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Additional Registrar of
Assurances-IV, Kolkata

A.R.A.
IV

WEST BENGAL
Visi Case No. 01209 of 26/04/19 AB 561339
J(1) 250
J(2) 100
Total 350/-
Recd on

A.R.A.
Kolkata

5100
26-4-19

THIS DEED OF CONVEYANCE made and executed on the 26th day of April, 2019 BETWEEN: MR. IDRIS BAIDYA, PAN No.BHTPB0803K, Mobile No.6290913132, Son of Late Uchman Baidya alias Oschman Ali Baddi, by Faith-Muslim, by Nationality-Indian, by Occupation-Cultivation, residing at Mobarekpur, P.O. Lauhati, P.S. Rajarhat, District- North 24-Parganas hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the

FIRST ONE PART

AND

Certified that the Document is admitted to Registration. The stamp and the endorsement are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

30 APR 2019

(1) **M/S. ORCHID INFRACON PVT. LTD., PAN No. AAACO9390G**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI SUBHASH CHANDRA TULSYAN, [PAN: ABMPT6227B], Mobile No.9831054401**, Son of Sri Ram Niranjan Tulsyan, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 138-B-620, G. T. Road (S), 31 Sibpur, P.O. & P.S. Sibpur, Howrah-711102, working for gain at No.1, Netaji Subhas Road, 1st Floor, P.O. GPO, P.S. Hare Street, Kolkata-700001, (2) **M/S. ORCHID REALCON (P) LTD., PAN No. AAACO9595R**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI SANTOSH AGARWAL [PAN: AGQPA9976M], Mobile No. 9163302327**, Son of Sri Motilal Agarwal, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 130, Dakshindari Road, P.S. Lake Town, P.O. Shreebhumi, Kolkata-700048, (3) **M/S. PANKAJ MANAGEMENT SERVICES PVT. LTD., PAN No. AAFCP0942E**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI SOURAV SETH, [PAN: FFKPS1868N], Mobile No. 7278957394**, Son of Sri Rabindra Nath Seth, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at Tili Sarkar Lane, P.O. Basberia, P.S. Mogra, District- Hooghly-712502, (4) **M/S. HARDSOFT REALTORS PVT. LTD., PAN No. AADCH0787K**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI SOURAV SETH, [PAN: FFKPS1868N], Mobile No. 7278957394**, Son of Sri Rabindra Nath Seth, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at Tili

Sarkar Lane, P.O. Basberia, P.S. Mogra, District- Hooghly-712502, (5) M/S. **OCTAGON TRADELINKS PVT. LTD., PAN No. AABCO1747N**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI JITENDRA KUMAR SINGH, [PAN: ENOPS1448K], Mobile No. 6290585106**, Son of Late Ramchabila Singh, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 2, Dakshinpara 3rd Lane, Rishra, P.O. Morepukur, P.S. Rishra, District- Hooghly-712250, (6) M/S. **DESIRE SALES PVT. LTD., PAN No. AADCD5984A**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI SANTOSH AGARWAL [PAN: AGQPA9976M], Mobile No. 9163302327**, Son of Sri Motilal Agarwal, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 130, Dakshindari Road, P.S. Lake Town, P.O. Shreebhumi, Kolkata-700048, (7) M/S. **ANJU PROMOTERS PVT. LTD., PAN No. AALCA1556F**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI JITENDRA KUMAR SINGH, [PAN: ENOPS1448K], Mobile No. 6290585106**, Son of Late Ramchabila Singh, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 2, Dakshinpara 3rd Lane, Rishra, P.O. Morepukur, P.S. Rishra, District- Hooghly-712250 all having its Registered Office at Diamond Harbour Road, P.S. Bishnupur, P.O. Joka, District- South 24-Parganas, PIN-700104, West Bengal hereinafter referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be

deemed to mean and include its successors, persons/successors-in-office and assigns) of the **SECOND PART**

AND

MR. APU NANDY, PAN No.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. Kankurgachi, P.S. Maniktala, Kolkata-700054 hereinafter referred to as the CONFIRMING PARTY (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **THIRD PART.**

WHEREAS :

A) Uchman Baidya alias Oschman Ali Baddi was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in simple and possession of **ALL THAT** piece and parcel of Bandh, Doba, Khal and Sali land admeasuring about 105.8858 Satak under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, R. S. No.17, Touzi No.176, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II in the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Possessed In Satak	Out of Land In Satak
4291	Bandh	2.1597	69
4293	Bandh	0.5008	16
4294	Khal	1.7528	56
4296	Bandh	0.1565	05
4297	Sali	1.0329	33
4298	Doba	0.2827	09
4299	Khal	0.8717	28
4306	Sali	1.0	24
4292/5210	Sali	39.43	631
4292/5211	Sali	58.18	931
	Total:	105.8858	

morefully and particularly described in **SCHEDULE "A"** hereunder written.

B) The said Uchman Baidya alias Oschman Ali Baddi died intestate leaving behind him one son namely, Idrish Baidya and one daughter namely Hazira Bibi alias Tarafdar Hazira Bibi as his legal heirs and successors as per Mohammadan Law of Succession.

