government of India

তথ্য

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

INFORMATION

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

To
ইউসুব আলি বৈদ্যা
Yusub Ali Baidya
MOBARAKPUR
Mobarekpur
Lauhati
Rajahat North 24 Parganas
West Bengal 700135
9830235428

13/03/2016
344282915



MA442829151FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3070 3635 4832

আমার আধার, আমার পরিচয়

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



ভারত সরকার
Government of India



ইউসুব আলি বৈদ্যা
Yusub Ali Baidya
পিতা : সোবহান আলি বৈদ্যা
Father : Sobahan Ali Baidya
জন্মতারিখ / DOB : 01/01/1955
পুরুষ / Male



3070 3635 4832

আমার আধার, আমার পরিচয়

ইউসুব আলি বৈদ্যা



কম্বাইন করা হয়েছে পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
মোবারকপুর, মোবারকপুর,
লাউহাট, উত্তর ২৪ পরগনা,
রাজহাট, পশ্চিম বঙ্গ, 700135

Address:
MOBARAKPUR, Mobarekpur,
Lauhati, North 24 Parganas,
Rajahat, West Bengal, 700135

3070 3635 4832



1947



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वाची लेखा संख्या कार्ड
Permanent Account Number Card

EOJPB8376H

नाम / Name
YUSUB ALI BAIYA

पिता का नाम / Father's Name
SOBAHAN ALI BAIYA

जन्म की तिथि
Date of Birth
01/01/1965

[Signature]
हस्ताक्षर / Signature

0100010



शुद्ध पूरा जानकारी



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/747048

পরিচয় পত্র



Elector's Name : BAIDYA EUSUPALI

নির্বাচকের নাম : বৈদ্যা ইউসুপ আলী

Father/Mother/

Husband's Name : SOBAHAN

পিতা/মাতা/স্বামীর নাম : সোবাহান

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 40

১১ জানুয়ারি ১৯৯৫-এ বয়স : ৪০

Address PART NO 0290
CHANDPUR
NORTH 24 - PARGANAS

ঠিকানা পল্টন নং ২০০
চাঁদপুর

উত্তর ২৪ - পরগণা

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারী
For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 12/04/95

তারিখ : ১২/০৪/৯৫

ইউসুপ আলী বৈদ্যা



भारतीय विशिष्ट पहचान प्राधिकरण

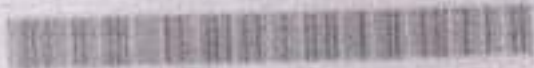
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1489/70868/18268

To
Mahendra Kumar Tripathi

28/03/2017

SO: Prasadha Narayan Tripathi
SHIVAM APARTMENT, FLAT NO-2A
23A/A, G.T. ROAD
SELUR MATH
Bally (M)
Selur Math, Haora, Howrah,
West Bengal - 711202
9830079499



KA347910311FH

34791001



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mahendra Kumar Tripathi

DOB 27/01/1973

Male

9660 9645 5868



Signature

मेरा आधार, मेरी पहचान

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


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/20/139/612879




নির্বাচকের নাম : সন্তোষ আগরওয়াল
 Elector's Name : Santosh Agarwal
 পিতার নাম : মোতিলাল
 Father's Name : Motilal Agarwal
 লিঙ্গ/সেক্স : পু/ M
 জন্ম তারিখ : 21/06/1969
 Date of Birth : 21/06/1969

Santosh Agarwal

WB/20/139/612879
 ঠিকানা :
 130, DAKSHINDARI ROAD, LAKE TOWN,
 NORTH 24 PARGANAS, 700048


 Date: 16/02/2011

[Signature of the Officer]
 Face/In the Presence of the Electoral
 Registration Officer for
 116-Bidhanagar Constituency

In case of change in address then the Card No.
 in the column Form for including your name in the
 list at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


स्थायी खाता संख्या कार्ड
Permanent Account Number Card
BSU PN5475K

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

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTILISE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर सेवा सेवा यूनिट, UTILISE,
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614.

