

01/09/23

I-11633/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL: the document is admitted the Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

AP 159524

21/09/2023
 200-2326645/2023

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

21 SEP 2023

THIS INDENTURE OF CONVEYANCE is made this 21st day of September TWO THOUSAND TWENTY-THREE BETWEEN

[Faint, illegible text, likely a signature or stamp area]

004644

B. K. JAIN & CO.
Advocate
6A, Kiren Sankar Roy Road
Kolkata - 700001

6 APR 2023

Name.....
Address.....
Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



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BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by its **authorized Signatory BRAJ SEN JAIN(PAN:ACWPJ1468R)(AADHAAR:285651651634)** Son of Late Ram Ratan Jain, residing at 20B/1, Srish Chandra Chowdhury Lane, P.O- Cossipore, P.S- Tala, Kolkata – 700 002, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns)of the **ONE PART;**

AND

NIRMALKUNJ REAL ESTATE PRIVATE LIMITED(PAN:AAECN4620Q), a company within the meaning of Companies Act 1956 having its registered office situated at ARRJAVV PARK, 54A, Sarat Bose Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata-700025, represented by its Director **SHRI HARSH JAIN (PAN:ACLPJ5319A)(AADHAAR:623358749223)** Son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART;**

WHEREAS:

- A) **THAT** the vendor herein is the owner by way of 3 (Three) Registered Deed of Sale. The detail of the "Registered Deed of Sale" is as hereunder:-



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(i) Dated 05/05/2022, Reg. at before A.D.S.R Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.- 1613-2022, Pages 89567 to 89588, being no.-161303422, Year-2022 from Dilip Kumar Pal, Son of Late Chandra Nath Pal, was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1143** Corresponding **L.R Dag no 1195, Area- 21.00(Twenty One) Decimal** out of 42.00 Decimal, **0.5000 share** out of 1.0000 Share, **under LR Khatiyon no.-3790, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.

And

(ii) Dated 05/05/2022, Reg. at before A.D.S.R Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.- 1613-2022, Pages 91230 to 91250, being no.-161303463, Year-2022 from Kashmira Bibi wife of Late Siraj Molla, was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1143** Corresponding **L.R Dag no 1195, Area- 21.00(Twenty One) Decimal** out of 42.00 Decimal, **0.5000 share** out of 1.0000 Share, **under LR Khatiyon no.-4033, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1143	1195	SHALI	3790	42.00	0.5000	21.00
1143	1195	SHALI	4033	42.00	0.5000	21.00
				Total	1.0000	42.00 Decimal

And



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(iii) Dated 01/11/2021, Reg. at before A.D.S.R Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.- 1613-2021, Pages 181088 to 181136, being no.-161306848 , Year-202 from Rupali Kundal and Six (6) Ors., was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1147** Corresponding **L.R Dag no 1199, under LR Khatian no.-1908, 1909, 1910 and 1911, Area- 33.0763 (Thirty Three Point zero Seven Six Three) Decimal** out of 73.00 Decimal, 0.4531 Share out of 1.0000 Share, **Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1147	1199	Shali	1908	73.00	0.1133	08.2709
1147	1199	Shali	1909	73.00	0.1133	08.2709
1147	1199	Shali	1910	73.00	0.1133	08.2709
1147	1199	Shali	1911	73.00	0.1132	08.2636
					Total	33.0763 Decimal

- B) Since after purchase of the "said Land" **BALAJI CONSTRUCTION PRIVATE LIMITED** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian nos. 4039.**
- C) Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land, **total measuring** more or less **75.0763 (Seventy Five Point Zero Seven Six Three) Decimal** comprised in (i) **R.S Dag No. 1143** Corresponding **L.R Dag no 1195, Area- 42.00(Forty Two) Decimal, 1.0000 Share, under LR**



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Khatiyon no.-4039, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104, **(ii) ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1147** Corresponding **L.R Dag no 1199, under LR Khatiyon no.-4039, Area- 33.0763 (Thirty Three Point zero Seven Six Three) Decimal** out of 73.00 Decimal, 0.4531 Share out of 1.0000 Share, **Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "said Land" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

- D) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 32,00,000/= (Rupees Thirty Two Lakhs) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
 - ii) **THAT** the "said Land" is free from all encumbrances charges liens mortgages, lispenders attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
 - iv) **THAT** the "said Land" is not being cultivated and/or the Vendor has not been cultivating the "said Land".



