

03316/22

I-3442/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted
for registration and that the photo
Sheet and finger print sheet attached with
This document is the part of this document
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

036214

-2 MAY 2022

R. L. GAGGAR
Advocate
3rd Floor
6, Old Post Office Street
Kolkata - 700001

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

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



[Handwritten signature]

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

অতিরিক্ত জেলা উপ-রেজিস্ট্রার
বিষ্ণুপুর- দক্ষিণ ২৪ পরগণা
জেলা- কলকাতা

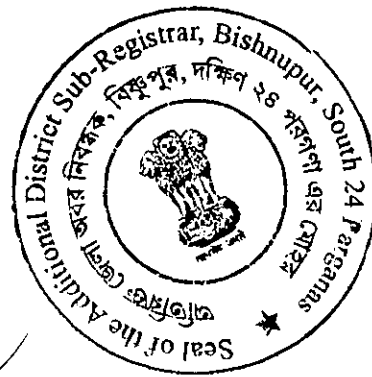
MRS.RINA MONDAL(PAN:BGDPM5271K)(AADHAAR:508219055129)Wife of Rabindra Nath Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (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:AESPJ0291G)(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 Registered Deed of conveyance Dated 11/02/2002, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 8, Page 440 to 445, being no.-710, Year 2002 from Smt. Menoka Bala Naskar, being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **13.75 (Thirteen Point Seven Five) Decimal** of Land, comprised in **(i) 04.75 Decimal** out of 19.00




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

Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994, (ii) 09.00 Decimal** out of 36.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995 both Dags are under RS Khatian No. 14 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	RS 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	14	19.00	0.2500	04.75
947	995	Shali	14	36.00	0.2500	09.00
				Total	0.2405	13.75 Decimal

- B) Since after purchase of the "said Land" **RINA MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 2053.**
- C) 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 being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **13.75 (Thirteen Point Seven Five) Decimal** of Land, comprised in **(i) 04.75 Decimal** out of 19.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994, (ii) 09.00 Decimal** out of 36.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995 both Dags are under LR Khatian No. 2053 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:-

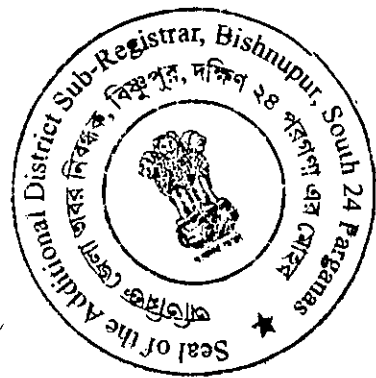



A.D.S.R. Bishnupur
South 24 Parganas
- 5 MAY 2022

MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA						
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (In Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
946	994	Shali	2053	19.00	0.2500	04.75
947	995	Shali	2053	36.00	0.2500	09.00
				Total	0.2405	13.75 Decimal

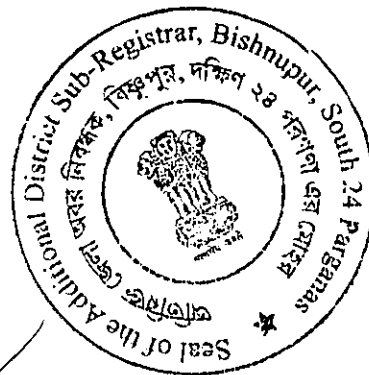
(hereinafter referred to as the "SAID LANDS" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land , free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "SAID LANDS" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.


- D) The Purchaser has agreed to purchase and acquire the "SAID LANDS" free from all encumbrances and charges at and for a consideration of **Rs. 3,75,000/= (Rupees Three Lakhs Seventy Five Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said 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".



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

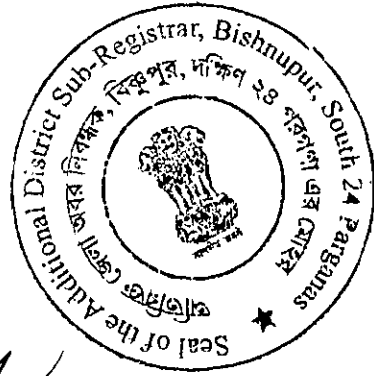
- vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LANDS" upto the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring 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 said Deeds of Sale dated 11/02/2002 the recorded owner **RINA MONDAL** Wife of Rabindra Nath 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 title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LANDS" from the VENDOR.




