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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

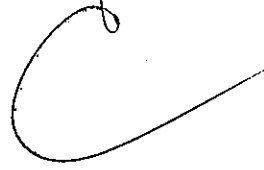
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R. L. Chatterjee
Advocate
3rd Floor
Old Post Office Street
Kolkata - 700001

-2 MAY 2022

No.....Rs.....
Name.....
Address.....
.....

CHAKRABORTY
Rajendra Prasad Sarani
Kolkata - 700 001



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

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Rofu Mondol
TOLSI Mondol
SAMALI
PIN. 700104

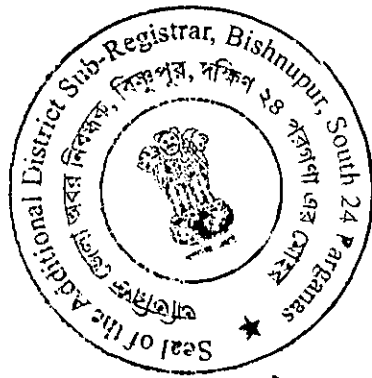
(1) **SRI RABINDRANATH MONDAL(PAN:AEZPM8034K) (AADHAAR:944849322811)**
 (2) **SRI RATHINDRA NATH MONDAL(PAN:AEIPM6989G)(AADHAAR:418180097681)**
 (3) **SRI ARUP KUMAR MONDAL(PAN:BGVPM4040G)(AADHAAR:240122249885)** all are Sons of Late Santosh Kumar Mondal, all by faith Hindu, by nationality- Indian, by occupation- Cultivation, all are residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **ONE PART;**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN: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 one Ambika Mondal**(Since deceased) 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 **13.75(Thirteen Point Seven Five) Decimal** of Land, comprised in (i) **4.75 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) **9.00 Decimal** out of 36.00 Decimal, **0.2500 Share** out of 1.0000 Share, comprised in

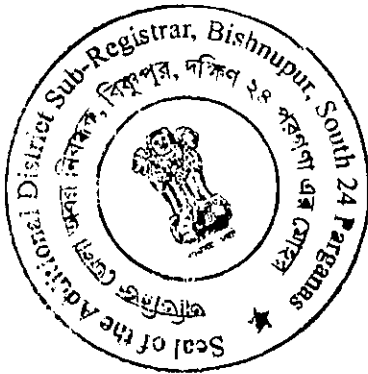


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R.S Dag No. 947 Corresponding **L.R Dag no. 995** both Dags are under **RS Khatian No. 14, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.

- B) **THAT** the said **Ambika Mondal** died widower since long intestate leaving behind his 3 (Three) sons namely (1) Tarani Mondal alias Tarani Kumar Mondal(Since deceased) (2) Dasarathi Mondal and (3) Santosh Mondal as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- C) **THAT** the said **Tarani Mondal alias Tarani Kumar Mondal** died since long intestate leaving behind his wife Binapani Mondal 3(Three) sons namely (1) Ajit Kumar Mondal (2) Gopal Chandra Mondal and (3) Prosenjit Mondal and only married daughter Kamana Baidya 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) **THAT** the said (i) Binapani Mondal (ii) Ajit Kumar Mondal (iii) Gopal Chandra Mondal (iv) Prosenjit Mondal and (v) Kamana Baidya all legal heirs of said **Late Tarani Mondal alias Tarani Kumar Mondal** sold, conveyed and transferred by way of registered Deed of Sale Dated 22/11/1991 Registered at before S.R-Bishnupur, south 24 Parganas and recorded in Book-I, Volume-58, Pages from 473 to 476, Being no.-7304, Year-1991 to Santosh Kumar Mondal son of Late Ambika Charan Mondal.
- E) **THAT** the said Santosh Kumar Mondal thus became the owner of 2/3rd share.
- D) **THAT** the said Santosh Mondal died since long intestate leaving behind his widow Smt. Lakshmirani Mondal 3(Three) sons namely (i) Rabindranath Mondal (ii) Rathindra Nath Mondal (iii) Arup Kumar Mondal and only married daughter Dipa Mondal as his legal

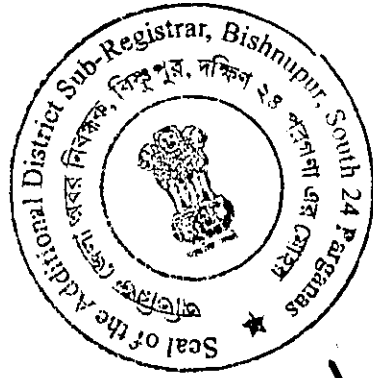


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heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

- E) **THAT** the said Lakshmirani Mondal and Dipa Mondal gifted their share by way of registered Deed of Gift Dated 25/05/2005 Registered at before A.D.S.R-Bishnupur, south 24 Parganas and recorded in Book-I, Volume-147, Pages from 63 to 70, Being no.-7706, Year-2006 to (i) Rabindranath Mondal (ii) Rathindra Nath Mondal (iii) Arup Kumar Mondal.
- F) **THAT** (i) Rabindranath Mondal (ii) Rathindra Nath Mondal (iii) Arup Kumar Mondal was the 2/3rd owner in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **6.875 Decimal** out of **13.75(Thirteen Point Seven Five) Decimal** of Land, comprised in **(i) 2.375 Decimal** out of 19.00 Decimal, **0.1250 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 4.50 Decimal** out of 36.00 Decimal, **0.1250 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.
- G) **THAT** the said (i) Rabindranath Mondal (ii) Rathindra Nath Mondal (iii) Arup Kumar Mondal became the owner by way of registered Deed of Sale Dated 29/06/1994 Registered at before S.R-Bishnupur, south 24 Parganas and recorded in Book-I, Volume-46, Pages from 337 to 342, Being no.-2518, Year-1994 from Swapan Kr. