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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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for registration and that the photo
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Addl. Dist. Sub-Registrar, Bishupur

05 MAY 2022

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

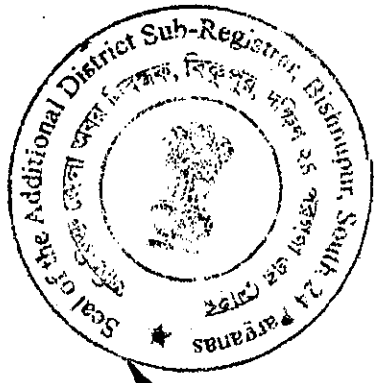
037863

4 MAY 2022

No.....Rs.....Date.....
Name.....
Address.....
Vendor.....

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

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



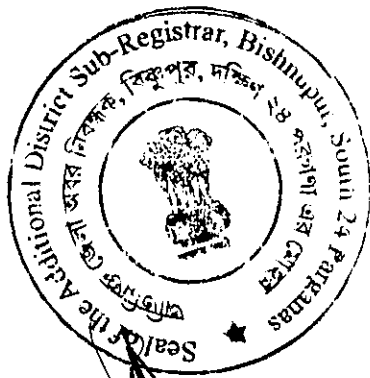
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Addl. Dist. Sub-Registrar, Eishrupur
District - South 24 Parganas
05 MAY 2022

Handwritten notes in Bengali script, including the number '104'.

(1) SRI SUJIT KUMAR MONDAL(PAN:BODPM1036G)(AADHAAR:609173945307)
(2) SRI SURANJAN MONDAL(PAN:DHYPM4878L) (AADHAAR:403589229288) both are Sons of Late Dasharath Mondal, by faith Hindu, by nationality- Indian, by occupation- Cultivation, both are residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(3) SMT. GAYARANI MONDAL(PAN:EYXPM6 911B)(AADHAAR:704006647782)** Wife of Late Sunirmal Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(4) SMT. BANANI SINGHA ROY @ MONDAL(PAN:CTDPM1747C)(AADHAAR: 885444446791)** wife of Prañab Singh Roy and daughter of Late Sunirmal Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, Thakurpukur, Maheshtola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(5) SMT. KALPANA NASKAR @ MONDAL (PAN:BBBPN9037P) (AADHAAR:54335518 5208)** wife of Sri Duryodhan Naskar, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Uttar Kazirhat, Bishnupur, P.O- Bhasa Khoriberia and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(6) SMT. RINA MONDAL (PAN:HLC PM7417R)(AADHAAR:403588114238)** wife of Sri Dipankar Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, Thakurpukur, Maheshtola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or 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



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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 One** Dasharath Mondal (since Deceased) son of late Ambika Mondal was the owner by way of inheritance in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1008** Corresponding **L.R Dag no 1057, Area- 37.00(Thirty Seven) Decimal** out of **1.0000 Share, under Khatian No. 687, 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	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1008	1057	SHALI	687	37.00	1.0000	37.00
					Total	37.00 Decimal

- B) **That** the said Dasharath Mondal was widower died intestate since long leaving behind his (3)Three sons namely (i) Sujit Kumar Mondal (ii) Sunirmal Mondal(since Deceased) and (iii) Suranjan Mondal and 2(Two) married daughters namely (i) Kalpana Mondal @ Naskar wife of late Duryodhan Naskar and (ii) Rina Mondal wife of Dipankar Mondal as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- C) Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendors and/or any person authorized by the Vendors , the Vendors 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 THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1008** Corresponding **L.R Dag no 1057, Area- 37.00(Thirty Seven) Decimal** out of **1.0000 Share, under Khatian No. 687, 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:-



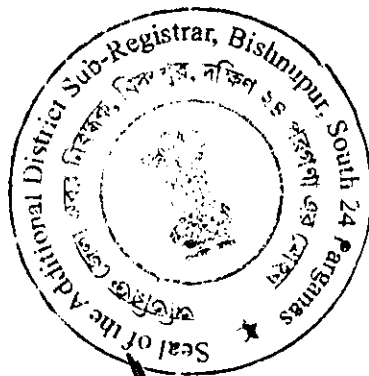
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MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1008	1057	SHALI	687	37.00	1.0000	37.00
					Total	37.00 Decimal

(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 Vendors to execute the Deed of Conveyance and/or transfer in respect of the "SAID LAND" directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