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- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
 - vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" upto the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
 - viii) **THAT** the "said Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
 - ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
 - x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
 - xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
 - xii) **THAT** there is no right of way from or through the "said Land".
 - xiii) **THAT** nobody has any right of easement over and in respect of the "said Land" or any part thereof.
 - xiv) **THAT** the "said Land" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.
- F) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said Land" from the VENDOR.

NOW THIS INDENTURE WITNESSETH:-

- I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 32,00,000/= (Rupees Thirty Two Lakhs)**



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Only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land, **total measuring** more or less **75.0763 (Seventy Five Point Zero Seven Six Three) Decimal** comprised in **(i) R.S Dag No. 1143** Corresponding **L.R Dag no 1195, Area- 42.00(Forty Two) Decimal, 1.0000 Share, under LR Khatiyani no.-4039, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104, **(ii) ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1147** Corresponding **L.R Dag no 1199, under LR Khatiyani no.-4039, Area- 33.0763 (Thirty Three Point zero Seven Six Three) Decimal** out of 73.00 Decimal, 0.4531 Share out of 1.0000 Share, **Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said Land" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted



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sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said Land" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the "said Land" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "said Land" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.



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- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Land" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those



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relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "said Land" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said Land" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "said Land" in its name.
 - ii) To have the soil tested and/or the "said Land" surveyed.
 - iii) To apply for and obtain permission for conversion of the user of the "said Land".
 - iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.



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- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said Land".
- vii) To appear and represent in the name of the Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the "said Land".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Land".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of the Land classified as **Sali** i.e. Agricultural land, **total measuring** more or less **75.0763 (Seventy Five Point Zero Seven Six Three) Decimal** comprised in **(i) R.S Dag No. 1143** Corresponding **L.R Dag no 1195, Area- 42.00(Forty Two) Decimal, 1.0000 Share,** under **LR Khatian no.- 4039** and **(ii) ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1147** Corresponding **L.R Dag no 1199, under LR Khatian no.-4039, Area- 33.0763 (Thirty Three Point zero Seven Six Three) Decimal** out of 73.00 Decimal, **0.4531 Share** out of 1.0000 Share, **Both Dags are Situate in Mouza - Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1143	1195	Shali	4039	42.00	1.0000	42.0000
1147	1199	Shali	4039	73.00	0.4531	33.0763
					Total	75.0763 Decimal

Total area sold by this Deed 75.0763 (Seventy Five Point Zero Seven Six Three) Decimal BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1143	1195	Sali Land RS Dag- 1196	Sali Land RS Dag-1194,1197	Sali Land RS Dag-1414, 1415	Sali Land RS Dag-1194
1147	1199	Sali Land RS Dag-1119	Sali Land RS Dag-1146	Sali Land RS Dag-1119/1512	Sali Land RS Dag-1145

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 AND DELIVERED BY THE VENDOR

At Kolkata in the presence of

- 1) *Smecha Chakraborty*
- 2) *Anjan Kumar Dutta*

For **BALAJI CONSTRUCTION PVT. LTD.**

B. Jain

Authorised Signatory
(BALAJI CONSTRUCTION PRIVATE LIMITED)

(VENDOR)
(BRAJ SEN JAIN)

Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR on behalf of purchaser

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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PURCHASER the within mentioned sum of **Rs. 32,00,000/= (Rupees Thirty Two Lakhs) Only** being the Entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 32,00,000.00

MEMO OF CONSIDERATION

By Cheque No. 000259 dated 13/09/2023

Drawn on HDFC, Kolkata Br. In favour of Vendor

Rs. 32,00,000.00

(Rupees Thirty Two Lakhs) only

Total: Rs. 32,00,000.00

VENDOR

WITNESSES

1) Sneha Chakraborty
w/o Sukanta Chakraborty
21 No. panehanantala Road,
Sukchar, Kolkata - 115.

2) Anjan Kumar Dutta
S/o. Late Hiron Dutta
192, Oxytown,
PO. & PS. Sarson,
Kod-61.

For BALAJI CONSTRUCTION PVT. LTD.

[Handwritten Signature]

(BALAJI CONSTRUCTION PRIVATE LIMITED)

Authorised Signatory



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SPECIMEN FORM FOR TEN FINGERPRINTS



(HARSH JAIN)

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

Harsh



(BRAJ SEN JAIN)

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

Braj Sen



PHOTO

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



PHOTO

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



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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240225995881

GRN Details

GRN:	192023240225995881	Payment Mode:	Online Payment
GRN Date:	19/09/2023 14:17:18	Bank/Gateway:	HDFC Bank
BRN :	125627038	BRN Date:	19/09/2023 14:18:44
GRIPS Payment ID:	190920232022599587	Payment Init. Date:	19/09/2023 14:17:18
Payment Status:	Successful	Payment Ref. No:	2002326645/3/2023

[Query No/**/Query Year]

Depositor Details

Depositor's Name:	Nirmalkunj Realestate Pvt Ltd
Address:	54A Sarat Bose Road Kolkata, West Bengal, 700025
Mobile:	9903967720
Depositor Status:	Buyer/Claimants
Query No:	2002326645
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2002326645/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	19/09/2023
Period To (dd/mm/yyyy):	19/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002326645/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	104397
2	2002326645/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	34836

Total 139233

IN WORDS: ONE LAKH THIRTY NINE THOUSAND TWO HUNDRED THIRTY THREE ONLY.

PAID



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



190920232022599587

GRIPS Payment Detail

GRIPS Payment ID:	190920232022599587	Payment Init. Date:	19/09/2023 14:17:18
Total Amount:	139233	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	125627038	BRN Date:	19/09/2023 14:18:44
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Nirmalkunj Realestate Pvt Ltd
Mobile: 9903967720

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240225995881	Directorate of Registration & Stamp Revenue	139233
Total			139233

IN WORDS: ONE LAKH THIRTY NINE THOUSAND TWO HUNDRED THIRTY THREE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Sealdah Civil Court Bar Association

Sealdah Court Complex

1, Beliaghata Road, Kolkata - 700 014

Ph.No. 2350-4069, 2354-4749, Fax.No. 2350-4069

IDENTITY CARD

ID No. SCCBA/2023-25/318

NAME : PRAKASH JAIN

Father's/Husband's Name :
Braj Sen Jain



ADVOCATE

President

Address Recorded on the Roll : 20B/1, Srish Chandra
Chowdhury Lane, Kolkata - 700 002

Mobile no. 9748 899 656

WB Bar Council No. F/2027/1987/2017

Date of Birth 05/08/1989

Issue on 17/06/2023

Blood Group Nil

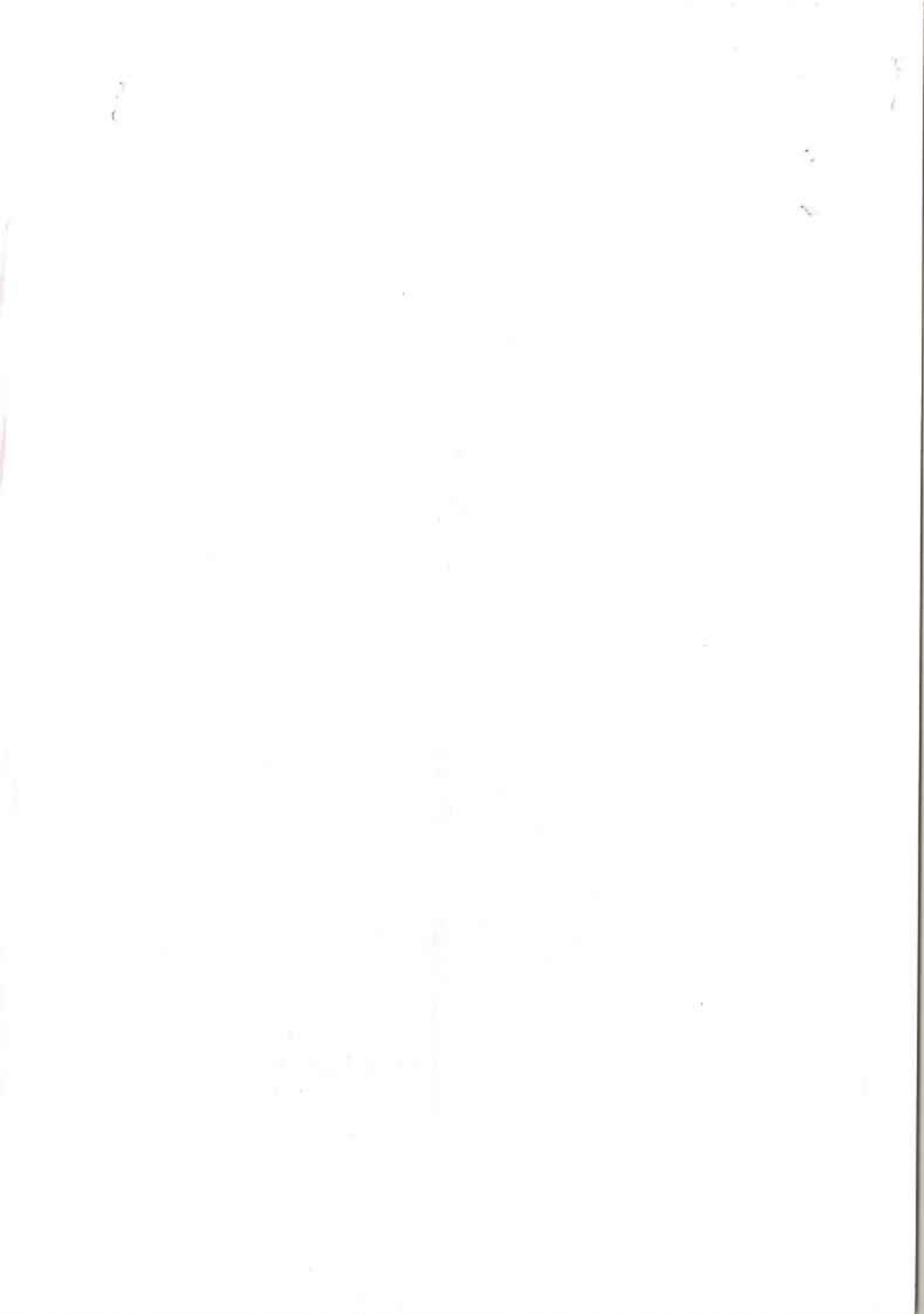
(Valid for 2 Years)

INSTRUCTION

To be carried on your person while on Bar Association and produce
as and when required. Loss/Damage of ID Card should be reported
immediately to the association authority Card is property of the
association & to be returned as per rules.

Secretary

Prakash Jain
21-9-23





सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002326645/2023	Office where deed will be registered
Query Date	12/09/2023 3:04:32 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 32,00,000/-	Rs. 34,82,895/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,04,497/- (Article:23)	Rs. 34,836/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, , Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1195 (RS :-)	LR-4039	Organisati on	Shali	42 Dec	18,00,000/-	19,48,439/-	Width of Approach Road: 3 Ft.,
L2	LR-1199 (RS :-)	LR-4039	Organisati on	Shali	33.0763 Dec	14,00,000/-	15,34,456/-	Width of Approach Road: 3 Ft.,
		TOTAL :			75.0763Dec	32,00,000 /-	34,82,895 /-	
		Grand Total :			75.0763Dec	32,00,000 /-	34,82,895 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	BALAJI CONSTRUCTION PRIVATE LIMITED (Private Limited Company) ,82, Bentlink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 PAN No. AAxxxxxx0C, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2002326645 of 2023, Printed On : Sep 13 2023 3:47PM, Generated from wbregistration.gov.in

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED (Private Limited Company) ARRJAVV PARK, 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 PAN No. AAxxxxxx0Q, Aadhaar No Not Provided by UIDAI Status : Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Mr BRAJ SEN JAIN Son of Late RAM RATAN JAIN 20B/1, Sris Chandra Chowdhury Lane, City:- Not Specified, P.O:- COSSIPORE, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Jain, Occupation: Private Service, Citizen of: India, PAN No. ACxxxxxx8R, Aadhaar No.: 28xxxxxxxx1634	BALAJI CONSTRUCTION PRIVATE LIMITED (as Authorised Signatory)
2	Mr HARSH JAIN Son of Mr MAHENDRA KUMAR PANDYA 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx9A, Aadhaar No.: 62xxxxxxxx9223	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED (as Director)

