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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted
for registration and taken the photo
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Addl. Dist. Sub-Registrar, Bishupur

05 MAY 2022

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

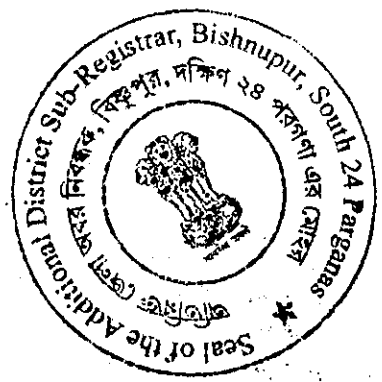
036241

-2 MAY 2022

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

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

I. CHAKRABORTY
 6B, Dr. Rajendra Prasad Sarani
 Kolkata-700001



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

সংক্রান্ত আবেদনসমূহ
 প্রাপ্ত হইয়াছে
 তারিখ- ০৫/০৫/২২
 ১০৫

(1) SRI SUSHANTA KOTAL(AADHAAR:244673033984) (2) SRI PRASANTA KOTAL (PAN:DZWPK7063K) (AADHAAR:267417043645) both are sons of Late Ratikanta Kotal, 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. SHEFALI BAKULI(PAN;FUDPB7889G)(AADHAAR:239842801898) daughter of Late Ratikanta Kotal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Ghanashyambati, P.O- Ghanashyambati P.S- Naodakhali, Dist.- South 24 Pgs -700137, West Bengal, **(4) SMT. DIPALI GHOSH(AADHAAR:213216535373)** daughter of Late Ratikanta Kotal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Basudebpur, Pairachali Behala, P.O- Pairachali and P.S- Falta, Dist.- South 24 Pgs -743503, West Bengal, **(5) SMT. MINATI GHOSH(AADHAAR:630978846279)** daughter of Late Ratikanta Kotal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Sitalatala, Rajarampur, P.O- Sitalatala Rajarampur P.S- Usti, Dist.- South 24 Pgs -743513, West Bengal, **(6) SMT. KALPANA MONDAL(AADHAAR:472660872042)** wife of Anand Mondal and daughter of Late Ratikanta Kotal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Bara Gagangohalia, Bishnupur-II , P.O- Bara Gagangohalia and P.S- Bishnupur, Dist.- South 24 Pgs -743503, West Bengal, **(7) SMT. ALPANA GHOSH(AADHAAR:730350600142)** wife of Ranjit Ghosh and daughter of Late Ratikanta Kotal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Hayetpur, Maheshtala(M), P.O and P.S- Maheshtala, Dist.- South 24 Pgs -700140, 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 **FIRST 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



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

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 Ratikanta Kotal** (Since deceased) son of late Ankur Chandra Kotal 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 about **13.75(Thirteen Point Seven Five) Decimal**, comprised in (i) **R.S Dag No. 946** Corresponding **L.R Dag no 994, Area-4.75 Decimal**, and (ii) **R.S Dag No 947** Corresponding **L.R Dag no. 995, Area-9.00 Decimal** both Dags are under **Khatian no.-1235, 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	1235	19.00	0.2500	04.75
947	995	Shali	1235	36.00	0.2500	09.00
					Total	13.75 Decimal

- B) **THAT** the said **Ratikanta Kotal** son of late Ankur Chandra Kotal died since long intestate leaving behind his wife **Promila Kotal(Since Deceased)**, 2(Two) sons namely (i) **Sushanta Kotal** (ii) **Prasanta Kotal** and 5(Five) married daughter namely (i) **Shefali Bakuli** (ii) **Dipali Ghosh** (iii) **Minati Ghosh** (iv) **Kalpana Mondal** (v) **Alpana Ghosh** 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 **Promila Kotal** wife of Late **Ratikanta Kotal** died since long intestate leaving behind his 2(Two) sons namely (i) **Sushanta Kotal** (ii) **Prasanta Kotal** and 5(Five) married daughter namely (i) **Shefali Bakuli** (ii) **Dipali Ghosh** (iii) **Minati Ghosh** (iv) **Kalpana Mondal** (v) **Alpana Ghosh** 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.
- D) In as much as the said lands are barren and is not being cultivated by the Vendors and/or any person authorized by the Vendors, the Vendors herein decided to sell and



dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **13.75(Thirteen Point Seven Five) Decimal**, comprised in (i) **R.S Dag No. 946** Corresponding **L.R Dag no 994, Area-4.75 Decimal**, and (ii) **R.S Dag No 947** Corresponding **L.R Dag no. 995, Area-9.00 Decimal** both Dags are under **Khatiyon no.-1235, 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		
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947	995	Shali	1235	36.00	0.2500	09.00
					Total	13.75 Decimal

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

- E) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 3,78,000/- (Rupees Three Lakhs Seventy Eight Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- F) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
 - ii) **THAT** the "said Land" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendors have a marketable title in respect of the "said Land".