C) Idris Baidya is entitled to Bandh, Khal, Doba and Sali Land admeasuring about 70.5906 Satak more of less out of 105.8858 Satak being $\frac{2}{3}$ rd share and Hazira Bibi alias Tarafdar Hazira Bibi is entitled to 35.2952 Satak out of 105.8858 Satak being $\frac{1}{3}$ rd share as per Mohammadan Law of Succession.

D) Accordingly by virtue of inheritance, Idris Baidya became Owner and/or absolutely seized and possessed of **ALL THAT** piece and parcel of Bandh, Doba,

Khal and Sali land admeasuring about 70.5906 Satak under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, R. S. No.17, Touzi No.176, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District-North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II in the following manner:

R.S. & L.R. Dag No.	Nature of Land	Area of Land Possessed In Satak	Out of Land In Satak
4291	Bandh	1.4398	69
4293	Bandh	0.3339	16
4294	Khal	1.1685	56
4296	Bandh	0.1043	05
4297	Sali	0.6886	33
4298	Doba	0.1878	09
4299	Khal	0.5843	28
4306	Sali	1.0000	24
4292/5210	Sali	26.2917	631
4292/5211	Sali	38.7917	931
	Total:	70.5906	

E) By virtue of inheritance, Hazira Bibi alias Tarafdar Hazira Bibi became Owner and/or absolutely seized and possessed of **ALL THAT** piece and parcel of Bandh, Doba, Khal and Sali land admeasuring about 35.2952 Satak under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, R. S. No.17, Touzi No.176, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District-North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II in the following manner:

R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of Land	Area of Land Possessed In Satak	Out of Land In Satak
4291	2665	Bandh	0.7199	69
4293	2665	Bandh	0.1669	16
4294	2665	Khal	0.5843	56
4296	2665	Bandh	0.0522	05
4297	2665	Sali	0.3443	33
4298	2665	Doba	0.0939	09
4299	2665	Khal	0.2921	28
4306	2665	Sali	0.5000	24
4292/5210	2665	Sali	13.1458	631
4292/5211	2665	Sali	19.3958	931
		Total:	35.2952	

F) By a registered Deed of Conveyance dated 25th November, 2014 Hazira Bibi alias Tarafdar Hazira Bibi sold, conveyed and transferred her aforesaid share of 35.2952 Bandh, Khal, Doba and Sali land under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, Revenue Survey No.17, Touzi No.176, Pargana-Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II to M/s. Rosewood Real Estate Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 and having its office at 86C, Topsia Road (South), 2nd Floor, Kolkata-700046 registered with the Additional District Sub-Registrar of Barasat, registered in Book No.1, CD Volume No.58, Pages from 646 to 671, being No.08999, for the year 2014.

G) The Vendor herein after death of his father namely Uchman Baidya alias Oschman Ali Baddi have not yet got his name mutated in the records of the rights of BL & LRO, Barasat.

H) The Purchasers herein have approached the Vendor and the Vendor has agreed to sell 31.7989 Satak out of 70.5906 Satak out of total 105.8858 Satak of **ALL THAT** piece and parcel of Bandh, Khal, Doba and Sali Land under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, Revenue Survey No.17, Touzi No.176, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II as follows :

Sl. No.	Name of Purchaser	Land Sold (In Satak)	Out of Land owned (in Satak)	Out of total Land (In Satak)	L.R. Dag no.	Consideration
1.	Orchid Infracon Pvt. Ltd.	10	26.2917	631	4292/5210	Rs.11,35,000/-
2.	Orchid Realcon (P) Ltd.	10	26.2917	631	4292/5210	Rs.11,35,000/-
3.	Pankaj Management Services Pvt. Ltd.	2.4317	26.2917	631	4292/5210	Rs. 2,75,998/-
4.	Hardsoft Realtors Pvt. Ltd.	1.0000	1.5000	24	4306	Rs. 1,13,500/-
5.	Octagon Tradelinks Pvt. Ltd.	1.4398	1.4398	69	4291	Rs. 1,63,417/-
6.	Octagon Tradelinks Pvt. Ltd.	1.1685	1.1685	56	4294	Rs. 1,32,625/-
7.	Desire Sales Pvt. Ltd.	3.8600	26.2917	631	4292/5210	Rs. 4,38,110/-
8.	Octagon Tradelinks Pvt. Ltd.	0.3339	0.3339	16	4293	Rs. 37,898/-
9.	Octagon Tradelinks Pvt. Ltd.	0.1043	0.1043	05	4296	Rs. 11,838/-
10.	Anju Promoters Pvt.	0.6886	0.6886	33	4297	Rs. 78,156/-

	Ltd.					
11.	Octagon Tradelinks Pvt. Ltd.	0.1878	0.1878	09	4298	Rs. 21,315/-
12.	Octagon Tradelinks Pvt. Ltd.	0.5843	0.5843	28	4299	Rs. 66,318/-
	Total :	31.7989 =====			Total :	Rs.36,09,175/- =====

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.36,09,175/- (Rupees Thirty Six Lakhs Nine Thousand One Hundred Seventy Five only), vacant and free from all encumbrances on the following terms and conditions.

- 1) The Confirming Party herein is in [REDACTED] possession of entirety of Schedule "B" property. The Confirming Party has agreed to hand over vacant, peaceful possession of the said **"Property"** [REDACTED] occupied by him free from all encumbrances to the Purchasers herein on receipt of a sum of Rs.3,33,888/- from the Purchasers out of the total consideration of Rs.36,09,175/- and the balance sum of Rs.32,75,287/- to be paid by the Purchasers to the Vendor herein, the Vendor herein has agreed to sell, transfer, convey and hand over vacant peaceful, free from all encumbrances possession **ALL THAT** piece and parcel of Bandh, Khal, Doba and Sali Land under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, Revenue Survey No.17, Touzi No.176, Pargana-Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II as follows :

Signature: Titender K. M. M. S. Santosh Agnewal

Titender K. M. M. S. Santosh Agnewal

Sl. No.	Name of Purchaser	Land Sold (In Satak)	Out of Land owned (in Satak)	Out of total Land (In Satak)	L.R. Dag no.	Consideration
1.	Orchid Infracon Pvt. Ltd.	10	26.2917	631	4292/5210	Rs.11,35,000/-
2.	Orchid Realcon (P) Ltd.	10	26.2917	631	4292/5210	Rs.11,35,000/-
3.	Pankaj Management Services Pvt. Ltd.	2.4317	26.2917	631	4292/5210	Rs. 2,75,998/-
4.	Hardsoft Realtors Pvt. Ltd.	1.0000	1.5000	24	4306	Rs. 1,13,500/-
5.	Octagon Tradelinks Pvt. Ltd.	1.4398	1.4398	69	4291	Rs. 1,63,417/-
6.	Octagon Tradelinks Pvt. Ltd.	1.1685	1.1685	56	4294	Rs. 1,32,625/-
7.	Desire Sales Pvt. Ltd.	3.8600	26.2917	631	4292/5210	Rs. 4,38,110/-
8.	Octagon Tradelinks Pvt. Ltd.	0.3339	0.3339	16	4293	Rs. 37,898/-
9.	Octagon Tradelinks Pvt. Ltd.	0.1043	0.1043	05	4296	Rs. 11,838/-
10.	Anju Promoters Pvt. Ltd.	0.6886	0.6886	33	4297	Rs. 78,156/-
11.	Octagon Tradelinks Pvt. Ltd.	0.1878	0.1878	09	4298	Rs. 21,315/-
12.	Octagon Tradelinks Pvt. Ltd.	0.5843	0.5843	28	4299	Rs. 66,318/-
	Total :	31.7989 =====			Total :	Rs.36,09,175/- =====

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.36,09,175/- (Rupees Thirty Six Lakhs Nine Thousand One Hundred Seventy Five only), 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.36,09,175/- (Rupees Thirty Six Lakhs Nine Thousand One Hundred Seventy Five only), out of which a sum of Rs.32,75,287/- paid to the Vendor and Rs.3,33,888/- paid to the Confirming Party by the Purchasers to the Vendor paid by the said Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor and the Confirming Party 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 and the confirming party doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2, Purchaser No.3, Purchaser No.4, Purchaser No.5 and Purchaser No.6 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 "F"** 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 has any right, claim or demand in respect of the said "**Property**" or any part thereof;
- c) The Vendor has 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 they 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 :

ALL THAT piece and parcel of Bandh, Doba, Khal and Sali land admeasuring about 105.8858 Satak under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, R. S. No.17, Touzi No.176, Pargana- Anowarpur, P.S. Barasat now Sashan, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II in the following manner:

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4294	Khal	1.7528	56
4296	Bandh	0.1565	05
4297	Sali	1.0329	33
4298	Doba	0.2827	09
4299	Khal	0.8717	28
4306	Sali	1.0	24
4292/5210	Sali	39.43	631
4292/5211	Sali	<u>58.18</u>	931
	Total:	105.8858	

SCHEDULE B ABOVE REFERRED TO :

ALL THAT piece and parcel of Bandh, Khal, Doba and Sali Land under L.R. Khatian No.2665, in Mouza-Matiagahha, J.L. No.187, Revenue Survey

No.17, Touzi No.176, Pargana- Anowarpur, P.S. Barasat now Sashan,
A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur
Gram Panchayet-II as follows :

Sl. No.	Name of Purchaser	Land Sold (In Satak)	Out of Land owned (In Satak)	Out of total Land (In Satak)	L.R. Dag no.	Consideration
1.	Orchid Infracon Pvt. Ltd.	10	26.2917	631	4292/5210	Rs. 11,35,000/-
2.	Orchid Realcon (P) Ltd.	10	26.2917	631	4292/5210	Rs. 11,35,000/-
3.	Pankaj Management Services Pvt. Ltd.	2.4317	26.2917	631	4292/5210	Rs. 2,75,998/-
4.	Hardsoft Realtors Pvt. Ltd.	1.0000	1.5000	24	4306	Rs. 1,13,500/-
5.	Octagon Tradelinks Pvt. Ltd.	1.4398	1.4398	69	4291	Rs. 1,63,417/-
6.	Octagon Tradelinks Pvt. Ltd.	1.1685	1.1685	56	4294	Rs. 1,32,625/-
7.	Desire Sales Pvt. Ltd.	3.8600	26.2917	631	4292/5210	Rs. 4,38,110/-
8.	Octagon Tradelinks Pvt. Ltd.	0.3339	0.3339	16	4293	Rs. 37,898/-
9.	Octagon Tradelinks Pvt. Ltd.	0.1043	0.1043	05	4296	Rs. 11,838/-
10.	Anju Promoters Pvt. Ltd.	0.6886	0.6886	33	4297	Rs. 78,156/-
11.	Octagon Tradelinks Pvt. Ltd.	0.1878	0.1878	09	4298	Rs. 21,315/-
12.	Octagon Tradelinks Pvt. Ltd.	0.5843	0.5843	28	4299	<u>Rs. 66,318/-</u>
	Total :	31.7989 =====			Total :	Rs.36,09,175/- =====

