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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 5th day of May TWO THOUSAND AND TWENTY-TWO BETWEEN

036218

R. L. Gogoi
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



(Handwritten signature)

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

বিশ্বনুপুর অতিরিক্ত জেলা সবি-রস্ট্রার
স্বাক্ষরিত
০৫ মে ২০২২
১০৪

(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:EYXPM6911B)(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 Pranab 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, 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 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 THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **60.3285(Sixty**



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Point Three Two Eight Five) Decimal of Land out of which **(i) 01.5827 Decimal** of Land out of 19.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 02.9988 Decimal** of Land out of 36.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995** **(iii) 18.7470 Decimal** of Land out of 90.00 Decimal, **0.2083 Share** out of 1.0000 Share comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** and **(iv) 37.00 Decimal** of Land out of 37.00 Decimal, **1.0000 Share** comprised in **R.S Dag No. 1008** Corresponding **L.R Dag no. 1057** all Dags are 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 Lands" are 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)
946	994	Shali	687	19.00	0.0833	01.5827
947	995	Shali	687	36.00	0.0833	02.9988
1020	1071	Shali	687	90.00	0.2083	18.7470
1008	1057	Shali	687	37.00	1.0000	37.0000
					Total	60.3285 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) **That** the said Kalpana Mondal @ Naskar wife of late Duryodhan Naskar and (ii) Rina Mondal wife of Dipankar Mondal both are daughter of late Dasharath Mondal gifted their share by a registered Deed of Gift on Dated 12/07/2005, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 1613-2021 Page 118525 to 118544, being no.-161303552, Year 2021 to their brother said (i) Sujit Kumar Mondal (ii) Sunirmal Mondal(since Deceased) and (iii) Suranjan Mondal.
- D) **That** the said Sunirmal Mondal died intestate since long leaving behind his wife Gayarani Mondal and Only married daughter Banani Singha Roy @ Mondal wife of Pranab Singh Roy, as his legal heirs and/or legal representatives who in accordance



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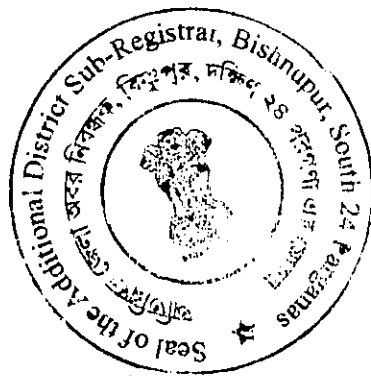
with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

- E) 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 **23.3285(Twenty Three Point Three Two Eight Five) Decimal of Land** out of which (i) **01.5827 Decimal** of Land out of 19.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, (ii) **02.9988 Decimal** of Land out of 36.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995** and (iii) **18.7470 Decimal** of Land out of 90.00 Decimal, **0.2083 Share** out of 1.0000 Share comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** all Dags are 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 Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
946	994	Shali	687	19.00	0.0833	01.5827
947	995	Shali	687	36.00	0.0833	02.9988
1020	1071	Shali	687	90.00	0.2083	18.7470
					Total	23.3285 Decimal

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

- F) The Purchaser has agreed to purchase and acquire the "SAID LANDS" free from all encumbrances and charges at and for a consideration of **Rs. 6,36,000/= (Rupees Six Lakhs Thirty Six Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)

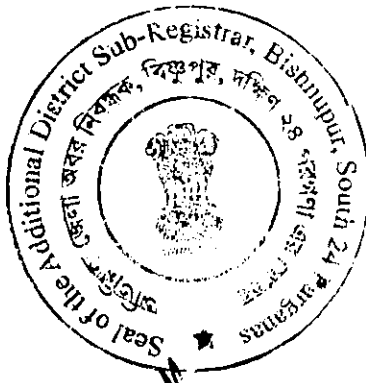


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G) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- 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, lispendens 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".
- 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 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.



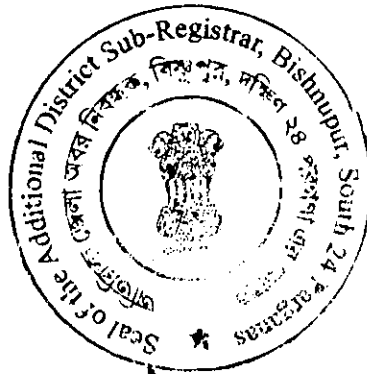
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xv) **THAT** the "SAID LANDS" are barren and is not being cultivated by the Vendor or any person authorised by the Vendor.

H) 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 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. 6,36,000/= (Rupees Six Lakhs Thirty 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 **23.3285(Twenty Three Point Three Two Eight Five) Decimal of Land** out of which **(i) 01.5827 Decimal** of Land out of 19.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 02.9988 Decimal** of Land out of 36.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995** and **(iii) 18.7470 Decimal** of Land out of 90.00 Decimal, **0.2083 Share** out of 1.0000 Share comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** all Dags are 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.(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 lispendens 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



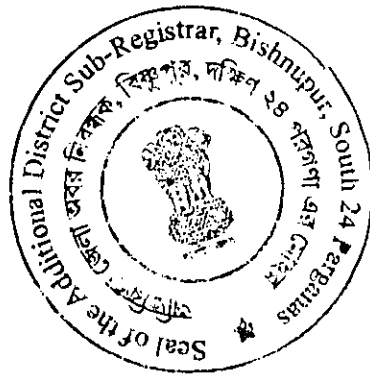
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distinguished **TO HAVE AND TO HOLD** the said land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and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

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

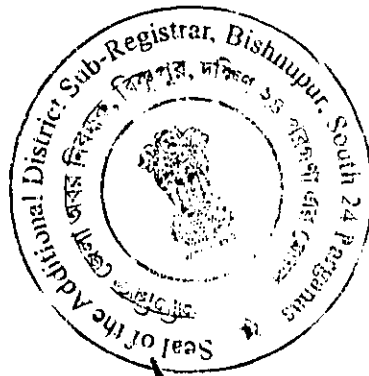
- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "SAID LANDS" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed 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 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.



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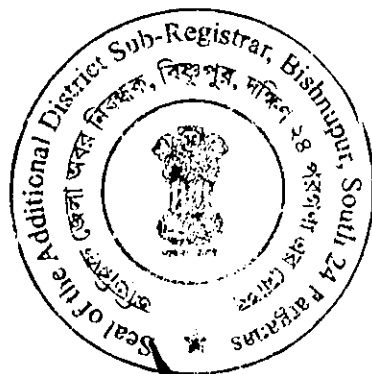
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from 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 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



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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 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:

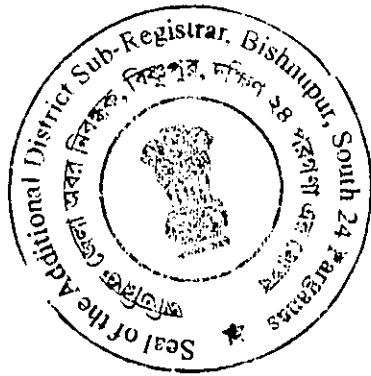


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- i) To apply for mutation of the "SAID LANDS" in its name.
- ii) To have the soil tested and/or the "SAID LANDS" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Lands".
- iv) To prepare or cause to be prepared 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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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 **23.3285(Twenty Three Point Three Two Eight Five) Decimal of Land** out of which **(i) 01.5827 Decimal** of Land out of 19.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 02.9988 Decimal** of Land out of 36.00 Decimal, **0.0833 Share** out of 1.0000 Share comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995** and **(iii) 18.7470 Decimal** of Land out of 90.00 Decimal, **0.2083 Share** out of 1.0000 Share comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** all Dags are 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 Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyen no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
946	994	Shali	687	19.00	0.0833	01.5827
947	995	Shali	687	36.00	0.0833	02.9988
1020	1071	Shali	687	90.00	0.2083	18.7470
Total						23.3285 Decimal

Total area sold by this Deed is 23.3285 (Twenty Three Point Three Two Eight Five) Decimal
BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
946	994	Sali Land Dag- 980	Sali Land Dag-995	Sali Land Dag-993	Sali Land Dag-996
947	995	Sali Land Dag- 980	Sali Land Dag-1071	Sali Land Dag-994	Sali Land Dag-996
1020	1071	Sali Land Dag- 980	Sali Land Dag-1070,1072,1074	Sali Land Dag-995,996	Sali Land Dag-1050,1052

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} ~~India~~ in the presence of

সুজিত কুমার মন্ডল
সুরাজ মন্ডল
গায়ারানী মন্ডল
পিন- 104

Sujit Kumar Mondal
(Sujit Kumar Mondal)

Suranjan Mondal
(Suranjan Mondal)

Gayarani Mondal
(Gayarani Mondal)

Banani Singha Roy
(Banani Singha Roy @ Mondal)

(VENDORS)

Krishan Mondal
S/o N.K. Mondal
Kripasampur
Sukdevpur
Bishnupur
24 pgs (South)



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PURCHASER the within mentioned sum of **Rs. 6,36,000/= (Rupees Six Lakhs Thirty Six Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 6,36,000.00

MEMO OF CONSIDERATION

1) By Pay Order No. 584288 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 2,12,000.00
2) By Pay Order No. 584289 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 2,12,000.00
3) By Pay Order No. 584290 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 1,06,000.00
4) By Pay Order No. 584291 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.4 (Rupees Six Lakhs Thirty Six Thousand) Only	Rs. 1,06,000.00
	Total: Rs.6,36,000.00

WITNESSES

সুজিত কুমার মন্ডল
Sujit Kumar Mondal

Sujit Kumar Mondal
(Sujit Kumar Mondal)

Suranjan Mondal

(Suranjan Mondal)

Gayarani Mondal

(Gayarani Mondal)

Banani Singha Roy
(Banani Singha Roy @ 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.

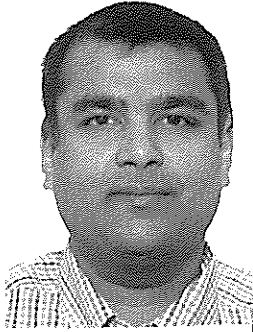
Enrolment No. F-2027/1987/2017



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

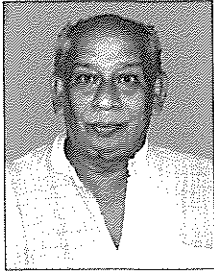
05 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Magbank Tugodiv

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



Magbank Tugodiv

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



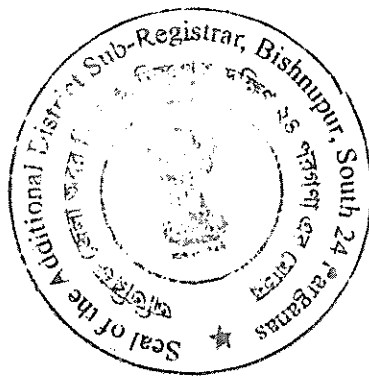
Magbank Tugodiv

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



Magbank Tugodiv

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



Add. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

05 MAY 2022



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

05 MAY 2022



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

GRN Details

GRN:	192022230018971081	Payment Mode:	Online Payment
GRN Date:	02/05/2022 17:48:06	Bank/Gateway:	HDFC Bank
BRN :	1782216307	BRN Date:	02/05/2022 17:49:42
Payment Status:	Successful	Payment Ref. No:	2001296333/1/2022

[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:	2001296333
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2001296333/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296333/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	34543
2	2001296333/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	11548
			Total	46091

IN WORDS: FORTY SIX THOUSAND NINETY ONE ONLY.

@@
DATED THIS THE DAY OF 2022
@@

BETWEEN

SUJIT KUMAR MONDAL & 3 Ors.

..... **VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

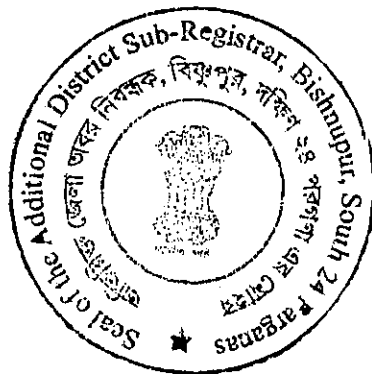
Major Information of the Deed

Deed No :	I-1613-03432/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296333/2022	Office where deed is registered	
Query Date	30/04/2022 6:50:29 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. 6,36,000/-	Rs. 11,54,762/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,643/- (Article:23)	Rs. 11,548/- (Article:A(1))		
Remarks			


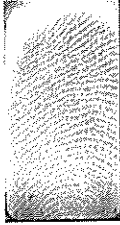
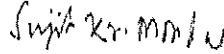


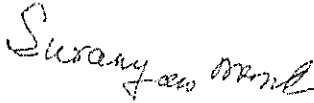


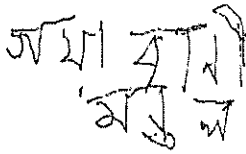
Land Details :

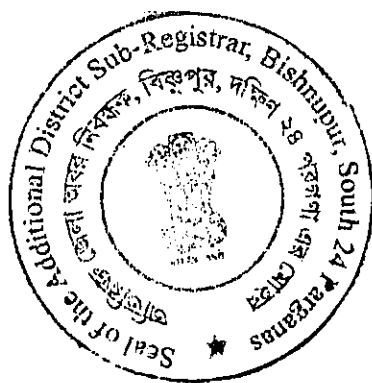
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104



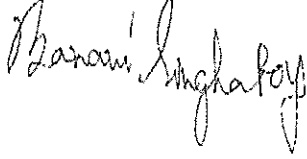
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-994 (RS :-)	LR-687	Organisati on	Shali	1.5827 Dec	43,000/-	78,344/-	Property is on Road
L2	LR-995 (RS :-)	LR-687	Organisati on	Shali	2.9988 Dec	81,786/-	1,48,441/-	Property is on Road
L3	LR-1071 (RS :-)	LR-687	Organisati on	Shali	18.747 Dec	5,11,214/-	9,27,977/-	Property is on Road
		TOTAL :			23.3285Dec	6,36,000 /-	11,54,762 /-	
		Grand Total :			23.3285Dec	6,36,000 /-	11,54,762 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name 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, 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 Mr SURANJAN MONDAL Son of Mr Dasrath 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	
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 Mrs GAYARANI MONDAL Wife of Mr Sunirmal 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.:: 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				



Name	Photo	Finger Print	Signature
Mrs BANANI SINGHA ROY, (Alias: Mr 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, THAKURPUKUR, MAHESHTOLA, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:-South 24-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			


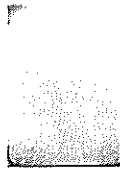
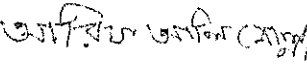
Buyer Details :

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, Status : Not Executed

Representative Details :

SI 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 GAYARANI MONDAL, Mrs BANANI SINGHA ROY, Mr MAYANK JAJODIA			

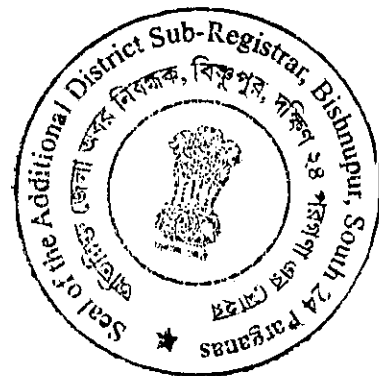


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.527514 Dec
2	Mr SURANJAN MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.527514 Dec
3	Mrs GAYARANI MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.263836 Dec
4	Mrs BANANI SINGHA ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-0.263836 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.9995 Dec
2	Mr SURANJAN MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.9995 Dec
3	Mrs GAYARANI MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.4999 Dec
4	Mrs BANANI SINGHA ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-0.4999 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-6.24837 Dec
2	Mr SURANJAN MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-6.24837 Dec
3	Mrs GAYARANI MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-3.12512 Dec
4	Mrs BANANI SINGHA ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-3.12512 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:- 994, LR Khatian No:- 687	Owner:দশরথ মণ্ডল, Gurdian:অস্থিকা , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 995, LR Khatian No:- 687	Owner:দশরথ মণ্ডল, Gurdian:অস্থিকা , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1071, LR Khatian No:- 687	Owner:দশরথ মণ্ডল, Gurdian:অস্থিকা , Address:নিজ , Classification:শালি, Area:0.19000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303432 / 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 14:10 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 11,54,762/-

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, 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 Mr Dasrath Mondal, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mrs GAYARANI MONDAL, Wife of Mr Sunirmal Mondal, SAMALI, NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 4. Mrs BANANI SINGHA ROY, Alias Mr BANANI Mondal, Wife of Mr Pranab Singh Roy, SAMALI, NAHAZARI, THAKURPUKUR, MAHESHTOLA, 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 11,548/- (A(1) = Rs 11,548/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,548/-

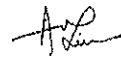
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:49PM with Govt. Ref. No: 192022230018971081 on 02-05-2022, Amount Rs: 11,548/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782216307 on 02-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,643/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 34,543/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no AH59786, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

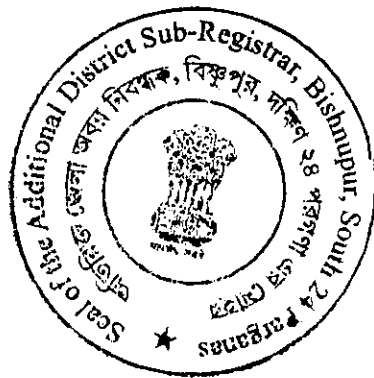
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:49PM with Govt. Ref. No: 192022230018971081 on 02-05-2022, Amount Rs: 34,543/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782216307 on 02-05-2022, Head of Account 0030-02-103-003-02,



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 91017 to 91039

being No 161303432 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.11 11:52:19 +09:00
Reason: Digital Signing of Deed.

Katta

(Kamalika Datta) 2022/05/11 11:52:19 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)