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

- iv) THAT** the "said Land" is not being cultivated and/or the Vendors have not been cultivating the "said Land".
- v) THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
- vi) THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" up to the date of execution of this Indenture.
- vii) THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Land".
- viii) THAT** the "said Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
- x) THAT** the Vendors are in khas possession of the entirety of the "said Land".
- xi) THAT** no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
- xii) THAT** there is no right of way from or through the "said Land".
- xiii) THAT** nobody has any right of easement over and in respect of the "said Land" or any part thereof.
- xiv) THAT** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.



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

- 5 MAY 2022

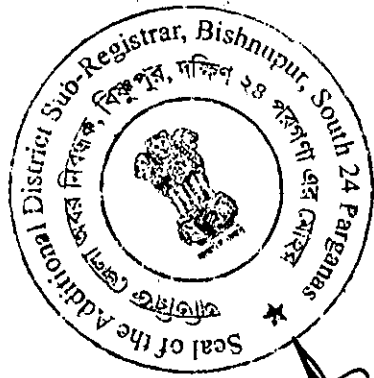
- F) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said Land" from the VENDORS.

NOW THIS INDENTURE WITNESSETH:-

- I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 3,78,000/- (Rupees Three Lakhs Seventy Eight Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **13.75(Thirteen Point Seven Five) Decimal**, comprised in **(i) R.S Dag No. 946** Corresponding **L.R Dag no 994, Area-4.75 Decimal**, and **(ii) R.S Dag No 947** Corresponding **L.R Dag no. 995, Area-9.00 Decimal** both Dags are under **Khatian no.-1235, 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)
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947	995	Shali	1235	36.00	0.2500	09.00
					Total	13.75 Decimal

re fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is (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**



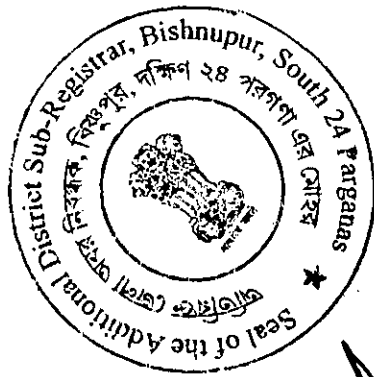
A.D.S.R. Bishnupur
South 24 Parganas
5 MAY 2022

HOWSOEVER OTHERWISE of the "said Land" or any part or portion thereof now is or is or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

I(a) That the vendor no. 1 and 2 are in physical possession of the said land and have assured to deliver vacant and peaceful possession in favour of the Purchaser on execution and registration of this deed of conveyance.

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said Land" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the "said Land" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "said Land" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.



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

- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Land" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendors never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Lands"/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



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

subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the "said Land" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said Land" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- III AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendors doth hereby appoint the Purchaser as its Constituted Attorney



A.D.S.R. 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 about **13.75(Thirteen Point Seven Five) Decimal**, comprised in **(i) R.S Dag No. 946** Corresponding **L.R Dag no 994, Area-4.75 Decimal**, and **(ii) R.S Dag No 947** Corresponding **L.R Dag no. 995, Area-9.00 Decimal** both Dags are under **Khatian no.-1235, 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	1235	19.00	0.2500	04.75
947	995	Shali	1235	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 No.	LR Plot no.	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- 995	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 VENDORS

At Kolkata in the presence of

Handwritten signature

Handwritten signature

Handwritten signature
(Sushanta Kotal)


Handwritten signature
(Prasanta Kotal)

Handwritten signature

(Shefali Bakuli)

Handwritten signature


(Dinali Ghosh)

LTI of  Minati Ghosh by the Pen of Biswadit Kotal

(Minati Ghosh)

Handwritten signature

(Kalpana Mondal)

LTI of  Ghosh By the Pen of Biswadit Kotal

(Alpana Ghosh)