Aaykar Sampark Kendra
For Income Tax Related
Queries call Toll Free Nos.
1901
or
18001601501





ভারত সরকার
Government of India



নাম / Name
Apu Nandy
পিতা / Father
Father - Basanta Nandy
জন্মতারিখ / DOB
DOB - 18/01/1970
পুরুষ / Male



8284 1356 2472

আধার - সাধারণ মানুষের অধিকার

Apu Nandy



স্বতন্ত্র বিশিষ্ট-নব্বিনের প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বি আর এস 10 ব্লক 15 ফ্লট
19/20, 17 বাগমারি লেন,
কোকাতা, কলকাতা,
কালুরগাছি, পশ্চিম বঙ্গ, 700054

Address:
B.R.S-X BLOCK 15 FLAT 1920,
17 BAGMARI LANE, Kankurgachi,
Kolkata, Kankurgachi, West
Bengal, 700054

8284 1356 2472



1917
1800 302 1317



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VEDVANI RESIDENCY PRIVATE LIMITED

15/11/2012
Permanent Account Number

AAECV2869F

Signature



Ashok

आयकर विभाग
INCOME TAX DEPARTMENT
VIEWLINE HIRISE PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

12/11/2012
Partnership Account Number
AAECV2591G

Signature



Alfakar



Handwritten signature



Handwritten signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRAYAS RESIDENCY PRIVATE
LIMITED



22/11/2012

Formalant Account Number

AAGCP9165L

Signature

Prayas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PREMKUNJ RESIDENCY PRIVATE LIMITED

22/11/2012
Registration Account Number
AAGCP9293D

Signature



W/Prakar



Official

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PANCHWATI INFRACON PRIVATE
LIMITED

22/11/2012
FORM NO. 16 (ACCOUNTS FILED SET)

AAGCP9164M

Signature



Handwritten signature



Signature



Handwritten signature



Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIVPARIWAR DEVELOPERS
PRIVATE LIMITED

23/11/2012
Demandant Account Number

AASCS3728A

Signature



Signature

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 transmitted electronically with digital signature]

Assessment Year
2018-19

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION

Name QUEENCITY COMPLEX PRIVATE LIMITED		PAN AAACQ2995B	
Flat/Door/Block No DIAMOND HARBOUR ROAD	Name Of Premises/Building/Village 24 PARGANAS		Form No. which has been electronically transmitted ITR-6
Road/Street/Post Office BESIDE LANDI GYR LTD	Area/Locality P O JOKA		
Town/City/District KOLKATA	State WEST BENGAL	Pin/Zip Code 700104	Status Pvt Company
Designation of AO(Ward/Circle) 25(3)		Original or Revised ORIGINAL	
E-filing Acknowledgement Number 332818061121018		Date(DD/MM/YYYY) 12-10-2018	

COMPUTATION OF INCOME AND TAX THEREON

1	Gross total income	1	0
2	Deductions under Chapter-VI-A	2	0
3	Total Income	3	0
3a	Current Year loss, if any	3a	6304
4	Net tax payable	4	0
5	Interest and Fee Payable	5	0
6	Total tax, interest and Fee payable	6	0
7	Taxes Paid	a Advance Tax	7a 0
		b TDS	7b 0
		c TCS	7c 0
		d Self Assessment Tax	7d 0
		e Total Taxes Paid (7a+7b+7c +7d)	7e 0
8	Tax Payable (6-7e)	8	0
9	Refund (7e-6)	9	0
10	Exempt Income	Agriculture	10
		Others	



This return has been digitally signed by ASHOK KUMAR CHOKHANI in the capacity of DIRECTOR

having PAN ACLPC2174L from IP Address 182.156.107.53 on 12-10-2018 at KOLKATA

Doc SI No & issuer 2218738353753375332CN=SafeSign sub-CA for RC41 Class 2 2014,OU=Sub-CA,O=Sify Technologies Limited,C-IN

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Major Information of the Deed