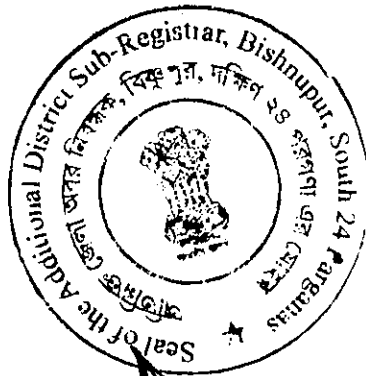
- D) The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 10,00,000/= (Rupees Ten Lakhs) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- E) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Lands".
 - ii) **THAT** the "SAID LAND" is free from all encumbrances charges liens mortgages, lispdens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendors have a marketable title in respect of the "said Lands".
 - iv) **THAT** the "SAID LAND" is not being cultivated and/or the Vendors have 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 Vendors are 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.



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- vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Lands".
- 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 Vendors have 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 Vendors are in khas possession of the entirety of the "said Lands".
- xi) **THAT** no person excepting the Vendors have 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 Land".
- xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LAND" or any part thereof.
- xiv) **THAT** since the date of the Deeds of Gift dated 12/07/2005 the said (i) Sujit Kumar Mondal (ii) Suranjan Mondal (iii) Gayarani Mondal and (iv) Banani Singha Roy @ Mondal has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
- xv) **THAT** the "SAID LAND" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors .



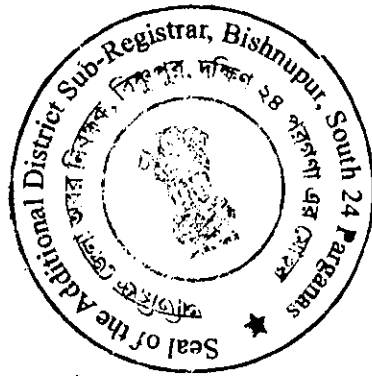
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- F) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LAND" from the VENDORS.

NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 10,00,000/= (Rupees Ten Lakhs) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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" in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1008** Corresponding **L.R Dag no 1057, Area - 37.00(Thirty Seven) Decimal** out of **1.0000 Share, under Khatian No. 687, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "SAID LAND" is 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 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.

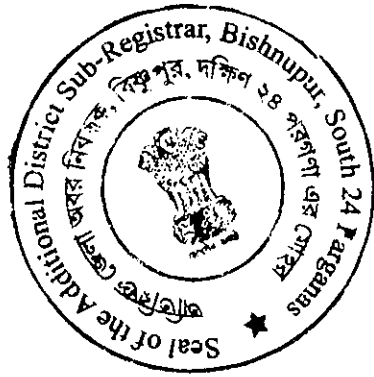


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II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors are 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 Vendors have 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 Vendors 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 Vendors done executed or knowingly suffered to the contrary the Vendors 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.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors 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



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thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors .

- 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 Vendors 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 Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors s have 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



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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 Vendors 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 Vendors 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.

III AND THIS DEED FURTHER WITNESSETH that the Vendors have 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 VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have 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 Vendors 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.



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- 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 Vendors 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 Vendors 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 Vendors 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 THAT pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **37.00 Decimal of Land** comprised in **R.S Dag No. 1008** Corresponding **L.R Dag no. 1057**, under **L.R Khatiyon no.- 687**, **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	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1008	1057	SHALI	687	37.00	1.0000	37.00
					Total	37.00 Decimal

Total area sold by this Deed is 37.00(Thirty Seven) Decimal

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1008	1057	Sali Land Dag- 1066	Sali Land Dag-1060	Sali Land Dag-1056	Sali Land Dag-1059

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 VENDORS

At ^{Kolkata} ~~Jana~~ in the presence of

Handwritten signature in Bengali script

Fouram Mondal

Sujit Kumar Mondal

(Sujit Kumar Mondal)

Handwritten signature in Bengali script

(Suranjan Mondal)

Susamijan Mondal

Handwritten signature in Bengali script

(Gayarani Mondal)

Handwritten signature in Bengali script

(Banani Singha Roy @ Mondal)

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(Kalpana Mondal alias Kalpana Naskar)

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(Rina Mondal)

(VENDORS)

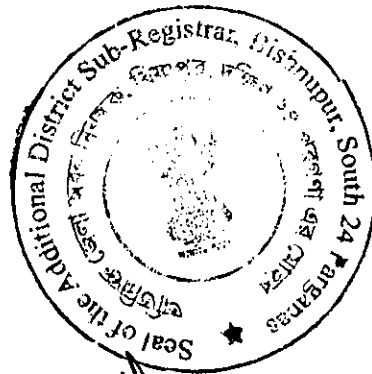
Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR on behalf of purchaser