A.D.S.R. Bishnupur
South 24 Parganas
5 MAY 2024

PURCHASER the within mentioned sum of **Rs. 3,78,000/- (Rupees Three Lakhs Seventy Eight Thousand) only** being the entirety of the consideration Amount payable under these presents as per Memo below:

MEMO OF CONSIDERATION

1. By Pay Order No. 726304 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 1,39,000.00
2. By Pay Order No. 726305 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 1,39,000.00
3. By Pay Order No. 726306 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 20,000.00
4. By Pay Order No. 726307 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.4	Rs. 20,000.00
5. By Pay Order No. 726308 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.5	Rs. 20,000.00
6. By Pay Order No. 726309 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.6	Rs. 20,000.00
7. By Pay Order No. 726310 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.7	Rs. 20,000.00
<u>(Rupees Three Lakhs Seventy Eight Thousand) only,</u>	<u>Total: Rs. 3,78,000.00</u>

WITNESSES

VENDORS

1) *অক্ষয় কান্ত*
ব্রাহ্মণ - বিষ্ণু কান্ত
শ্রীমতী সায়াম
স্বামী - বিষ্ণু
 PIN- 104

Sushanta Kotal
 (Sushanta Kotal)

Prasanta Kotal
 (Prasanta Kotal)

Shefali Bakuli

(Shefali Bakuli)

Prasanta Mondal
9/0 R. R. Mondal
Khparampur
Sukder pur
Bishampur
24 pgs (South)



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

(Handwritten signature)

(Dipali Ghosh)

LTI of



Minati Ghosh by
the Pen of Biswadit
Kotal

(Minati Ghosh)

(Handwritten signature)

(Kalpana Mondal)

LTI of



Alpana Ghosh by

the Pen

(Alpana Ghosh)

of Biswadit Kotal

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain

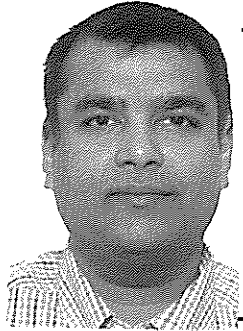
Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017

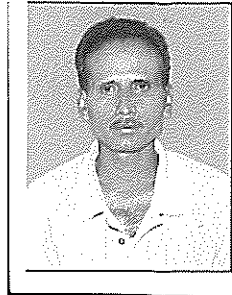


A.D.S.R. Bishnupur
South 24 Parganas
- 5 MAY 2022

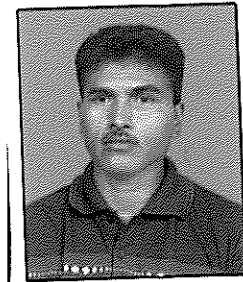
SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



G00215 Kalya	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Handwritten Signature]
A.D.S.R. Bishnupur
South 24 Parganas
- 5 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



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

LTI of Alpana Ghosh by the pen of Biswasjit Kotal



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

LTI of Alpana Ghosh by the pen of Biswasjit Kotal



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

LTI of Alpana Ghosh by the pen of Biswasjit Kotal



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

LTI of Alpana Ghosh by the pen of Biswasjit Kotal

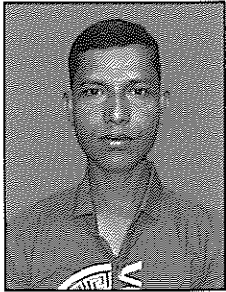
LTI of Alpana Ghosh by the pen of Biswasjit Kotal













[Handwritten signature]

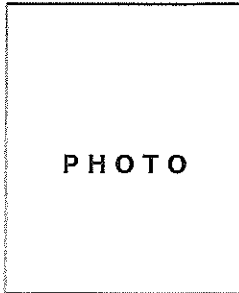
A.D.S.R. Bishnupur
South 24 Parganas
5 MAY 2022


SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

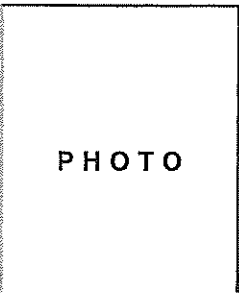
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



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

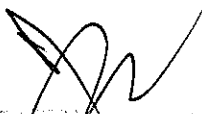


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



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




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



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

GRN Details

GRN: 192022230018976541 Payment Mode: Online Payment
GRN Date: 02/05/2022 17:56:45 Bank/Gateway: HDFC Bank
BRN : 1782225884 BRN Date: 02/05/2022 17:58:31
Payment Status: Successful Payment Ref. No: 2001297289/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD
Address: 82 BENTICK STREET KOLKATA- 700001
Mobile: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2001297289
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001297289/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001297289/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	20319
2	2001297289/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	6806
			Total	27125

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

@@

DATED THIS THE DAY OF 2021

@@

BETWEEN

SUSHANTA KOTAL & 6 ORS.