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 :

Suresh Balda

1. *Suresh Paul*
H/ J.M.G. Road No.1

2. *Sajal Acharya*
vivekananda Road, Palta
743122

ORCHID REALCON PVT. LTD.
Santosh Agarwal
Authorized Signatory

ORCHID INFRACON PVT. LTD.
Balraj
Authorized Signatory

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers in the presence of :

PANKAJ MANAGEMENT SERVICES PVT. LTD.
[Signature]
Authorized Signatory

1. *Suresh Paul*
H/ J.M.G. Road

2. *Sajal Acharya*

OCTAGON TRADELINK PVT. LTD.
Tikendra K. Singh
Authorized Signatory

DESIRE SALES PVT. LTD.
Santosh Agarwal
Authorized Signatory

SIGNED, SEALED AND DELIVERED

by the withinnamed Confirming Party in the presence of :

For Anju Promoters Pvt Ltd
Tikendra K. Singh
Authorized Signatory

For Hardsoft Realtors Pvt Ltd
[Signature]
Authorized Signatory

1. *Suresh Paul*
H/ J.M.G. Road No.1

2. *Sajal Acharya*

Apur Nandi

Drafted by

Anil Choudhury

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

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.32,75,287/- (Rupees Thirty Two Lakhs Seventy Five Thousand Two Hundred Eighty Seven only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No./ Pay Order No./Demand Draft No.	Name of Bank/Branch	Amount
16-04-19	000004	HDFC BANK	10,30,000/-
16-04-19	000014	- DO -	10,30,000/-
13-04-19	162623	HDFC BANK	2,50,465/-
16-04-19	632381	- DO -	3,97,580/-
16-04-19	162779	HDFC BANK	3,93,316/-
16-04-19	000003	- DO -	70,926/-
16-04-19	000002	HDFC BANK	1,03,000/-

TOTAL: 32,75,287/-

(Rupees Thirty Two Lakhs Seventy Five Thousand Two Hundred Eighty Seven only)

WITNESSES:

1.

Srijit Paul

H. J. R. K. Red Women's

Srijit Paul

SIGNATURE OF THE VENDOR

2.

Sajal Acharya

Srijit Paul

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.3,33,888/- (Rupees Three Lakhs Thirty Three Thousand Eight Hundred Eighty Eight only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No./ Pay Order No./Demand Draft No.	Name of Bank/Branch	Amount
16-04-19	000005-	HDFC BANK	1,05,000/-
16-04-19	000015-	- Do -	1,05,000/-
16-04-19	162624	- Do -	25,533/-
16-04-19	632387	- Do -	40,530/-
16-04-19	162782	- Do -	40,095/-
16-04-19	000004	- Do -	7230/-
16-04-19	000004	- Do -	10,500/-

Apee Nandi

(Rupees Three Lakhs Thirty Three Thousand Eight Hundred Eighty Eight only)

WITNESSES:

1. Surajit Paul
H. J.M. Road Market
Apee Nandi

SIGNATURE OF THE CONFIRMING PARTY

2. Sajal Acharya

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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



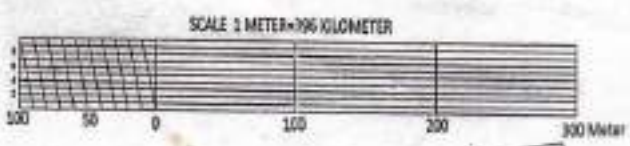
DAG NO	Total AREA	PURCHASED AREA
4291	69	1.4398
4293	16	0.3339
4294	56	1.1685
4296	05	0.1043
4297	33	0.6886
4298	09	0.1878
4299	28	0.5843
4292/5210	631	26.2917
Total:	847	31.7989

Deamul Deamul



MATIAGACHHA
 NO-187

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



For Anju Promoters Pvt L
Sutendra Kr Singh
 Authorized Signatory

PANCAJ MANAGEMENT SERVICES PVT. LTD
[Signature]
 Authorized Signatory

ORCHID INERACON PVT. LTD.
[Signature]
 Authorized Signatory

OCTAGON TRADELINK PVT. LTD.
Sutendra Kr Singh
 Authorized Signatory

KHARIBARIA
 NO-189

DESIRE SALES PVT. LTD.
Santosh Agarwal
 Authorized Signatory

ORCHID REALCON PVT. LTD.
Santosh Agarwal
 Authorized Signatory

For Haridsoft Realtors Pvt Ltd
[Signature]
 Authorized Signatory

Sanku Balisa
Apari Nandi

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

Specimen Form For Ten Fingerprints



Santosh Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Santosh Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Santosh Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Specimen Form For Ten Fingerprints



