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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Addl. Dist. Sub-Registrar, Bishupur  
 05 MAY 2022

THIS INDENTURE OF CONVEYANCE made this the 5<sup>th</sup> day of May TWO  
 THOUSAND AND TWENTY-TWO BETWEEN

036238

R. GARGAR  
Advocate  
3rd Floor  
Old Post Office Street  
Kolkata - 700001

-2 MAY 2022

No.....  
Name.....  
Address.....  
Vendor.....

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



A.D.S.R. Bishnupur  
South 24 Parganas  
=5 MAY 2022

সিইল নম্বর ০৩৬২৩৮  
হাট ডিবিডি (কালীঘাট)  
বিষ্ণুপুর - ৭০০০০১  
তারিখ: ০৫ মে ২০২২  
নং - ১০৫

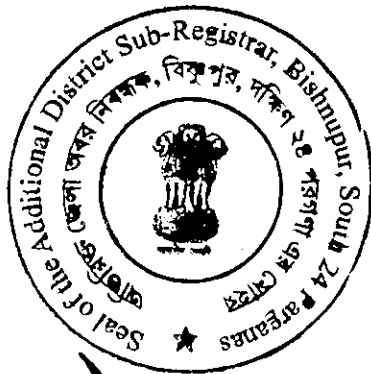
**SRI SUJIT KUMAR MONDAL(PAN:BODPM1036G)(AADHAAR:609173945307)** son of Late Dasharath Mondal, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs - 700104, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**AND**

**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 one of its Director **SHRI MAYANK JAJODIA (PAN:AESP J0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, 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 **OTHER PART;**

**WHEREAS:**

- A) **THAT** the vendor herein is the owner by way of Two(2) Registered Deed of conveyances **Firstly** Dated 09/03/1998, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 8, Page 437 to 440, being no.-653, Year 1998 from Samir Ali Mondal son of Late Rakhal Mondal in respect of **ALL THAT** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **07.33 Decimal of Land** comprised in **R.S Dag No. 1025** Corresponding **L.R Dag no. 1076, under R.S Khatiyon no.-269** Corresponding **L.R Khatiyon no.- 1635**



*[Handwritten Signature]*

**A.D.S.R. Bishnupur**  
**South 24 Parganas**

**5 MAY 2022**

**Secondly** Dated 11/07/2001, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 27, Page-79 to 82, being no.- 2430, Year 2001 from Aamir Ali Mondal son of Late Rakhal Mondal in respect of **ALL THAT** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land measuring more or less **03.67 Decimal of Land** comprised in **R.S Dag No. 1025** Corresponding **L.R Dag no. 1076**, under **R.S Khatiyon no.-269** Corresponding **L.R Khatiyon no.- 185**, 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	R.S Khatiyon no.	L.R Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1025	1076	Shali	269	1635	11.00	0.6664	07.33
1025	1076	Shali	269	185	11.00	0.3336	03.67
					Total	1.0000 Share	11.00 Decimal

- B) **THAT** the vendor herein is the owner by way of Registered Deed of conveyances Dated 26/07/2001, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 51, Page-315 to 318, being no.- 4556, Year 2002 from Rangina Bibi wife of Aasraf Ali in respect of **ALL THAT** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land measuring more or less **08.3350 Decimal of Land**, **0.3334 Share** comprised in **R.S Dag No. 1024** Corresponding **L.R Dag no. 1075**, under **R.S Khatiyon no.- 134** Corresponding **L.R Khatiyon no.- 634**, 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	R.S Khatiyon no.	L.R Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1024	1075	Shali	134	634	25.00	0.3334	08.3350
					Total	0.3334 Share	08.3350 Decimal



*[Handwritten signature]*

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- C) Since after purchase of the "SAID LANDS" **SUJIT KUMAR MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyani no. 3155, 3160 and 3785.**
- D) Inasmuch as the "said Plot of Lands" are 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 **19.3350 Decimal of Land** out of which **Firstly 11.00 (Eleven) Decimal, 1.0000 Share**, in **R.S Dag No. 1025** Corresponding **L.R Dag no. 1076**, under **L.R Khatiyani no.- 3155 and 3160, 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. **Secondly ALL THAT** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land measuring more or less **08.3350 Decimal** out of 25.00 Decimal, **0.3334 Share** out of 1.0000 Share, comprised in **R.S Dag No. 1024** Corresponding **L.R Dag no. 1075**, under **L.R Khatiyani no.- 3785 and 634 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:-