Deed No :	I-1903-04044/2019	Date of Registration	07/08/2019
Query No / Year	1903-0001157849/2019	Office where deed is registered	
Query Date	17/07/2019 7:29:41 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MAHENDRA KUMAR TRIPATHI DIAMOND HARBOUR ROAD, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9883079499, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,20,819/-]		
Set Forth value	Market Value		
Rs. 26,43,473/-	Rs. 27,94,932/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,39,868/- (Article:23)	Rs. 35,514/- (Article:A(1), E, B, M(a), M(b), I)		
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	LR-3552	Bastu	Danga	0.935 Dec	1,06,111/-	1,12,200/-	Property is on Road
L2	LR-4292/5211	LR-3552	Bastu	Shali	2.5438 Dec	2,88,721/-	3,05,256/-	Property is on Road
L3	LR-4292/5211	LR-3552	Bastu	Shali	2.709 Dec	3,07,472/-	3,25,080/-	Property is on Road
L4	LR-4292/5211	LR-2654	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	Property is on Road
L5	LR-4293	LR-3552	Bastu	Danga	0.2168 Dec	24,607/-	26,016/-	Property is on Road
L6	LR-4294	LR-3552	Bastu	Khal	0.7588 Dec	86,124/-	91,056/-	Property is on Road
L7	LR-4296	LR-3552	Bastu	Danga	0.0678 Dec	7,684/-	8,136/-	Property is on Road
L8	LR-4297	LR-3552	Bastu	Shali	0.4472 Dec	50,746/-	53,664/-	Property is on Road
L9	LR-4298	LR-3552	Bastu	Doba	0.122 Dec	13,836/-	14,640/-	Property is on Road
L10	LR-4299	LR-3552	Bastu	Khal	0.3794 Dec	43,062/-	45,528/-	Property is on Road
L11	LR-4306	LR-3552	Bastu	Shali	0.6058 Dec	68,758/-	72,696/-	Property is on Road
L12	LR-4292/5210	LR-2654	Bastu	Shali	1.3146 Dec	1,49,196/-	1,57,752/-	Property is on Road
L13	LR-4327	LR-2654	Bastu	Shali	2.8426 Dec	3,22,624/-	3,41,112/-	Property is on Road

L14	LR-4309	LR-2256	Bastu	Shali	0.2106 Dec	23,903/-	25,272/-	Property is on Road
L15	LR-4311	LR-2256	Bastu	Shali	0.1377 Dec	15,629/-	16,524/-	Property is on Road
					TOTAL :	23.2911Dec	26,43,473 /-	27,94,932 /-
Grand Total :					23.2911Dec	26,43,473 /-	27,94,932 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr YUSUB ALI BAIDYA, (Alias: Mr EUSUP ALI BAIDYA) Son of Late SOBAHAN ALI BAIDYA Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office	 01/08/2019	 LTI 01/08/2019	 01/08/2019
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.:: EOJPB8376H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office				
2	Mr APU NANDY Son of BASANTA NANDY Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office	 01/08/2019	 LTI 01/08/2019	 01/08/2019
, B.R.S. 10, 17, BAGMARI LANE, Flat No: 19/20, P.O:- KANKURGACHI, P.S:- Maniktala, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BSUPN5475K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/08/2019 , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VEDVANI RESIDENCY PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAECV2869F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	VIEWLINE HIRISE PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAECV2591G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
3	MOTILAL HIRISE PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAICM3109P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
4	WINSHER REALTORS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AABCW3217B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
5	PRAYAS RESIDENCY PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAGCP9165L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
6	PREMKUNJ RESIDENCY PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAGCP9293D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
7	SIDDHIBHUMI NIWAS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AASCS3515R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
8	PANCHWATI INFRACON PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAGCP9164M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
9	SARVLOK HIRISE PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AASCS3514Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
10	QUEENCITY COMPLEX PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAACQ2995B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
11	SEABIRD NIWAS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AASCS3516N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
12	SHIVPARIWAR DEVELOPERS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AASCS3728A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr MAHENDRA KUMAR TRIPATHI (Presentant) Son of Mr P N TRIPATHI Date of Execution - 01/08/2019, , Admitted by: Self, Date of Admission: 01/08/2019, Place of Admission of Execution: Office			
		Aug 1 2019 8:29PM	LTI 01/08/2019	01/08/2019

234A, G T ROAD, P.O:- BELUR MATH, 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 Not Provided Status : Representative, Representative of : VEDVANI RESIDENCY PRIVATE
 LIMITED (as AUTHORISED SIGNATORY), VIEWLINE HIRISE PRIVATE LIMITED (as AUTHORISED
 SIGNATORY), MOTILAL HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), WINSHER
 REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY), PRAYAS RESIDENCY PRIVATE
 LIMITED (as AUTHORISED SIGNATORY), SIDDHIBHUMI NIWAS PRIVATE LIMITED (as AUTHORISED
 SIGNATORY), PANCHWATI INFRACON PRIVATE LIMITED (as AUTHORISED SIGNATORY),
 SARVLOK HIRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), QUEENCITY COMPLEX
 PRIVATE LIMITED (as AUTHORISED SIGNATORY), SEABIRD NIWAS PRIVATE LIMITED (as
 AUTHORISED SIGNATORY), SHIVPARIWAR DEVELOPERS PRIVATE LIMITED (as AUTHORISED
 SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTOSH AGARWAL Son of Late. MOTILAL AGARWAL 130, DAKSHINDARI ROAD, P.O:- SHREEBHUMI, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048			
	01/08/2019	01/08/2019	01/08/2019