Land Details as per Land Record

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, , Pin Code : 700104

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 1195, LR Khatian No:- 4039	Owner:বালাজী কন্সট্রাকশন প্রাইভেট লিমিটেড, Gurdian:সায়াক জাজোড়িয়া, Address:নিজ , Classification:শালি, Area:0.42 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L2	LR Plot No:- 1199, LR Khatian No:- 4039	Owner:বালাজী কন্সট্রাকশন প্রাইভেট লিমিটেড, Gurdian:সায়াক জাজোড়িয়া, Address:নিজ , Classification:শালি, Area:0.32 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED

Identifier Details :

Name & address
Mr PRAKASH JAIN Son of Mr Braj Sen Jain 20B/1, Sris Chandra Chowdhury Lane, Sris Chandra Chowdhury Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Jain, Occupation: Advocate, Citizen of: India, , Identifier Of Mr BRAJ SEN JAIN, Mr HARSH JAIN

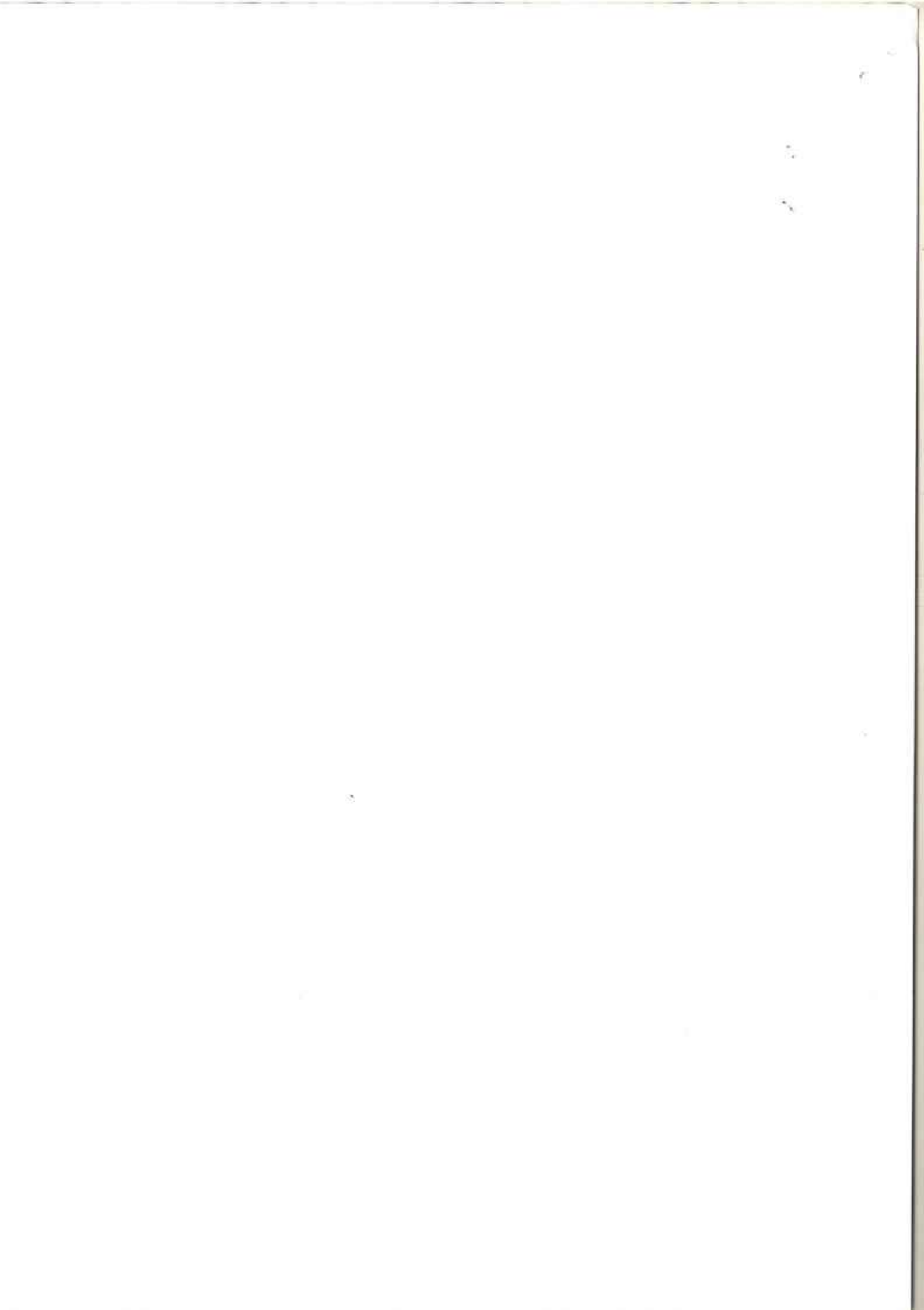


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-42 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-33.0763 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BISHNUPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





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DATED THIS THE 21ST DAY OF SEPTEMBER 2023
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BETWEEN

BALAJI CONSTRUCTION PRIVATE LIMITED

..... **VENDOR**

AND

NIRMALKUNJ REAL ESTATE PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1604-11633/2023	Date of Registration	21/09/2023
Query No / Year	1604-2002326645/2023	Office where deed is registered	
Query Date	12/09/2023 3:04:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 32,00,000/-	Rs. 34,82,895/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,04,497/- (Article:23)	Rs. 34,868/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

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-1195 (RS :-)	LR-4039	Organisati on	Shall	42 Dec	18,00,000/-	19,48,439/-	Width of Approach Road: 3 Ft.,
L2	LR-1199 (RS :-)	LR-4039	Organisati on	Shall	33.0763 Dec	14,00,000/-	15,34,456/-	Width of Approach Road: 3 Ft.,
		TOTAL :			75.0763Dec	32,00,000 /-	34,82,895 /-	