<b>MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA</b>						
<b>R.S Dag No.</b>	<b>L.R Dag No.</b>	<b>Nature of Land</b>	<b>L.R Khatiyani no.</b>	<b>Out of Total Area (in Decimal)</b>	<b>Share in Dag out of 1.0000 share</b>	<b>Area of Land Sold (in Decimals)</b>
<b>1025</b>	<b>1076</b>	<b>Shali</b>	<b>3155</b>	<b>11.00</b>	<b>0.6667</b>	<b>07.3337</b>
<b>1025</b>	<b>1076</b>	<b>Shali</b>	<b>3160</b>	<b>11.00</b>	<b>0.3333</b>	<b>03.6663</b>
<b>1024</b>	<b>1075</b>	<b>Shali</b>	<b>3785 &amp; 634</b>	<b>25.00</b>	<b>0.3334</b>	<b>08.3350</b>
			<b>Total</b>		<b>1.0000 Share</b>	<b>19.3350 Decimal</b>

(hereinafter referred to as the "SAID LANDS" 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 LANDS" directly in favour



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of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

- E) The Purchaser has agreed to purchase and acquire the "SAID LANDS" free from all encumbrances and charges at and for a consideration of **Rs. 5,26,000/= (Rupees Five Lakhs Twenty Six Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- F) 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 Lands".
  - ii) **THAT** the "SAID LANDS" are free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
  - iii) **THAT** the Vendor has a marketable title in respect of the "said Lands".
  - iv) **THAT** the "said Lands" are not being cultivated and/or the Vendor has not been cultivating the "said Lands".
  - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".
  - vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LANDS" 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 Lands".



*[Handwritten signature]*

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- viii) **THAT** the "SAID LANDS" are 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 LANDS" or any part or portion thereof.
  - x) **THAT** the Vendor is in khas possession of the entirety of the "said Lands".
  - 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 Lands".
  - xii) **THAT** there is no right of way from or through the "said Lands".
  - xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LANDS" or any part thereof.
  - xiv) **THAT** since the date of the Deeds of Sale dated 09/03/1998, 11/07/2001 and 26/07/2001 the recorded owner **SUJIT KUMAR MONDAL** son of Late Dasharath Mondal has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
  - xv) **THAT** the "SAID LANDS" are 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



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title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LANDS" 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. 5,26,000/= (Rupees Five Lakhs Twenty Six Thousand) 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 LANDS" in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **19.3350 Decimal of Land** out of which **Firstly 11.00 (Eleven) Decimal, 1.0000 Share**, in **R.S Dag No. 1025** Corresponding **L.R Dag no. 1076**, under **L.R Khatiyān no.- 3155 and 3160**, 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. **Secondly ALL THAT** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land measuring more or less **08.3350 Decimal** out of 25.00 Decimal, **0.3334 Share** out of 1.0000 Share, comprised in **R.S Dag No. 1024** Corresponding **L.R Dag no. 1075**, under **L.R Khatiyān no.- 3785 and 634** 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:-

<b>MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA</b>						
<b>R.S Dag No.</b>	<b>L.R Dag No.</b>	<b>Nature of Land</b>	<b>L.R Khat- iyan no.</b>	<b>Out of Total Area (in Decimal)</b>	<b>Share in Dag out of 1.0000 share</b>	<b>Area of Land Sold (in Decimals)</b>
1025	1076	Shali	3155	11.00	0.6667	07.3337
1025	1076	Shali	3160	11.00	0.3333	03.6663
1024	1075	Shali	3785 & 634	25.00	0.3334	08.3350
				<b>Total</b>	<b>1.0000 Share</b>	<b>19.3350 Decimal</b>



  
A.D.S.R. Bishnupur  
South 24 Parganas  
- 5 MAY 2002

(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "SAID LANDS" are 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 LANDS" 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 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 LANDS" 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 LANDS" 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



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assigning and assuring the "SAID LANDS" or any part thereof in the manner as aforesaid.

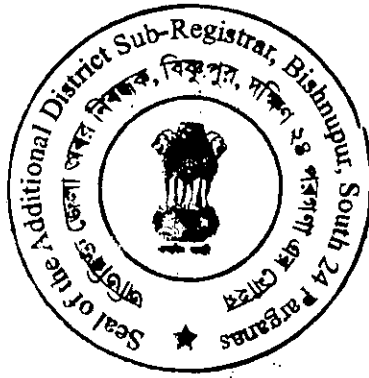
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "SAID LANDS" 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.
- 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 LANDS" 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



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demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the "SAID LANDS" 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 LANDS" 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 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 LANDS" 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 LANDS" 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



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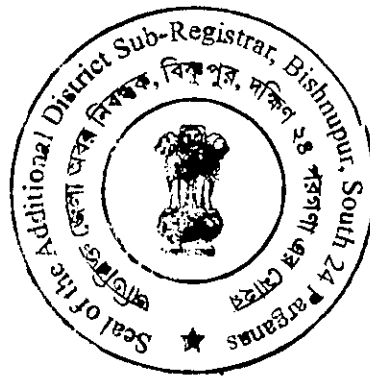
into or upon or over the "SAID LANDS" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "SAID LANDS" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.


- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LANDS" 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 LANDS" in its name.



*[Signature]*  
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South 24 Parganas  
- 5 MAY 2022

- ii) To have the soil tested and/or the "SAID LANDS" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Lands".
- 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.
- 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 Lands".
- 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 Lands".
- 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 Lands".
- 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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South 24 Parganas  
= 5 MAY 2022



**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 **19.3350 Decimal of Land** out of which **Firstly 11.00 (Eleven) Decimal, 1.0000 Share**, in **R.S Dag No. 1025** Corresponding **L.R Dag no. 1076**, under **L.R Khatiyani no.- 3155 and 3160**, 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. **Secondly ALL THAT** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land measuring more or less **08.3350 Decimal** out of 25.00 Decimal, **0.3334 Share** out of 1.0000 Share, comprised in **R.S Dag No. 1024** Corresponding **L.R Dag no. 1075**, under **L.R Khatiyani no.- 3785 and 634** 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	L.R Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1025	1076	Shali	3155	11.00	0.6667	07.3337
1025	1076	Shali	3160	11.00	0.3333	03.6663
1024	1075	Shali	3785	25.00	0.3333	08.3325
1024	1075	Shali	634	25.00	0.0001	00.0025
					<b>Total</b>	<b>19.3350 Decimal</b>

Total area sold by this Deed is **19.3350 (Nineteen Point Three Three Five Zero) Decimal**

**BUTTED AND BOUNDED BY:-**

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1025	1076	Sali Land Dag- 1075	Sali Land Dag-1063	Sali Land Dag-1073	Sali Land Dag-1067, 1068.
1024	1075	Sali Land Dag- 1077	Sali Land Dag-1080	Sali Land Dag-1074	Sali Land Dag-1076

**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 ~~Jan~~ in the presence of

- 1) *[Handwritten signature]*
- 2) *[Handwritten signature]*

*[Handwritten signature]*  
**(SUJIT KUMAR MONDAL)**  
**(VENDOR)**

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

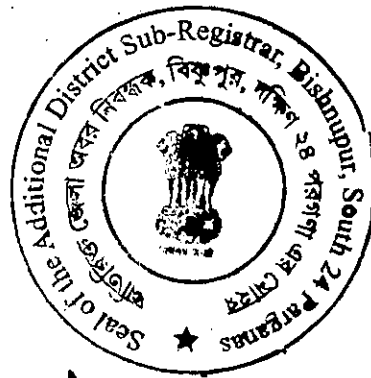
Drafted & Prepared by:-

**PRAKASH JAIN(Advocate)**

*[Handwritten signature of Prakash Jain]*

**Sealdah Civil Court, Kolkata.**

Enrolment No. F-2027/1987/2017



*[Signature]*  
A.D.S.R. Bishnupur  
South 24 Parganas  
= 5 MAY 2022

**PURCHASER** the within mentioned sum  
of **Rs. 5,26,000/= (Rupees Five Lakhs  
Twenty Six Thousand) Only** being the entirety  
of the consideration Amount payable under these  
presents as per Memo below:

**Rs. 5,26,000.00**

**MEMO OF CONSIDERATION**

**By Pay Order No. 584293 dated 02/05/2022**

**Drawn on SBI, Kolkata Br. In favour of Vendor**

**Rs. 5,26,000.00**

**(Rupees Five Lakhs Twenty Six Thousand) Only**

**Total: Rs. 5,26,000.00**

*Swiper No. Mondal*

**WITNESSES**

*ବିକ୍ରୟକାରୀଙ୍କ ଦ୍ୱାରା (କର୍ତ୍ତୃକୃତ)*  
*ସ୍ୱାକ୍ଷର - ବିଜୟ କୁମାର ମଣ୍ଡାଲ*  
*ସ୍ୱାକ୍ଷର - ସୁଜିତ ମଣ୍ଡାଲ*  
*ସ୍ୱାକ୍ଷର - ବିଜୟ କୁମାର*

S.