Jitendras K. Singh.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Shil Bhatta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Apur Nandi

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue






OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000591707/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr IDRIS BAIDYA MOBAREKPUR, P.O:- LAUHATI, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135	Seller		3027 	<i>Idris Baidya</i> 26-04-2019
2	Mr APU NANDY B.R.S. 10. 17, BAGMARI LANE, Block/Sector. 15, Flat No: 19/20, P.O:- KANKURGACHI, P.S:- Maniktala, District-South 24-Parganas, West Bengal, India, PIN - 700054	Seller		3023 	<i>Apu Nandy</i> 26/04/2019
3	Mr SUBHASH CHANDRA TULSYAN 138-B-620, G T ROAD SOUTH, 31, SIBPUR, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Represent ative of Buyer [ORCHID INFRACO N PRIVATE LIMITED]		3024 	<i>Subhash Chandra Tulsyan</i> 26/04/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SANTOSH AGARWAL 130, DAKSHINDARI ROAD, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048	Representative of Buyer [ORCHID REALCO N PRIVATE LIMITED] ,[DESIRE SALES PRIVATE LIMITED]		3025 	Santosh Agarwal 26/04/2019.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr SOURAV SETH TILI SARKAR LANE, P.O:- BASBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502	Representative of Buyer [PANKAJ MANAGEMENT SERVICES PRIVATE LIMITED] ,[HARDSOFT REALTORS PRIVATE LIMITED]		3026 	 26/04/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3rd LANE, RISHRA, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:- Hooghly, West Bengal, India, PIN - 712250	Representative of Buyer [OCTAGON TRADELINKS PRIVATE LIMITED] ,[ANJU PROMOTERS PRIVATE LIMITED]		3021 	Jitendra Kumar Singh... 26/04/2019
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAKESH KUMAR LOHIA Son of Mr MAL CHAND LOHIA 62, SUKANTA SARANI, P.O:- BHADRAKALI, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232	Mr IDRIS BAIDYA, Mr APU NANDY, Mr SUBHASH CHANDRA TULSYAN, Mr SANTOSH AGARWAL, Mr SOURAV SETH, Mr JITENDRA KUMAR SINGH		3024 	Rakesh Kumar Lohia 26/04/2019

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

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

GRN: 19-201920-000678750-1 Payment Mode Online Payment
GRN Date: 18/04/2019 12:29:40 Bank: HDFC Bank
BRN: 777491518 BRN Date: 18/04/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19040000591707/5/2019
(Query No./Query Year)

Name : ORCHID INFRACON PVT LTD
Contact No. : Mobile No. : +91 9163302327
E-mail :
Address : DH ROAD PO JOKA SOUTH 24 PARGANAS WB
Applicant Name : Mr ANIL CHOUDHURY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000591707/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	190084
2	19040000591707/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	41470

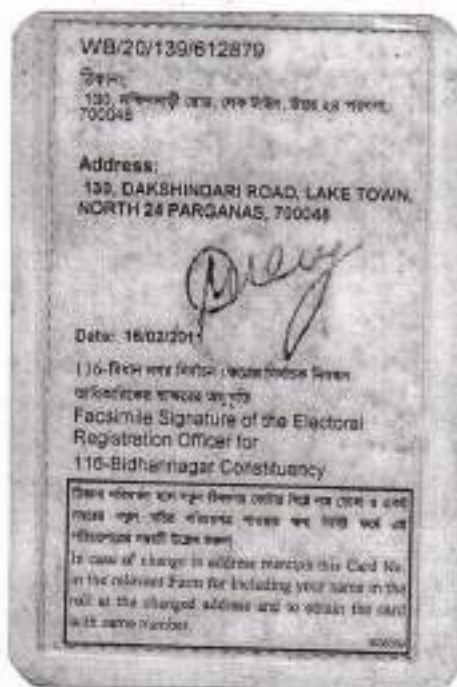
In Words : Rupees Two Lakh Thirty One Thousand Five Hundred Fifty Four only

Total

231554



Santosh Agarwal





Santosh Agarwal


 ভারতের নির্বাচন কমিশন
 পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCL0257891




নির্বাচকের নাম : সুভাষ তুলসিয়ান
Elector's Name : Subhash Tulsyan
 পিতার নাম : নিরঞ্জন তুলসিয়ান
Father's Name : Niranjn Tulsyan
 লিঙ্গ / جنس : পুরু / M
Sex / جنس : XX / XN / 1980

KCL0257891


বিশেষ:
 136-বি-620 বি.টি.রোড (সি) . 31 শিবপুর
 711102

Address:
 138 - B - 620 G.T.Road (S). 31 Shibpur
 Howrah 711102



Date: 06/10/2007
 104-ডায়েরী নম্বর নির্বাচন কেন্দ্রে নির্দেশ দিলে
 ব্যক্তিগতভাবে প্রাপ্য হবে।
Facsimile Signature of the Electoral
Registration Officer for
104-Howrah South Constituency

বিকল্প পরিচয় হলে নতুন ঠিকানায় ভোটার নিজে নাম
 লেখা এ-এসই নম্বরের নতুন খণ্ডে পরিবর্তন পত্র
 লিখে নির্বাচন কেন্দ্রে এই পরিবর্তন পত্রটি প্রেরণ 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
reference number.