		Grand Total :			75.0763Dec	32,00,000 /-	34,82,895 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED ARRJAVV PARK, 54A, Sarat Bose Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BRAJ SEN JAIN (Presentant) Son of Late RAM RATAN JAIN Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	 Sep 21 2023 1:14PM	 LTI 21/09/2023	 21/09/2023
20B/1, Sris Chandra Chowdhury Lane, City:- Not Specified, P.O:- COSSIPORE, P.S:-Tala, District:- South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Jain, Occupation: Private Service, Citizen of: India, , PAN No.:: ACxxxxxx8R, Aadhaar No: 28xxxxxxxx1634 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Authorised Signatory)				
2	Mr HARSH JAIN Son of Mr MAHENDRA KUMAR PANDYA 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxxx9223 Status : Representative, Representative of : NIRMALKUNJ REAL ESTATE PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAKASH JAIN Son of Mr Braj Sen Jain 20B/1, Sris Chandra Chowdhury Lane, Sris Chandra Chowdhury Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	 21/09/2023	 21/09/2023	 21/09/2023
Identifier Of Mr BRAJ SEN JAIN, Mr HARSH JAIN			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-42 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	BALAJI CONSTRUCTION PRIVATE LIMITED	NIRMALKUNJ REAL ESTATE PRIVATE LIMITED-33.0763 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpurja, Mouza: Samall, JI No: 23, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1195, LR Khatian No:- 4039	Owner:বালাজী কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:সায়াক জায়েজিয়া, Address:বিজ , Classification:শদি, Area:0.42000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED
L2	LR Plot No:- 1199, LR Khatian No:- 4039	Owner:বালাজী কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:সায়াক জায়েজিয়া, Address:বিজ , Classification:শদি, Area:0.32000000 Acre,	BALAJI CONSTRUCTION PRIVATE LIMITED

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Endorsement For Deed Number : I - 160411633 / 2023

On 21-09-2023

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.

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

Presented for registration at 13:09 hrs on 21-09-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BRAJ SEN JAIN ..

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 34,82,895/-

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

Execution is admitted on 21-09-2023 by Mr BRAJ SEN JAIN, Authorised Signatory, BALAJI CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 82, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr PRAKASH JAIN, , Son of Mr Braj Sen Jain, 20B/1, Srish Chandra Chowdhury Lane, Road: Sris Chandra Chowdhury Lane, , P.O: Cossipore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,868.00/- (A(1) = Rs 34,829.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 34,836/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2023 2:18PM with Govt. Ref. No: 192023240225995881 on 19-09-2023, Amount Rs: 34,836/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 125627038 on 19-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,497/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,04,397/-

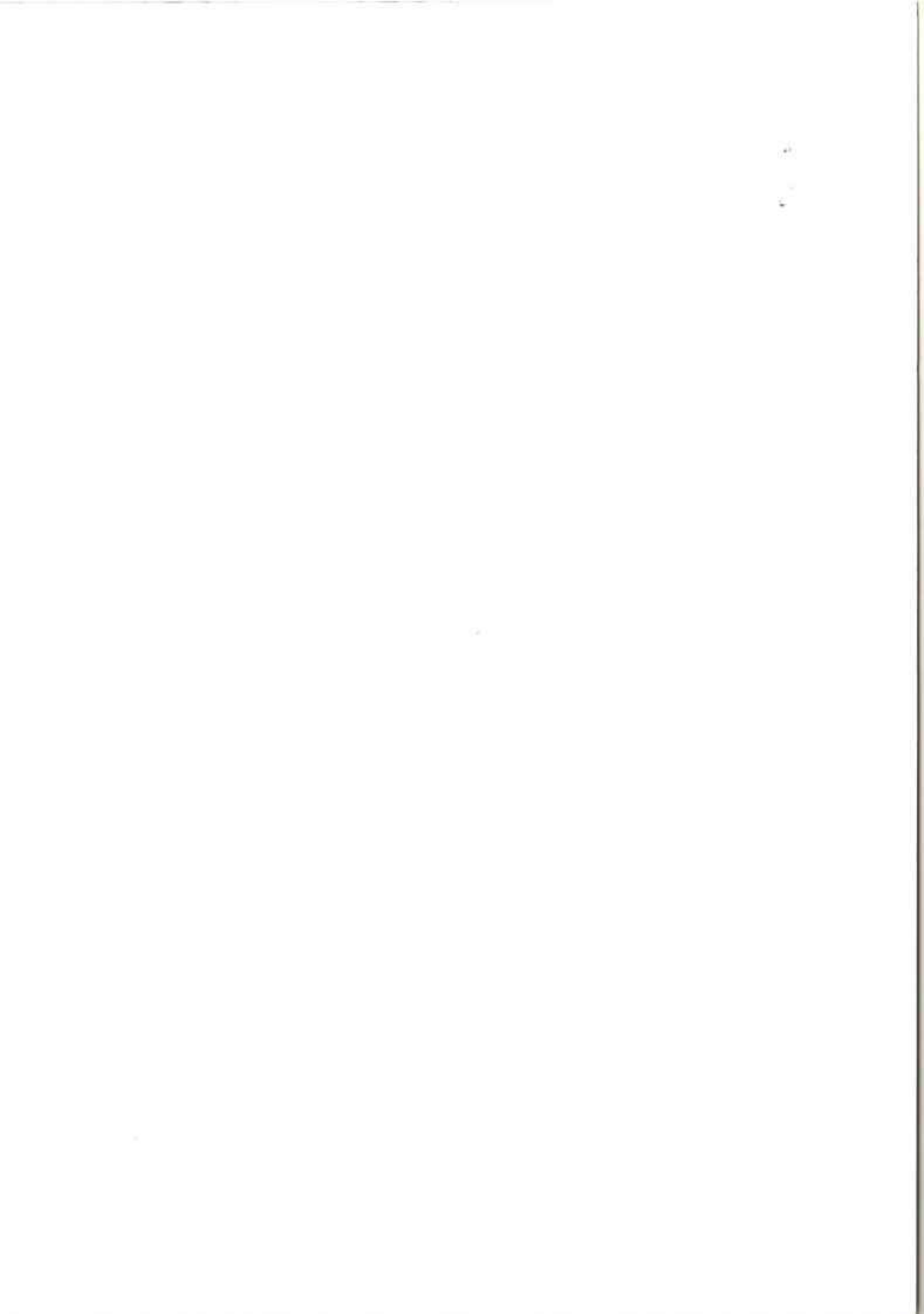
Description of Stamp

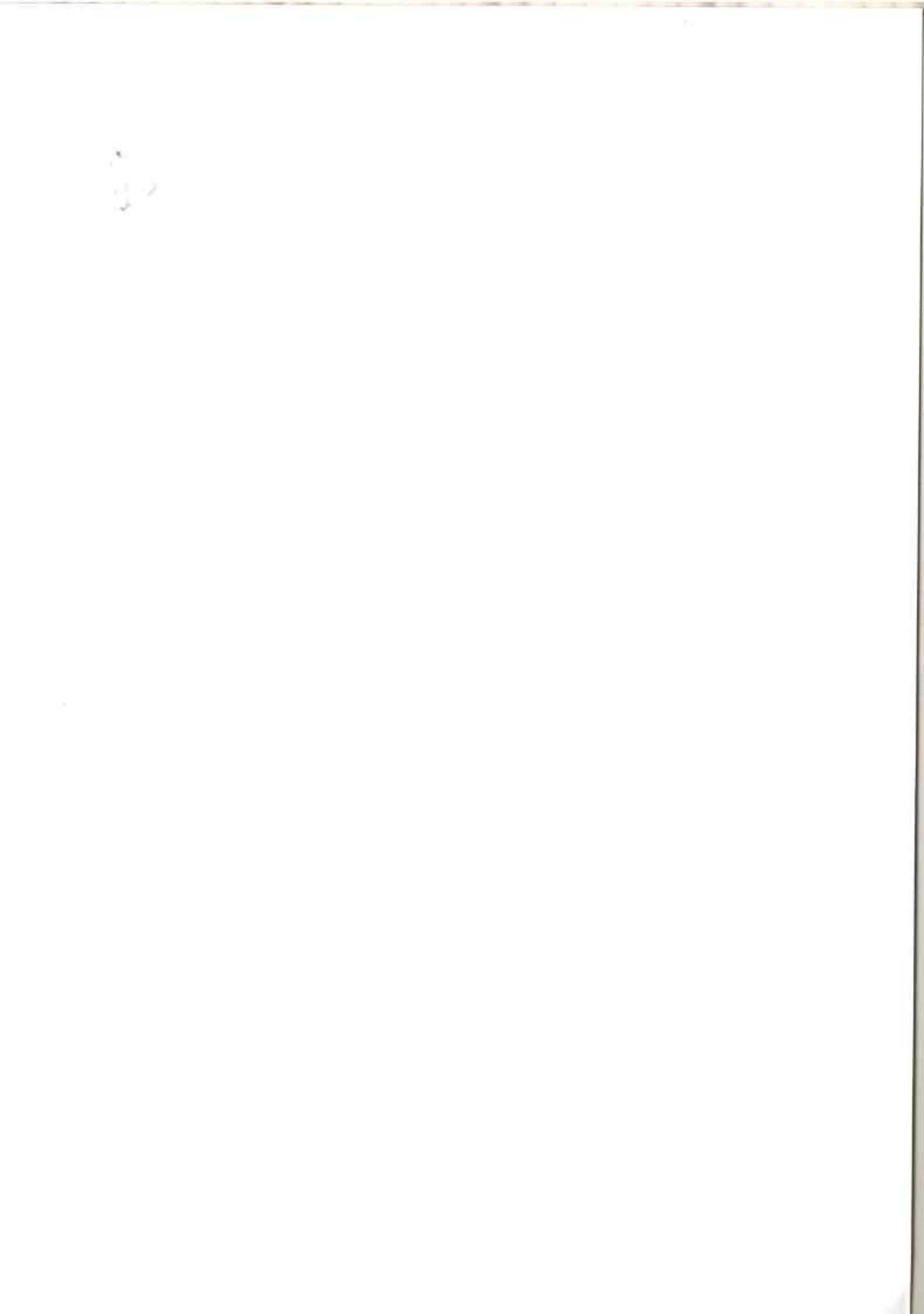
1. Stamp: Type: Impressed, Serial no 4644, Amount: Rs.100.00/-, Date of Purchase: 06/09/2023, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2023 2:18PM with Govt. Ref. No: 192023240225995881 on 19-09-2023, Amount Rs: 1,04,397/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 125627038 on 19-09-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 369492 to 369516
being No 160411633 for the year 2023.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2023.10.03 17:34:07 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 03/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.