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. 10,00,000/= (Rupees Ten Lakhs**
) Only being the entirety of the consideration
Amount payable under these presents
as per Memo below:

Rs. 10,00,000.00

MEMO OF CONSIDERATION

1) By Pay Order No. 584296 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 3,27,000.00
2) By Pay Order No. 584297 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 3,27,000.00
3) By Pay Order No. 584298 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 1,63,000.00
4) By Pay Order No. 584299 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.4	Rs. 1,63,000.00
5) By Denomination of Reserve Bank of India notes Paid to Vendor no.5	Rs. 10,000.00
6) By Denomination of Reserve Bank of India notes Paid to Vendor no.5	Rs. 10,000.00
(Rupees Ten Lakhs) Only	Total: Rs. 10,00,000.00

WITNESSES

সুজিত কুমার মন্ডল

Kartam Mondal
S/o M. N. Mondal
Kripayampur
Sukderpur
Bishampur
24 Pgs (South)

Sujit Kumar Mondal
(Sujit Kumar Mondal)

(সুজিত কুমার মন্ডল)
Suranjan Mondal
(Suranjan Mondal)

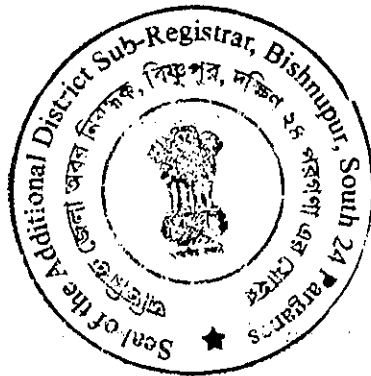
গয়া রানী মন্ডল
(Gayarani Mondal)

Banani Singha Roy
(Banani Singha Roy @ Mondal)

কল্পনা নস্কর ৩: মন্ডল

(Kalpana Mondal alias Kalpana Naskar)

রীনা মন্ডল
(Rina Mondal)

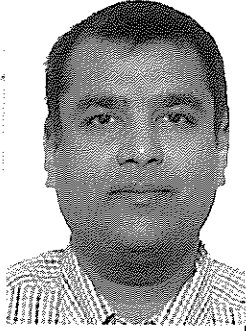


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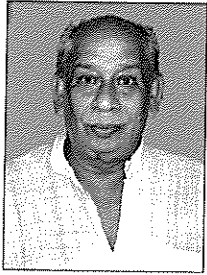
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SPECIMEN FORM FOR TEN FINGERPRINTS



Harsh Jadia

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



Suranjan Mendel

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

Suranjan Mendel



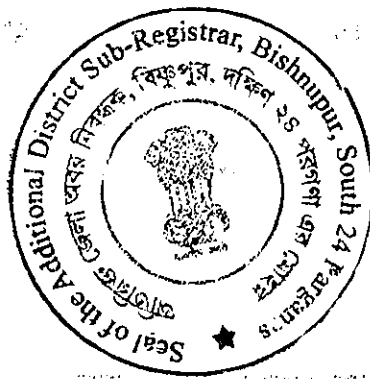
Suranjan Mendel

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



Suranjan Mendel

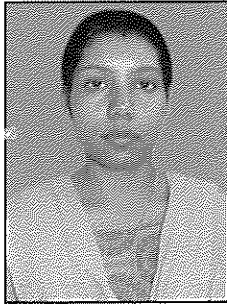
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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SPECIMEN FORM FOR TEN FINGERPRINTS



Manasi Singhani

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



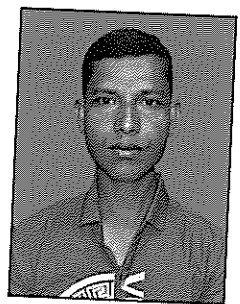
Smt. N. K. Desai

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



Smt. B. A. Desai

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



Smt. P. S. Desai

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

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE 5th DAY OF May 2022
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

SUJIT KUMAR MONDAL & 5 Ors.

..... **VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

..... **PURCHASER**

CONVEYANCE



22/2

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

GRN Details

GRN: 192022230018965291 **Payment Mode:** Online Payment
GRN Date: 02/05/2022 17:39:50 **Bank/Gateway:** HDFC Bank
BRN : 1782207257 **BRN Date:** 02/05/2022 17:41:24
Payment Status: Successful **Payment Ref. No:** 2001296362/1/2022
[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: 2001296362
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296362/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296362/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	73631
2	2001296362/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	24577
			Total	98208

IN WORDS: NINETY EIGHT THOUSAND TWO HUNDRED EIGHT ONLY.



Major Information of the Deed

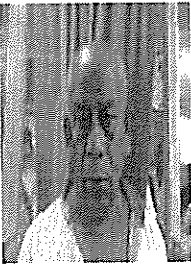

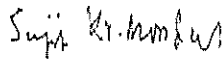
Deed No :	I-1613-03431/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296362/2022	Office where deed is registered	
Query Date	30/04/2022 6:59:20 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, 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. 10,00,000/-	Rs. 24,57,690/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 73,731/- (Article:23)	Rs. 24,577/- (Article:A(1))		
Remarks			

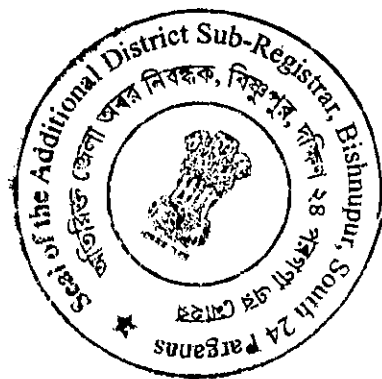
Land Details :

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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1057 (RS :-)	LR-687	Organisati on	Shali	37 Dec	10,00,000/-	24,57,690/-	Property is on Road
Grand Total :					37Dec	10,00,000 /-	24,57,690 /-	

Seller Details :



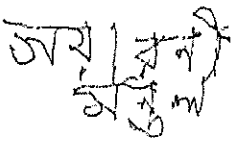
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUJIT KUMAR MONDAL (Presentant) Son of Late Dasharath Mondal Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
		05/05/2022	LTI 05/05/2022	05/05/2022





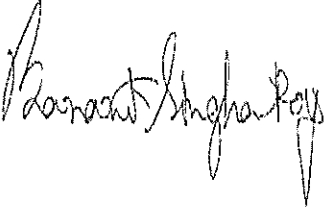
SAMALI(CT), NAHAZARI, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BOxxxxxx6G, Aadhaar No: 60xxxxxxxx5307, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr SURANJAN MONDAL Son of Late 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), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DHxxxxxx8L, Aadhaar No: 40xxxxxxxx9288, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office

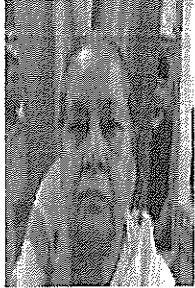

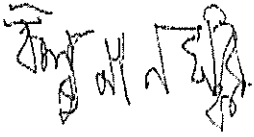


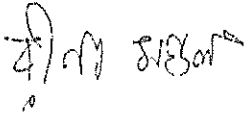
3	Name	Photo	Finger Print	Signature
	Mrs Gaya Rani Mondal Wife of Late Sunirmal Mopndal Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
		05/05/2022	LTI 05/05/2022	05/05/2022

Samali(CT), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:-Baruipur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EYxxxxxx1B, Aadhaar No: 70xxxxxxxx7782, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs BANANI SINGHA ROY, (Alias: Mrs BANANI MONDAL) Wife of Mr Pranab Singh Roy 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, NAHAZARI, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx7C, Aadhaar No: 88xxxxxxxx6791, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office



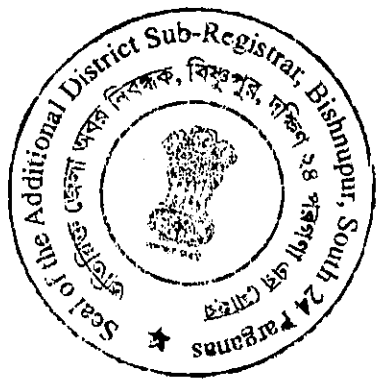
Name	Photo	Finger Print	Signature
Mrs KALPANA NASKAR, (Alias: Mrs KALPANA MONDAL) Wife of Mr Duryodhan Naskar Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022	05/05/2022
Uttar Kazirhat, Bishnupur, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx7P, Aadhaar No: 54xxxxxxxx5208, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs RINA MONDAL Wife of Mr Dipankar 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, NAHAZARI, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HLxxxxxx7R, Aadhaar No: 40xxxxxxxx4238, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			

Buyer Details :