 Tulsyan

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPT6227B

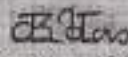


नाम / NAME
SUBHASH CHANDRA TULSYANI

पिता का नाम / FATHER'S NAME
RAMNIRANJAN TULSYANI

जन्म तिथि / DATE OF BIRTH
02-03-1950

हस्ताक्षर / SIGNATURE



 मुख्य अधिकारी, व.स. - II
 COMMISSIONER OF INCOME-TAX, W.S. - II

इस कार्ड के खो / गिर जाने पर कृपया जल्दी करने वाले प्राधिकारी को सूचित / बतला कर दे।
 सहयोग आभार आभार।
 पी-7,
 सीएचएस स्क्वार्, कलकत्ता - 700 059.

In case this card is lost/ found, kindly inform/ return to the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chatterjee Square,
 Calcutta- 700 059.





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 Ramchandra Singh
 2 No. Dakshin Path 2nd Lane
 Rofra
 Nagl
 West Bengal - 712250
 Mobile: 9874471360

Date: 07/11/2011

Ref. No: 00009851-00160981-00083333-Mangalore



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार

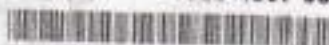


भारत सरकार
 GOVERNMENT OF INDIA



Jitendra Kumar Singh
 Year of Birth: 1980
 Male

4353 4807 0521



आधार - आम आदमी का अधिकार

Jitendra Kumar Singh



Jitendra K Singh.



ভারত সরকার
Government of India



নাম / Name
Apu Nandy
পিতা : বসন্তা নন্দী
Father : Basanta Nandy
জন্ম তারিখ / DOB : 18/01/1970
পুরুষ / Male



8284 1356 2472

আধার - সাধারণ মানুষের অধিকার

Apu Nandy



ভারতীয় বিদ্যমান পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বি অর. এস ১০ ব্লক ১৫ ফ্লট
19/20, 17 বাগমারি লেন,
কলকাতা, কলকাতা,
কলকাতা, পশ্চিম বঙ্গ, 700054

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

8284 1356 2472

1800 300 1647

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते संख्या कार्ड
Permanent Account Number Card
BSUPN5475K



नाम / Name
APU MANDY

पिता का नाम / Father's Name
BASANTA NANDY

जन्म तिथि / Date of Birth
18/01/1970

Apur Nandi
हस्ताक्षर / Signature

Apur Nandi




 भारत सरकार
 Election Commission of India
 IDENTIFICATION CARD

CQD2573814




निर्वाचक नाम : सौरभ सेठ
 Elector's Name : Sourav Seth

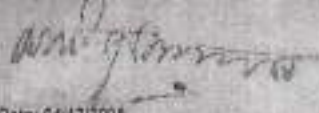
पिता का नाम : रवीन्द्र नाथ सेठ
 Father's Name : Ravindra Nath Seth

लिंग / Sex : पुरु / M
 जन्म तिथि / Date of Birth : 25/02/1988

Handwritten signature

CQD2573814
 स्थान:
 तिली सराक लाने, बान्सरिया मोग्रा 712502

Address:
 TILI SARAK LANE, BANSBERIA MOGRA,
 HOOGHLY 712502



Date: 06/12/2008
 193-सदस्य निर्वाचन क्षेत्र निर्वाचन अधिकारी का कार्यालय
 193-Saptagram Constituency

Facsimile Signature of the Electoral
 Registration Officer for
 193-Saptagram Constituency

स्थान परिवर्तन होने पर निम्न विवरण दर्शित निर्वाचन क्षेत्र में परिवर्तन के संबंध में सूचना देना आवश्यक है।
 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.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOURAV SETH
RABINDRA NATH SETH
25/02/1988

Passport Account Number
FFKPS1888N

SOURAV SETH
Signature



[Handwritten signature]

[Handwritten checkmark]

[Handwritten mark]

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BHTPB0903K




 नाम / Name
IDRIS BAIDYA

पिता के नाम / Father's Name
UCHMAN BAIDYA

जारी की तिथि / Date of Issue
 11/02/1972


 हस्ताक्षर / Signature

Idris Baidya



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

इस कार्ड के खोने/पाने का सूचना सूचित करें/सूचित करें :
 आयकर पैन सेवा यूनिट, UTITSL
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई-400 614

Aaykar Sampark Kendras
 For Income Tax Related
 Queries call Toll Free Nos.
 1901
 or
 18001801961



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/747638

পরিচয় পত্র



Elector's Name : BAIDYA IDRIS

নির্বাচকের নাম : ষোয়া ইদ্রিস

Father/Mother/

Husband's Name : UCHMAN

পিতা/মাতা/স্বামীর নাম : উচমন

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 28

১১১৯৯৫-এ বয়স : ২৮

Baidya Idris

Address PART NO : 0250

CHANDPUR

NORTH 24 - PARGANAS

ঠিকানা পর্ট নং: ২৫০

চাঁদপুর

উত্তর ২৪ - পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

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

Place : BARASAT

স্থান : বারাসাত

Date : 12/04/95

তারিখ : ১২/০৪/৯৫



ভারতের নির্বাচন কমিশন

পত্ৰিকার পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/22/157/297105



নির্বাচকের নাম : রাকেশ কুমার
 Lohia
 Elector's Name : Rakesh Kumar Lohia
 পিতার নাম : মালচাঁদ লোহিয়া
 Father's Name : Malchand Lohia
 পিতৃ/Sex : পু/ M
 জন্ম তারিখ : 14/03/1967
 Date of Birth :