A.D.S.R. Bishnupur
South 24 Parganas
= 5 MAY 2020

NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 3,75,000/= (Rupees Three Lakhs Seventy Five 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" being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **13.75 (Thirteen Point Seven Five) Decimal** of Land, comprised in **(i) 04.75 Decimal** out of 19.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 09.00 Decimal** out of 36.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995 both Dags are under LR Khatian No. 2053 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 (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "SAID 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**



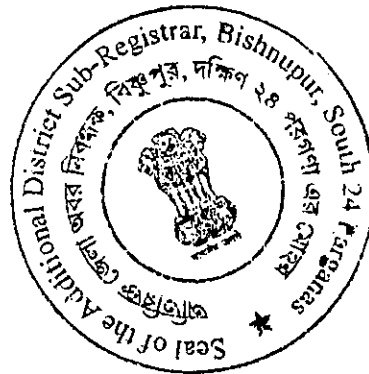
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A.D.S.R. Bishnupur
South 24 Parganas
5 MAY 2022

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 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

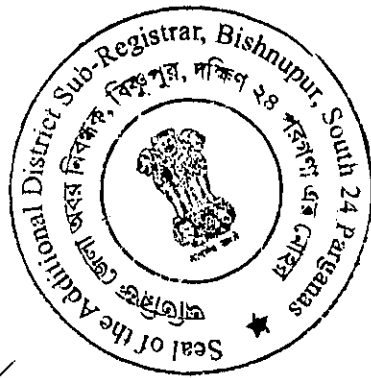



A.D.S.R. Bishnupur
South 24 Parganas

= 5 MAY 2022

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 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"



A.D.S.R. Bishnupur
South 24 Parganas
5 MAY 202e

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 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.



A.D.S.R. Bishnupur
South 24 Parganas
5 MAY 2026

- 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.




A. Q. S. B. Bishnupur
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 **13.75 (Thirteen Point Seven Five) Decimal** of Land, comprised in **(i) 04.75 Decimal** out of 19.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 09.00 Decimal** out of 36.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995** both Dags are under **LR Khatian No. 2053 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	LR 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	2053	19.00	0.2500	04.75
947	995	Shali	2053	36.00	0.2500	09.00
					Total	13.75 Decimal

Total area sold by this Deed is **13.75 (Thirteen Point Seven 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

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} ~~Jamsh~~ in the presence of

Govt am mondal

Govt am mondal

Rina Mondal
(RINA MONDAL)
(VENDOR)

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

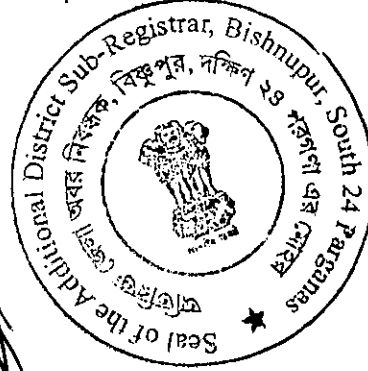
Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain, Adv.

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



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

- 5 MAY 2022

PURCHASER the within mentioned sum of **Rs. 3,75,000/= (Rupees Three Lakhs Seventy Five Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 3,75,000.00

MEMO OF CONSIDERATION

By Pay Order No. 726327 dated 04/05/2022

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

Rs. 3,75,000.00

(Rupees Three Lakhs Seventy Five Thousand) Only Total: Rs. 3,75,000.00

VENDOR

WITNESSES

Rina Mondal
(RINA MONDAL)

S/o Gouram Mondal
M. R. Mondal
Kriparampur
Sukderpur
Bishnupur
24 Pgs (South)

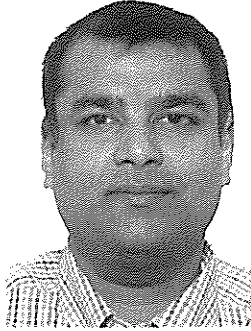
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A.D.S.R. Bishnupur
South 24 Parganas
- 5 MAY 2022

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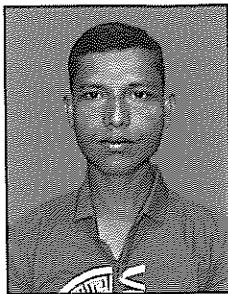
SPECIMEN FORM FOR TEN FINGERPRINTS



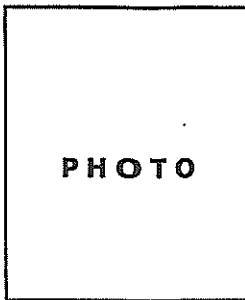
<i>Maryam Tajodini</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand					



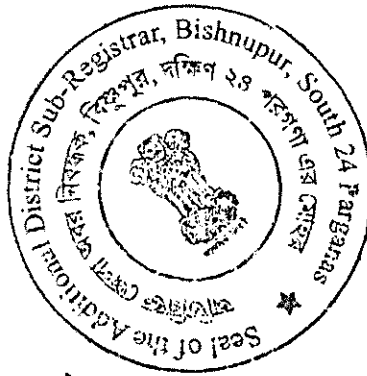
<i>Rina Mardiah</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand					