Identifier Of Mr YUSUB ALI BAIDYA, Mr MAHENDRA KUMAR TRIPATHI, Mr APU NANDY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	VEDVANI RESIDENCY PRIVATE LIMITED-0.935 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.3794 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	PRAYAS RESIDENCY PRIVATE LIMITED-0.6058 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	PANCHWATI INFRACON PRIVATE LIMITED-1.3146 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	QUEENCITY COMPLEX PRIVATE LIMITED-2.8426 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	SEABIRD NIWAS PRIVATE LIMITED-0.2106 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	SHIVPARIWAR DEVELOPERS PRIVATE LIMITED-0.1377 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	PREMKUNJ RESIDENCY PRIVATE LIMITED-2.5438 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	SIDDHIBHUMI NIWAS PRIVATE LIMITED-2.709 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	SARVLOK HIRISE PRIVATE LIMITED-10 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	VEDVANI RESIDENCY PRIVATE LIMITED-0.2168 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	VIEWLINE HIRISE PRIVATE LIMITED-0.7588 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	VEDVANI RESIDENCY PRIVATE LIMITED-0.0678 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	MOTILAL HIRISE PRIVATE LIMITED-0.4472 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr YUSUB ALI BAIDYA	WINSHER REALTORS PRIVATE LIMITED-0.122 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: সাক্ষাত আলি বৈদ্য, Gurdian: ছোবা আল, Address: মোবারকপুর, লাউহাটি, Classification: বাঁধ, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4292/5211, LR Khatian No:- 3552	Owner: সাক্ষাত আলি বৈদ্য, Gurdian: ছোবা আল, Address: মোবারকপুর, লাউহাটি, Classification: শালি, Area: 0.14000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4292/5211, LR Khatian No:- 3552	Owner: সাক্ষাত আলি বৈদ্য, Gurdian: ছোবা আল, Address: মোবারকপুর, লাউহাটি, Classification: শালি, Area: 0.14000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4292/5211, LR Khatian No:- 2654	Owner: ছোবাহার বদি, Gurdian: এজাহার, Address: মোবারকপুর, Classification: শালি, Area: 0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.

L5	LR Plot No:- 4293, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4294, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:খাল,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4296, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 4297, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 4298, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:ভোবা,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 4299, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:খাল,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 4306, LR Khatian No:- 3552	Owner:সাক্ষাত আলি বৈদ্য, Gurdian:ছোবা আল, Address:মোবারকপুর, লাউহাটি , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 4292/5210, LR Khatian No:- 2654	Owner:ছোবাহান বদি , Gurdian:এজহার , Address:মোবারকপুর , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 4327, LR Khatian No:- 2654	Owner:ছোবাহান বদি , Gurdian:এজহার , Address:মোবারকপুর , Classification:শালি, Area:0.17000000 Acre,	Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 4309, LR Khatian No:- 2258	Owner:মোবাহান আলী বদি, Gurdian:এজহার , Address:মোবারকপুর , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 4311, LR Khatian No:- 2256	Owner:মোবাহান আলী বদি, Gurdian:এজহার , Address:মোবারকপুর , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190304044 / 2019

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

Execution is admitted on 01-08-2019 by Mr MAHENDRA KUMAR TRIPATHI, AUTHORISED SIGNATORY, VEDVANI RESIDENCY PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, VIEWLINE HIRISE PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, MOTILAL HIRISE PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, WINSHER REALTORS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, PRAYAS RESIDENCY PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, PREMKUNJ RESIDENCY PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, SIDDHIBHUMI NIWAS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, PANCHWATI INFRACON PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, SARVLOK HIRISE PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, QUEENCITY COMPLEX PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, SEABIRD NIWAS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, SHIVPARIWAR DEVELOPERS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr SANTOSH AGARWAL, . Son of Late MOTILAL AGARWAL, 130, DAKSHINDARI ROAD, P.O: SHREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 35,253/- (A(1) = Rs 27,949/- ,B = Rs 7,206/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 35,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2019 12:00AM with Govt. Ref. No: 192019200048747442 on 26-07-2019, Amount Rs: 35,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90065279 on 26-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,39,768/- and Stamp Duty paid by by online = Rs 1,39,357/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2019 12:00AM with Govt. Ref. No: 192019200048747442 on 26-07-2019, Amount Rs: 1,39,357/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90065279 on 26-07-2019, Head of Account 0030-02-103-003-02


Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 07-08-2019

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 Fees

Certified that required Registration Fees payable for this document is Rs 35,253/- (A(1) = Rs 27,949/- , B = Rs 7,206/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2019 12:00AM with Govt. Ref. No: 192019200053277632 on 02-08-2019, Amount Rs: 0/-, Bank:
State Bank of India (SBIN0000001), Ref. No. 90055949 on 02-08-2019, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,39,768/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 411/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 034213, Amount: Rs.100/-, Date of Purchase: 20/07/2019, Vendor name:
Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2019 12:00AM with Govt. Ref. No: 192019200053277632 on 02-08-2019, Amount Rs: 411/-, Bank:
State Bank of India (SBIN0000001), Ref. No. 90055949 on 02-08-2019, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

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

GRN: 19-201920-005327763-2

GRN Date: 02/08/2019 11:34:13

BRN: 90055949

Payment Mode Counter Payment

Bank: State Bank of India

BRN Date: 02/08/2019 00:00:00

DEPOSITOR'S DETAILS

Name: VEDVANI RESIDENCY PRIVATE LTD
Contact No.:
E-mail:
Address: 1 N S ROAD KOLKATA 700001
Applicant Name: Mr MAHENDRA KUMAR TRIPATHI
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 12

Id No. : 19030001157849/12/2019
(Query No./Query Year)

Mobile No. : +91 9883079499

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001157849/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	411
In Words: Rupees Four Hundred Eleven only			Total	411

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

GRN: 19-201920-004874744-2

Payment Mode Counter Payment

GRN Date: 26/07/2019 12:26:20

Bank : State Bank of India

BRN : 90065279

BRN Date: 26/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19030001157849/6/2019
[Query No./Query Year]

Name : DTC SECURITIES LTD

Contact No. :

Mobile No. : +91 9163302327

E-mail :

Address : 1 N S ROAD KOLKATA1

Applicant Name : Mr MAHENDRA KUMAR TRIPATHI

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001157849/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	139357
2	19030001157849/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	35514
3	19030001157849/6/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	100

Total

In Words : Rupees One Lakh Seventy Four Thousand Nine Hundred Seventy One only

174971

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 172275 to 172334
being No 190304044 for the year 2019.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2019.08.23 12:42:12 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 8/23/2019 12:41:46 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

034213

20 JUL 2019

Sl. No..... Date.....
Name.....
Addi.....
AMT.....50.....

A. Chaudhury,
H.C. Cal. Adr.

Certified that a single stamp of name
Rs. 100/- required for the document is
not available and that the smallest
number of stamp which I can
furnish so as to make up the
Required Amount are as follows.....

2 x 50 = 100/-

SOUMITRA CHANDA
Licensed Stamp Vendor
2/3, E. S. Roy Road, Kol-1



Santosh Agarwal
S/o Moti Lal Agarwal
130, Dakshinadani Road
Kolkata-700048
P.O. Shreebhumi
P.S. Lake town

Additional Registrar of
Assurances, Kolkata
1 - AUG 2019

034213

Sl. No.....Date.....

Name.....

Add.....

AMT.....50.....

Certified that a single stamp of name
Rs. 100 required for the document is
not available and the smallest
number of stamp which I can
furnish so as to make up the
Required Amount are as follows.....

2 x 50 = 100

A. Choudhary.
Adv.
H.C. Cal.

fe

SOUMITRA CHANDA
Licensed Stamp Vendor
1/2, E. S. Roy Road, Col-1



[Handwritten Signature]

Additional Registrar of
Assurances in Kolkata
1 - AUG 2019