Rakesh Kumar Lohia

WB/22/157/297105

ঠিকানা:

১১, সুকান্তা বারান, উত্তারপারা, হুগলী,
 পূর্ব-মধ্য, পিন- ৭১২২৩২

Address:

83, SUKANTA BAHAN, UTTARPARA
 KOTRUNG BHADRAKALI, UTTARPARA,
 HOOGHLY- 712232

Date: 28/11/2015

185-উত্তারপারা বিধান সভার নির্বাচন

অধিকারিকের স্বাক্ষর অঙ্গুষ্ঠি

Facsimile Signature of the Electoral
 Registration Officer for

185-Uttarpara Constituency

নিম্নে পরিচয় পত্র নম্বর পরিবর্তন করলে এই কার্ড নম্বর ও এটি
 নবম নম্বর নতুন পরিবর্তন করলে নতুন নম্বর এই
 পরিবর্তন নতুন নম্বর নম্বর

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.

185113

Rakesh Kumar Lohia.

Major Information of the Deed

Deed No :	I-1904-04559/2019	Date of Registration	30/04/2019
Query No / Year	1904-0000591707/2019	Office where deed is registered	
Query Date	10/04/2019 3:18:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANIL CHOUDHURY 10, OLD POST OFFICE STREET, GROUND FLOOR, ROOM NO. 12, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No. : 9875386996, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,33,888/-]		
Set Forth value	Market Value		
Rs. 36,09,175/-	Rs. 38,03,254/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,90,184/- (Article:23)	Rs. 41,470/- (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 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-4292/5210	LR-2665	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	Property is on Road
L2	LR-4292/5210	LR-2665	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	Property is on Road
L3	LR-4292/5210	LR-2665	Bastu	Shali	2.4317 Dec	2,75,998/-	2,91,804/-	Property is on Road
L4	LR-4306	LR-2665	Bastu	Shali	1 Dec	1,13,500/-	1,20,000/-	Property is on Road
L5	LR-4291	LR-2665	Danga	Danga	1.4398 Dec	1,63,417/-	1,72,776/-	Property is on Road
L6	LR-4294	LR-2665	Khal	Khal	1.1685 Dec	1,32,625/-	1,32,625/-	Property is on Road
L7	LR-4292/5210	LR-2665	Bastu	Shali	3.86 Dec	4,38,110/-	4,63,200/-	Property is on Road
L8	LR-4293	LR-2665	Danga	Danga	0.3339 Dec	37,898/-	40,068/-	Property is on Road
L9	LR-4296	LR-2665	Danga	Danga	0.1043 Dec	11,838/-	12,516/-	Property is on Road
L10	LR-4297	LR-2665	Bastu	Shali	0.6886 Dec	78,156/-	82,632/-	Property is on Road
L11	LR-4298	LR-2665	Doba	Doba	0.1878 Dec	21,315/-	21,315/-	Property is on Road
L12	LR-4299	LR-2665	Khal	Khal	0.5843 Dec	66,318/-	66,318/-	Property is on Road
		TOTAL :			31.7989Dec	36,09,175 /-	38,03,254 /-	
		Grand Total :			31.7989Dec	36,09,175 /-	38,03,254 /-	

Major Information of the Deed :- I-1904-04559/2019-30/04/2019

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr IDRIS BAIDYA Son of Late UCHMAN BAIDYA MOBAREKPUR, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BHTPB0803K, Status :Individual, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Pvt. Residence
2	Mr APU NANDY Son of Mr BASANTA NANDY B.R.S. 10, 17, BAGMARI LANE, Block/Sector: 15, Flat No: 19/20, P.O:- KANKURGACHI, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BSUPN5475K, Status :Confirming Party, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ORCHID INFRACON PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAACO9390G, Status :Organization, Executed by: Representative
2	ORCHID REALCON PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAACO9595R, Status :Organization, Executed by: Representative
3	PANKAJ MANAGEMENT SERVICES PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAFCP0942E, Status :Organization, Executed by: Representative
4	HARDSOFT REALTORS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCH0787K, Status :Organization, Executed by: Representative
5	OCTAGON TRADELINKS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AABCO1747N, Status :Organization, Executed by: Representative
6	DESIRE SALES PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCD5984A, Status :Organization, Executed by: Representative
7	ANJU PROMOTERS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AALCA1558F, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1904-04559/2019-30/04/2019