<i>Wan Farid Anwar (Farid)</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	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: 192022230019013271 Payment Mode: Online Payment
GRN Date: 02/05/2022 19:04:07 Bank/Gateway: HDFC Bank
BRN : 1782300530 BRN Date: 02/05/2022 19:05:49
Payment Status: Successful Payment Ref. No: 2001296075/1/2022
[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: 2001296075
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296075/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296075/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20319
2	2001296075/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6806
			Total	27125

IN WORDS: TWENTY SEVEN THOUSAND ONE HUNDRED TWENTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-1613-03442/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296075/2022	Office where deed is registered	
Query Date	30/04/2022 4:45:16 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. 3,75,000/-	Rs. 6,80,625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,419/- (Article:23)	Rs. 6,806/- (Article:A(1))		
Remarks			

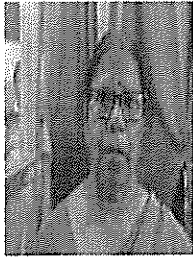

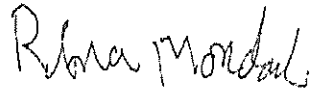
Land Details :

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-2053	Organisati on	Shali	4.75 Dec	1,30,000/-	2,35,125/-	Property is on Road
L2	LR-995 (RS :-)	LR-2053	Organisati on	Shali	9 Dec	2,45,000/-	4,45,500/-	Property is on Road
		TOTAL :			13.75Dec	3,75,000 /-	6,80,625 /-	
		Grand Total :			13.75Dec	3,75,000 /-	6,80,625 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs RINA MONDAL (Presentant) Wife of Mr RABINDRA NATH 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:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx1K, Aadhaar No: 50xxxxxxxx5129, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				

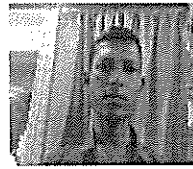
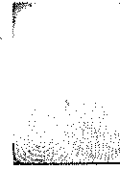
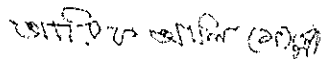
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, BENTINCK STEET, GROUND FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: Axxxxxx0C,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, Bentinck Street, Lalbazar, 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), NAHAZARI, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700001			
	05/05/2022	05/05/2022	05/05/2022
Identifier Of Mrs RINA MONDAL , Mr MAYANK JAJODIA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RINA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-4.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs RINA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-9 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:- 2053	Owner:রীনা মণ্ডল, Gurdian:রবীন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mrs RINA MONDAL
L2	LR Plot No:- 995, LR Khatian No:- 2053	Owner:রীনা মণ্ডল, Gurdian:রবীন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mrs RINA MONDAL



Endorsement For Deed Number : I - 161303442 / 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 15:20 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mrs RINA 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 6,80,625/-

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

Execution is admitted on 05/05/2022 by Mrs RINA MONDAL , Wife of Mr RABINDRA NATH MONDAL , SAMALI(ct), 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), NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,806/- (A(1) = Rs 6,806/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,806/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 7:05PM with Govt. Ref. No: 192022230019013271 on 02-05-2022, Amount Rs: 6,806/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782300530 on 02-05-2022, Head of Account 0030-03-104-001-16

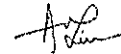
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,419/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,319/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AH59790, 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 7:05PM with Govt. Ref. No: 192022230019013271 on 02-05-2022, Amount Rs: 20,319/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782300530 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

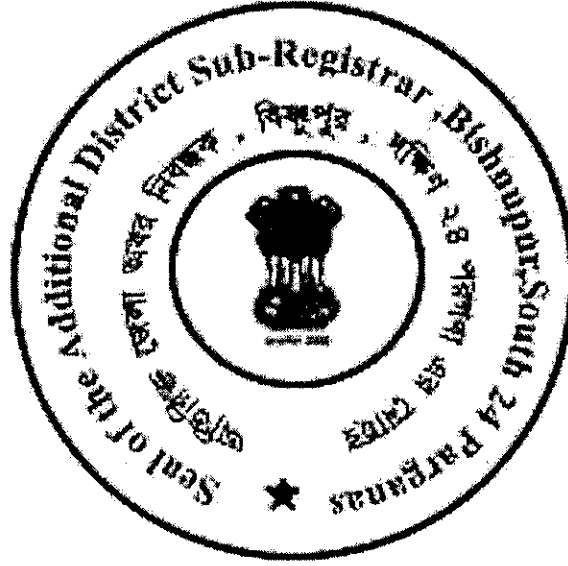


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 89909 to 89930

being No 161303442 for the year 2022.



Asif Nadim

Digitally signed by Asif Nadim
Date: 2022.05.06 15:30:38 +09:00
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/05/06 03:30:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)