**VENDOR**

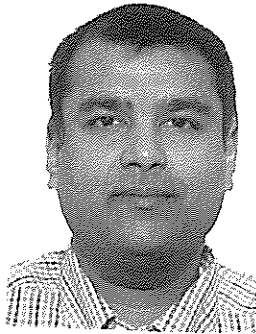
**(SUJIT KUMAR MONDAL)**

*Sujit Kumar Mondal*  
*S/o N. N. Mondal*  
*Kripasampur*  
*Sukderpur*  
*Bishampur*  
*24 Pgs (Serials)*



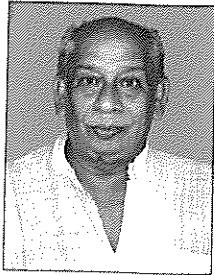
A.D.S.R. Bishnupur  
South 24 Parganas  
= 5 MAY 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



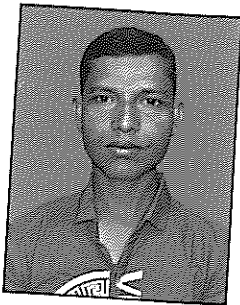
Majank Jayodie

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



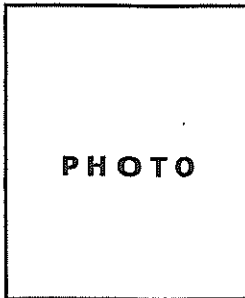
Lopar Man Whis

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



Maver Jones Jr

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



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



A.D.S.R. Bishnupur  
South 24 Parganas  
= 5 MAY 2022



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

GRN Details

GRN: 192022230018959511 Payment Mode: Online Payment  
GRN Date: 02/05/2022 17:31:13 Bank/Gateway: HDFC Bank  
BRN : 1782197796 BRN Date: 02/05/2022 17:33:02  
Payment Status: Successful Payment Ref. No: 2001296289/2/2022  
[Query No\*/Query Year]

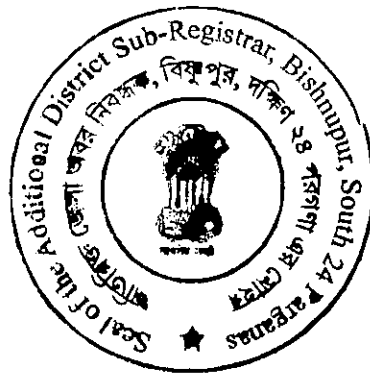
Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD  
Address: 82 BENTICK STREET KOLKATA- 700001  
Mobile: 9007830098  
Depositor Status: Buyer/Claimants  
Query No: 2001296289  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001296289/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296289/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	28812
2	2001296289/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	9637
			<b>Total</b>	<b>38449</b>

IN WORDS: THIRTY EIGHT THOUSAND FOUR HUNDRED FORTY NINE ONLY.



**A.D.S.R. Bishnupur**  
**South 24 Parganas**

**5 MAY 2022**



@@  
**DATED THIS THE DAY OF 2022**  
@@

**BETWEEN**

**SUJIT KUMAR MONDAL**

..... **VENDOR**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

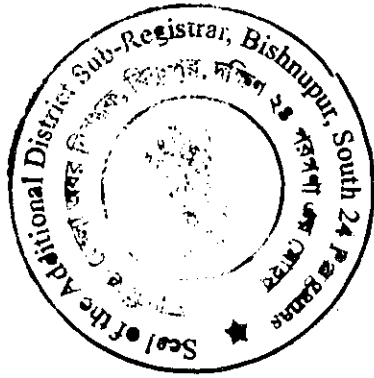
## Major Information of the Deed

Deed No :	I-1613-03428/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296289/2022	Office where deed is registered	
Query Date	30/04/2022 6:13:36 PM	A.D.S.R. BISHNUPUR, 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			
Set Forth value	Market Value		
Rs. 5,26,000/-	Rs. 9,63,717/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,912/- (Article:23)	Rs. 9,637/- (Article:A(1))		
Remarks			



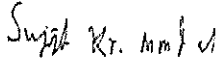
### Land Details :

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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1076 (RS :-)	LR-3155	Organisati on	Shali	7.3337 Dec	1,99,505/-	3,63,019/-	Property is on Road
L2	LR-1076 (RS :-)	LR-3160	Organisati on	Shali	3.6663 Dec	99,738/-	1,81,482/-	Property is on Road
L3	LR-1075 (RS :-)	LR-3785	Organisati on	Shali	8.3325 Dec	2,20,000/-	4,12,459/-	Property is on Road
L4	LR-1075 (RS :-)	LR-634	Bastu	Shali	0.0025 Dec	6,757/-	6,757/-	Property is on Road
		<b>TOTAL :</b>			<b>19.3335Dec</b>	<b>5,26,000 /-</b>	<b>9,63,717 /-</b>	
		<b>Grand Total :</b>			<b>19.3335Dec</b>	<b>5,26,000 /-</b>	<b>9,63,717 /-</b>	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUJIT KUMAR MONDAL (Presentant )</b> Son of Mr Dasharath Mondal Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022		05/05/2022
Samali(CT), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BOxxxxxx6G, Aadhaar No: 60xxxxxxxx5307, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				


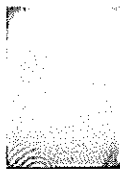
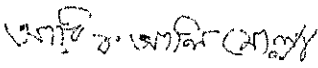
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 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, Status : Not Executed			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr MAYANK JAJODIA</b> Son of Mr Mahesh Kant Jajodia 5, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ARIF ALI MOLLA</b> Son of Mr Siraj Ali Molla Samli(CT), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
	05/05/2022	05/05/2022	05/05/2022
Identifier Of Mr SUJIT KUMAR MONDAL, Mr MAYANK JAJODIA			



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-7.3337 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-3.6663 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-8.3325 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.0025 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, 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:- 1076, LR Khatian No:- 3155	Owner:সুজিত কুমার মন্ডল, Gurdian:দশরথ , Address:সাং-নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1076, LR Khatian No:- 3160	Owner:সুজিত কুমার মন্ডল, Gurdian:দশরথ , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1075, LR Khatian No:- 3785	Owner:সুজিত কুমার মন্ডল, Gurdian:দশরথ , Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1075, LR Khatian No:- 634	Owner:জেহারাবানু বিবি ., Gurdian:মনসুর আলি, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303428 / 2022

On 05-05-2022

**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 13:50 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr SUJIT KUMAR MONDAL ,Executant.

**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 9,63,717/-

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

Execution is admitted on 05/05/2022 by Mr SUJIT KUMAR MONDAL, Son of Mr Dasharath Mondal, Samali(CT), P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

Indetified by Mr ARIF ALI MOLLA, , , Son of Mr Siraj Ali Molla, Samli(CT), P.O: Nahazari, Thana: Bishnupur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,637/- ( A(1) = Rs 9,637/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,637/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:33PM with Govt. Ref. No: 192022230018959511 on 02-05-2022, Amount Rs: 9,637/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1782197796 on 02-05-2022, Head of Account 0030-03-104-001-16

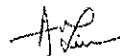
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,912/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 28,812/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AH59766, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:33PM with Govt. Ref. No: 192022230018959511 on 02-05-2022, Amount Rs: 28,812/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1782197796 on 02-05-2022, Head of Account 0030-02-103-003-02

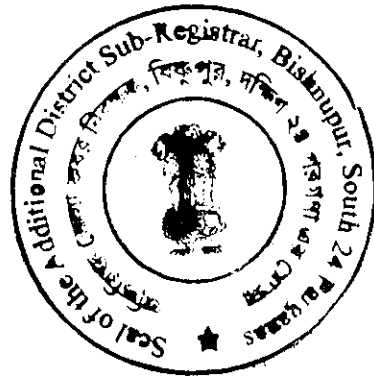


Asif Nadim

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR

South 24-Parganas, West Bengal



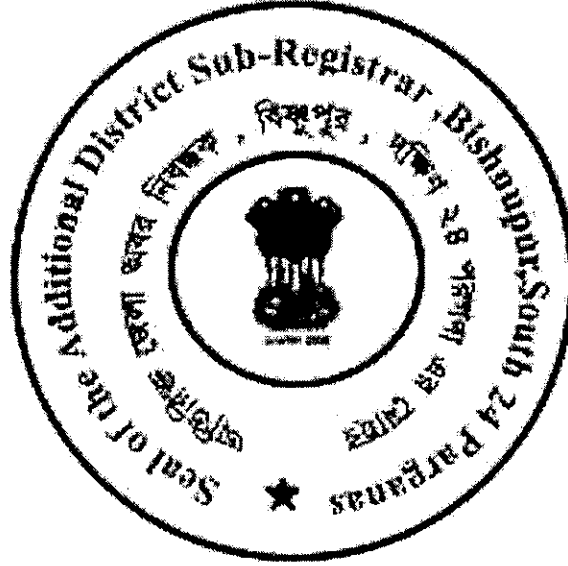


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 90031 to 90052

being No 161303428 for the year 2022.



*Asif Nadim*

Digitally signed by Asif Nadim  
Date: 2022.05.06 15:31:30 +09:00  
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/05/06 03:31:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)