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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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for registration and take 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

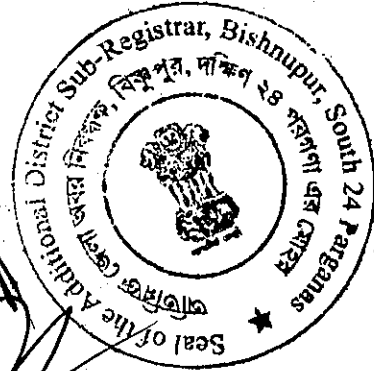
036237

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

-2 MAY 2022

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

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700001



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

আমি এ আদালতের
স্বাক্ষর - বিচারক (সি.এম.এ.)
সি.এম.এ. - ১৭/৫/২০২২

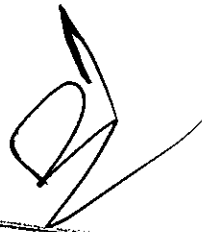
MR. SAHAJAHAN MOLLA (PAN:CNEPM9676B)(AADHAAR:755791733739) Son of Imam Molla alias Imam Box Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

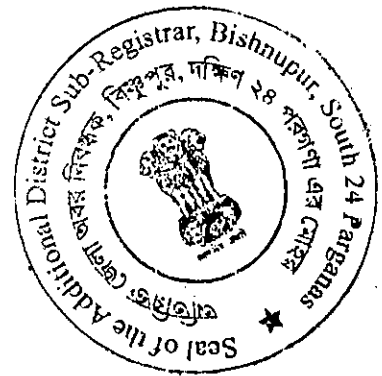
BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN:AESP J0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART;**

WHEREAS:

- A) **THAT** the vendor herein is the owner by way of various Registered Deed of being conveyance **(a)** Dated 26/03/2004, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.- 61, Page 1 to 10, being no.-3156, Year 2006 from (i) Jatindra Nath Dhali son of Raj Kumar Dhali as a recorded owner under LR Khatian no.-1301, and (ii) Sanaka Dhali wife of Late Rajeswar Dhali as a recorded owner under LR Khatian no.-1557, in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1016** Corresponding **L.R Dag no. 1066,** under **Khatian No. 1301 & 1557, Area-10.8342 Decimal** out of



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13.00 Decimal, **0.8334 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. And **(b)** Dated 03/03/2006, Registered at before A.D.S.R Bishnupur and recorded in Book-I, CD Vol.-9, Page 3258 to 3274, being no.-02711, Year 2008 from Legal heirs of Satish Mondal alias Satish Chandra Dhali son of Late Kanjilal Mondal alias Kanjilal Dhali as a recorded owner under LR Khatiyon no.-1550 in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1016** Corresponding **L.R Dag no. 1066, under Khatian No.1550, Area-2.1658 Decimal** out of 13.00 Decimal, **0.1666 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.

- B) Since after purchase of the "SAID LANDS" **SAHAJAHAN MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 3819**
- 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 in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1016** Corresponding **L.R Dag no. 1066, under Khatian No. 3819, Area-13.00 Decimal, 1.0000 Share**, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA | | | | | | |
|--|-------------|----------------|-----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No. | L.R Dag No. | Nature of Land | LR Khatiyon no. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1016 | 1066 | Shali | 3819 | 13.00 | 1.0000 | 13.00 |
| | | | | Total | 1.0000 | 13.00 Decimal |

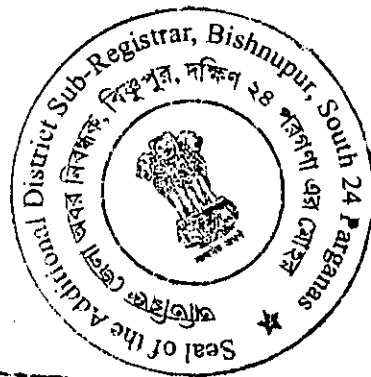


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South 24 Parganas
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(hereinafter referred to as the "SAID LANDS" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land , free from all encumbrances 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. 3,54,000/= (Rupees Three Lakhs Fifty Four 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".



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- 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 26/03/2004 and 03/03/2006 the recorded owner **SAHAJAHAN MOLLA** Son of Imam Molla alias Imam Box Molla 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.

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.

NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 3,54,000/= (Rupees Three Lakhs Fifty Four 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 THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1016** Corresponding **L.R Dag no. 1066**, under **Khatian No. 3819**, **Area-13.00 Decimal, 1.0000 Share**, Situate in **Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA | | | | | | |
|---|--------------------|-----------------------|------------------------|---------------------------------------|---|--|
| R.S Dag No. | L.R Dag No. | Nature of Land | LR Khatiyān no. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1016 | 1066 | Shali | 3819 | 13.00 | 1.0000 | 13.00 |
| | | | | Total | 1.0000 | 13.00 Decimal |

(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly



A.D.S.R. Bishnupur
South 24 Parganas
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grant sell transfer convey assign and assure unto and to the Purchaser "SAID LANDS" are absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "SAID LANDS" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispens 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



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of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "SAID LANDS" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "SAID LANDS" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims 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.



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- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "SAID LANDS" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "SAID LANDS" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "SAID LANDS" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever 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



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granting and assuring the "SAID LANDS" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

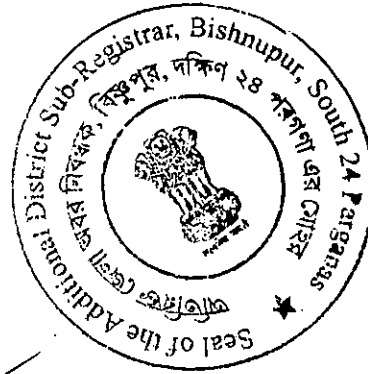
- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LANDS" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "SAID LANDS" in its name.
 - 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.



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- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said 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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A.D.S.R. Bishnupur
South 24 Parganas
- 5 MAY 2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1016** Corresponding **L.R Dag no. 1066**, under **Khatian No. 3819**, Area- **13.00 Decimal, 1.0000 Share**, Situate in **Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of **Rashpunja Gram Panchayat** and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, | | RASPUNJA GRAMPANCHYAT, | | DISTRICT: SOUTH 24 PARGANA | | |
|-----------------------|-------------|------------------------|-----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No. | L.R Dag No. | Nature of Land | LR Khatiyān no. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1016 | 1066 | Shali | 3819 | 13.00 | 1.0000 | 13.00 |
| | | | | Total | 1.0000 | 13.00 Decimal |

Total area sold by this Deed is 13.00(Thirteen) Decimal

BUTTED AND BOUNDED BY:-

| R.S Dag | LR Plot | ON THE NORTH | ON THE EAST | ON THE WEST | ON THE SOUTH |
|---------|---------|---------------------|--------------------|--------------------|--------------------|
| 1016 | 1066 | Sali Land Dag- 1064 | Sali Land Dag-1061 | Sali Land Dag-1067 | Sali Land Dag-1057 |

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} ~~Barisal~~ in the presence of

11 Sushil Kumar Mondal

বিশ্বনাথ বর্মণ

স্বাক্ষর

SAHAJAHAN MOLLA

(SAHAJAHAN MOLLA)

(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

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



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A.D.S.R. Bishnupur
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- 5 MAY 2024

PURCHASER the within mentioned sum of **Rs. 3,54,000/= (Rupees Three Lakhs Fifty Four Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 3,54,000.00

MEMO OF CONSIDERATION

By Pay Order No. 726316 dated 02/05/2022

Drawn on SBI, Kolkata Br. In favour of Vendor

Rs. 3,54,000.00

(Rupees Three Lakhs Fifty Four Thousand) Only Total:

Rs. 3,54,000.00

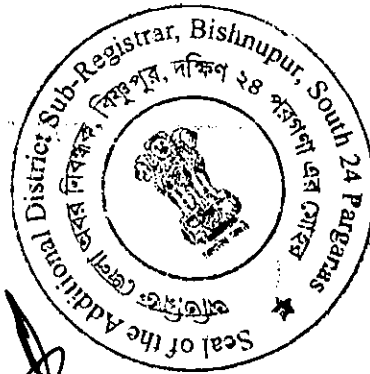
VENDOR

WITNESSES

// Sushil Kumar Mondal
Badal Mondal
VIII - Sarmali
P.N. 700104

Sahajahan Molla
(SAHAJAHAN MOLLA)

সহজাহান মোল্লা

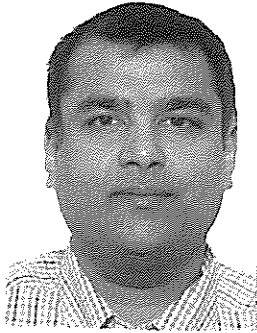


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South 24 Parganas

- 5 MAY 2022

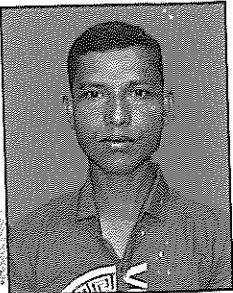
SPECIMEN FORM FOR TEN FINGERPRINTS



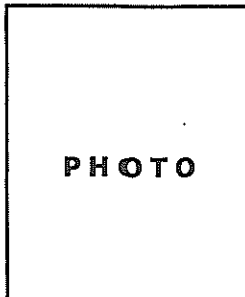
| | | | | | | |
|-----------------|-----------|---------------|-------------|---------------|-------------|---------------|
| Magenta Tapodia | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |



| | | | | | | |
|--------------------|-----------|---------------|-------------|---------------|-------------|---------------|
| MORRE SPORCHAFORAS | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |



| | | | | | | |
|-----------------|-----------|---------------|-------------|---------------|-------------|---------------|
| MAGNETA TAPODIA | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |



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



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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: | 192022230018954651 | Payment Mode: | Online Payment |
| GRN Date: | 02/05/2022 17:23:21 | Bank/Gateway: | HDFC Bank |
| BRN : | 1782190103 | BRN Date: | 02/05/2022 17:25:36 |
| Payment Status: | Successful | Payment Ref. No: | 2001296265/1/2022 |

[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: | 2001296265 |
| Applicant's Name: | Mr PRAKASH JAIN |
| Identification No: | 2001296265/1/2022 |
| Remarks: | Sale, Sale Document |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2001296265/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 19205 |
| 2 | 2001296265/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6435 |
| | | | Total | 25640 |

IN WORDS: TWENTY FIVE THOUSAND SIX HUNDRED FORTY ONLY.

@@
DATED THIS THE DAY OF 2022
@@

BETWEEN

SAHAJAHAN MOLLA

..... **VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed



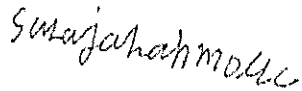
| | | | |
|---|---|---|------------|
| Deed No : | I-1613-03443/2022 | Date of Registration | 05/05/2022 |
| Query No / Year | 1613-2001296265/2022 | Office where deed is registered | |
| Query Date | 30/04/2022 5:58:08 PM | A.D.S.R. BISHNUPUR, District: South 24-Parganas | |
| Applicant Name, Address & 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. 3,54,000/- | Rs. 6,43,500/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 19,305/- (Article:23) | Rs. 6,435/- (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-1066 (RS :-) | LR-3819 | Organisati on | Shali | 13 Dec | 3,54,000/- | 6,43,500/- | Property is on Road |
| Grand Total : | | | | | 13Dec | 3,54,000 /- | 6,43,500 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SAHAJAHAN MOLLA (Presentant) Son of Mr Imam Molla 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:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CNxxxxxx6B, Aadhaar No: 75xxxxxxx3739, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022
 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office


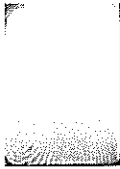
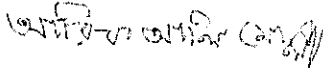
Buyer Details :

| 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:- 700104 , PAN No.:: AAXxxxx0C,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.:: AExxxxx1G, Aadhaar No: 55xxxxxxx8334 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 SAHAJAHAN MOLLA, Mr MAYANK JAJODIA | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Mr SAHAJAHAN MOLLA | BALAJI CONSTRUCTION PRIVATE LIMITED-13 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:- 1066, LR Khatian No:- 3819 | Owner:সাজাহান মোল্লা, Gurdian:ইমামবক্স মোল্লা, Address:নিজ , Classification:শালি, Area:0.13000000 Acre, | Mr SAHAJAHAN MOLLA |



Endorsement For Deed Number : I - 161303443 / 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 15:22 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr SAHAJAHAN MOLLA ,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 6,43,500/-

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

Execution is admitted on 05/05/2022 by Mr SAHAJAHAN MOLLA, Son of Mr Imam Molla, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation
Identified 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 6,435/- (A(1) = Rs 6,435/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,435/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 5:25PM with Govt. Ref. No: 192022230018954651 on 02-05-2022, Amount Rs: 6,435/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782190103 on 02-05-2022, Head of Account 0030-03-104-001-16

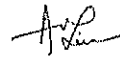
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,305/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,205/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AH59767, 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 5:25PM with Govt. Ref. No: 192022230018954651 on 02-05-2022, Amount Rs: 19,205/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782190103 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 89931 to 89950

being No 161303443 for the year 2022.



Asif Nadim

Digitally signed by Asif Nadim
Date: 2022.05.06 15:30:45 +09:00
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/05/06 03:30:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)