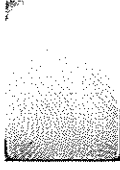
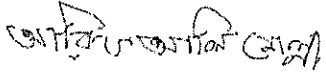
Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MAYANK JAJODIA 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
Mr ARIF ALI MOLLA Son of Mr SIRAJ ALI MOLLA SAMALI(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 SURANJAN MONDAL, Mrs Gaya Rani Mondal, Mrs BANANI SINGHA ROY, Mrs KALPANA NASKAR, Mrs RINA MONDAL, Mr MAYANK JAJODIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-7.4 Dec
2	Mr SURANJAN MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-7.4 Dec
3	Mrs Gaya Rani Mondal	BALAJI CONSTRUCTION PRIVATE LIMITED-3.7 Dec
4	Mrs BANANI SINGHA ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-3.7 Dec
5	Mrs KALPANA NASKAR	BALAJI CONSTRUCTION PRIVATE LIMITED-7.4 Dec
6	Mrs RINA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-7.4 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:- 1057, LR Khatian No:- 687	Owner:দশরথ মণ্ডল, Gurdian:অম্বিকা , Address:নিজ , Classification:শালি, Area:0.37000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303431 / 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 14:05 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr SUJIT KUMAR MONDAL , one of the Executants.

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 24,57,690/-

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

Execution is admitted on 05/05/2022 by 1. Mr SUJIT KUMAR MONDAL, Son of Late Dasharath Mondal, SAMALI(CT), NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr SURANJAN MONDAL, Son of Late Dasharath Mondal, Samali(CT), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mrs Gaya Rani Mondal, Wife of Late Sunirmal Mopndal, Samali(CT), Nahazari, P.O: NAHAZARI, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 4. Mrs BANANI SINGHA ROY, Alias Mrs BANANI MONDAL, Wife of Mr Pranab Singh Roy, Samali, NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 5. Mrs KALPANA NASKAR, Alias Mrs KALPANA MONDAL, Wife of Mr Duryodhan Naskar , Uttar Kazirhat, Bishnupur, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 6. Mrs RINA MONDAL, Wife of Mr Dipankar Mondal; SAMALI, NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Indetified by Mr ARIF ALI MOLLA, , , Son of Mr SIRAJ ALI MOLLA, SAMALI(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 24,577/- (A(1) = Rs 24,577/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,577/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:41PM with Govt. Ref. No: 192022230018965291 on 02-05-2022, Amount Rs: 24,577/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782207257 on 02-05-2022, Head of Account 0030-03-104-001-16

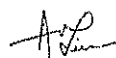
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,731/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 73,631/-

Description of Stamp

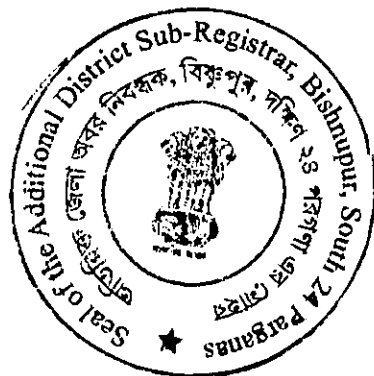
1. Stamp: Type: Impressed; Serial no AH64503, Amount: Rs.100/-, Date of Purchase: 04/05/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:41PM with Govt. Ref. No: 192022230018965291 on 02-05-2022, Amount Rs: 73,631/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782207257 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**

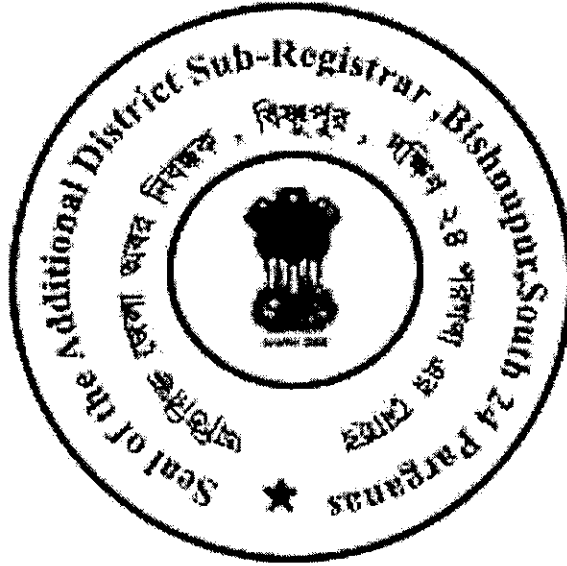


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 91059 to 91081

being No 161303431 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.11 11:52:33 +09:00
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/05/11 11:52:33 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)