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBHASH CHANDRA TULSYAN Son of Mr RAM NIRANJAN TULSYAN 138-B-620, G T ROAD SOUTH, 31, SIBPUR, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABMPT6227B Status : Representative, Representative of : ORCHID INFRACON PRIVATE LIMITED (as AUTHORISED SIGNATORY)
2	Mr SANTOSH AGARWAL Son of Mr MOTILAL AGARWAL 130, DAKSHINDARI ROAD, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGQPA9976M Status : Representative, Representative of : ORCHID REALCON PRIVATE LIMITED (as AUTHORISED SIGNATORY), DESIRE SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY)
3	Mr SOURAV SETH Son of Mr RABINDRA NATH SETH TILI SARKAR LANE, P.O:- BASBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: FFKPS1868N Status : Representative, Representative of : PANKAJ MANAGEMENT SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY), HARDSOFT REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY)
4	Mr JITENDRA KUMAR SINGH (Presentant) Son of Late RAMCHABILA SINGH 2, DAKSHINPARA 3rd LANE, RISHRA, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENOPS1448K Status : Representative, Representative of : OCTAGON TRADELINKS PRIVATE LIMITED (as AUTHORISED SIGNATORY), ANJU PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAKESH KUMAR LOHIA Son of Mr MAL CHAND LOHIA 62, SUKANTA SARANI, P.O:- BHADRAKALI, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232			
Identifier Of Mr IDRIS BAIDYA, Mr APU NANDY, Mr SUBHASH CHANDRA TULSYAN, Mr SANTOSH AGARWAL, Mr SOURAV SETH, Mr JITENDRA KUMAR SINGH			

Major Information of the Deed :- I-1904-04559/2019-30/04/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	ORCHID INFRACON PRIVATE LIMITED-10 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	ANJU PROMOTERS PRIVATE LIMITED-0.6886 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	OCTAGON TRADELINKS PRIVATE LIMITED-0.1878 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	OCTAGON TRADELINKS PRIVATE LIMITED-0.5843 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	ORCHID REALCON PRIVATE LIMITED-10 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	PANKAJ MANAGEMENT SERVICES PRIVATE LIMITED-2.4317 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	HARDSOFT REALTORS PRIVATE LIMITED-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	OCTAGON TRADELINKS PRIVATE LIMITED-1.4398 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	OCTAGON TRADELINKS PRIVATE LIMITED-1.1685 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	DESIRE SALES PRIVATE LIMITED-3.86 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	OCTAGON TRADELINKS PRIVATE LIMITED-0.3339 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr IDRIS BAIDYA	OCTAGON TRADELINKS PRIVATE LIMITED-0.1043 Dec

Major Information of the Deed :- I-1904-04559/2019-30/04/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5210, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.26000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4292/5210, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.26000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4292/5210, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.26000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4306, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4291, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4294, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:খাল, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4292/5210, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:শালি, Area:0.26000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 4293, LR Khatian No:- 2665		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 4296, LR Khatian No:- 2665	Owner:ওছমান আলী বদি ., Gurdian:কাদের , Address:মোবারকপুর , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 4297, LR Khatian No:- 2665		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 4298, LR Khatian No:- 2665		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 4299, LR Khatian No:- 2665		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190404559 / 2019

Major Information of the Deed :- I-1904-04559/2019-30/04/2019

On 26-04-2019

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

Presented for registration at 17:10 hrs on 26-04-2019, at the Private residence by Mr JITENDRA KUMAR SINGH ,

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 38,03,254/-

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

Execution is admitted on 26/04/2019 by 1. Mr IDRIS BAIDYA, Son of Late UCHMAN BAIDYA, MOBAREKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 2. Mr APU NANDY, Son of Mr BASANTA NANDY, B.R.S. 10. 17, BAGMARI LANE, Sector: 15, Flat No: 19/20, P.O: KANKURGACHI, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr RAKESH KUMAR LOHIA, , , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

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

Execution is admitted on 26-04-2019 by Mr SUBHASH CHANDRA TULSYAN, AUTHORISED SIGNATORY, ORCHID INFRACON 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 RAKESH KUMAR LOHIA, , , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 26-04-2019 by Mr SANTOSH AGARWAL, AUTHORISED SIGNATORY, ORCHID REALCON 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, DESIRE SALES PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

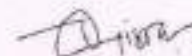
Indetified by Mr RAKESH KUMAR LOHIA, , , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 26-04-2019 by Mr SOURAV SETH, AUTHORISED SIGNATORY, PANKAJ MANAGEMENT SERVICES 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, HARDSOFT REALTORS 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 RAKESH KUMAR LOHIA, , , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 26-04-2019 by Mr JITENDRA KUMAR SINGH, AUTHORISED SIGNATORY, OCTAGON TRADELINKS 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, ANJU PROMOTERS 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 RAKESH KUMAR LOHIA, , , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1904-04559/2019-30/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 209074 to 209121
being No 190404559 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.05.13 16:59:29 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 13-05-2019 16:59:22
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

2721 13-3-19

সেতার নাম

Anel Chowdhury (Adv)

ডেঃ সাহাআলম মণ্ডল

Local Post Office & School Noeda

ডেঃ

মোঃ এ ডি এস আর, বারইপুর

ডাকঘর- দক্ষিণ ২৪ পরগণা

ফলা

Kaedi-1.

Attended Mr. Singh.
26/04/2019



Rakesh Kumar LOHA
S/o MALCHAND LOHA
62, Sukanta Sarani
P.O - BHADRAKALI
P.S - UTTARARA
P.N - 712232

REGISTRAR
KOLKATA
26 APR 2019

30 APR 2019