..... **VENDORS**

AND

ARRJAVV FARMS AND PROJECT LLP

..... **PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-03444/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001297289/2022	Office where deed is registered	
Query Date	01/05/2022 11:50:10 AM	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 : South24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 3,78,000/-	Rs. 6,80,625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,419/- (Article:23)	Rs. 6,806/- (Article:A(1))		
Remarks			



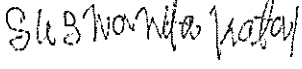


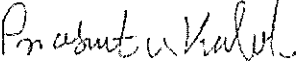


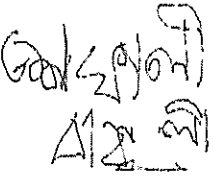
Land Details :

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

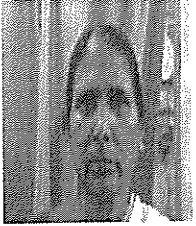
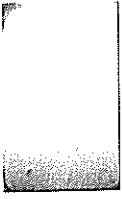
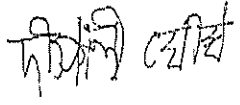


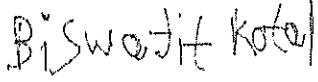


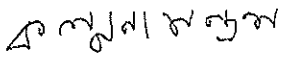
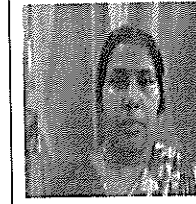

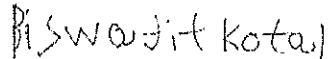
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-994 (RS :-)	LR-1235	Organisati on	Shali	4.75 Dec	1,30,000/-	2,35,125/-	Property is on Road
L2	LR-995 (RS :-)	LR-1235	Organisati on	Shali	9 Dec	2,48,000/-	4,45,500/-	Property is on Road
		TOTAL :			13.75Dec	3,78,000 /-	6,80,625 /-	
		Grand Total :			13.75Dec	3,78,000 /-	6,80,625 /-	



eller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSHANTA KOTAL (Presentant) Son of Late Ratikanta Kotal Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022	05/05/2022	
Samali(CT), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 24xxxxxxx3984, 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 PRASANTA KOTAL Son of Late Ratikanta Kotal Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022	05/05/2022	
Samali(CT), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DZxxxxxx3K, Aadhaar No: 26xxxxxxx3645, 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 SHEFALI BAKULI Daughter of Late Ratikanta Kotal 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	
Ghanashyambati, City:- Not Specified, P.O:- Ghanashyambati, P.S:-Nodakhali, District:-South24-Parganas, West Bengal, India, PIN:- 700137 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FUxxxxxx9G, Aadhaar No: 23xxxxxxx1898, 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
4	Mrs DIPALI GHOSH Daughter of Late Ratikanta Kotal 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
Basudebpur, Pairachali, Behala, City:- Not Specified, P.O:- Pairachali, P.S:-Falta, District:-South24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 21xxxxxxxx5373, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
5	Mrs MINATI GHOSH Daughter of Late Ratikanta Kotal 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
Sitalatala, Rajarampur, City:- Not Specified, P.O:- Sitalatala Rajarampur, P.S:-Usthi, District:-South 24-Parganas, West Bengal, India, PIN:- 743513 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 63xxxxxxxx6279, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
6	Mrs KALPANA MONDAL Wife of Mr Anand 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
Bara Gagangohalia, Bishnupur-II, City:- Not Specified, P.O:- Bora Gagangohalia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 47xxxxxxxx2042, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
7	Mrs ALPANA GHOSH Wife of Mr Ranjit Ghosh 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



Hayetpur, Maheshtala, City:- Not Specified, P.O:- Maheshtala, P.S:-Maheshtala, District:-South24-Parganas, West Bengal, India, PIN:- 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 73xxxxxxxx0142, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022
 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office


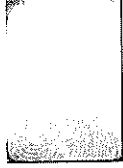
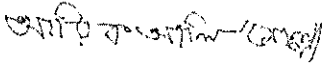
Buyer Details :

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

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARIF ALI MOLLA Son of Mr Siraj Ali Molla Samali(CT), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
	05/05/2022	05/05/2022	05/05/2022
Identifier Of Mr SUSHANTA KOTAL, Mr PRASANTA KOTAL, Mrs SHEFALI BAKULI, Mrs DIPALI GHOSH, Mrs MINATI GHOSH, Mrs KALPANA MONDAL, Mrs ALPANA GHOSH, Mr MAYANK JAJODIA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSHANTA KOTAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
2	Mr PRASANTA KOTAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
3	Mrs SHEFALI BAKULI	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
4	Mrs DIPALI GHOSH	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
5	Mrs MINATI GHOSH	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
6	Mrs KALPANA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
7	Mrs ALPANA GHOSH	BALAJI CONSTRUCTION PRIVATE LIMITED-0.678571 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSHANTA KOTAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 Dec
2	Mr PRASANTA KOTAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 Dec
3	Mrs SHEFALI BAKULI	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 Dec
4	Mrs DIPALI GHOSH	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 Dec
5	Mrs MINATI GHOSH	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 Dec
6	Mrs KALPANA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 Dec
7	Mrs ALPANA GHOSH	BALAJI CONSTRUCTION PRIVATE LIMITED-1.28571 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:- 1235	Owner:রতিকান্ত কোটাল, Gurdian:অক্ষুর , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 995, LR Khatian No:- 1235	Owner:রতিকান্ত কোটাল, Gurdian:অক্ষুর , Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.



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 15:15 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr SUSHANTA KOTAL , 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 6,80,625/-

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

Execution is admitted on 05/05/2022 by 1. Mr SUSHANTA KOTAL, Son of Late Ratikanta Kotal, Samali(CT), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr PRASANTA KOTAL, Son of Late Ratikanta Kotal, Samali(CT), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mrs SHEFALI BAKULI, Daughter of Late Ratikanta Kotal, Ghanashyambati, P.O: Ghanashyambati, Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession House wife, 4. Mrs DIPALI GHOSH, Daughter of Late Ratikanta Kotal, Basudebpur, Pairachali, Behala, P.O: Pairachali, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 5. Mrs MINATI GHOSH, Daughter of Late Ratikanta Kotal, Sitalatala, Rajarampur, P.O: Sitalatala Rajarampur, Thana: Usthi, , South 24-Parganas, WEST BENGAL, India, PIN - 743513, by caste Hindu, by Profession House wife, 6. Mrs KALPANA MONDAL, Wife of Mr Anand Mondal, Bara Gagangohalia, Bishnupur-II, P.O: Bora Gagangohalia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 7. Mrs ALPANA GHOSH, Wife of Mr Ranjit Ghosh, Hayetpur, Maheshtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, 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 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 5:58PM with Govt. Ref. No: 192022230018976541 on 02-05-2022, Amount Rs: 6,806/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782225884 on 02-05-2022, Head of Account 0030-03-104-001-16

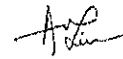
Payment of Stamp Duty

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 AH59763, 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 5:58PM with Govt. Ref. No: 192022230018976541 on 02-05-2022, Amount Rs: 20,319/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782225884 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

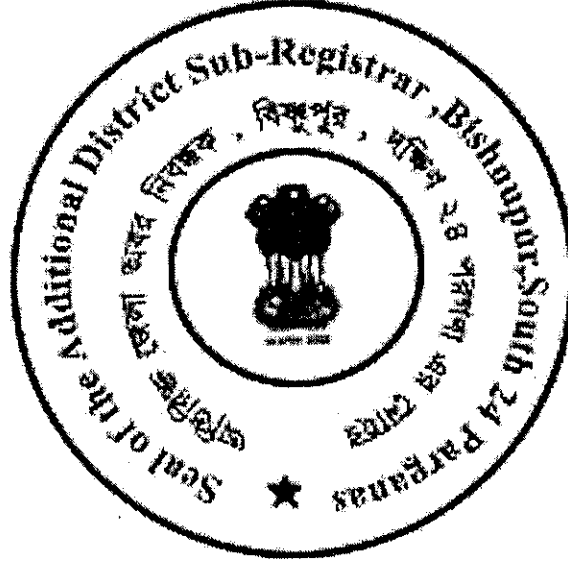


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 90163 to 90187

being No 161303444 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.11 11:32:15 +09:00
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/05/11 11:32:15 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)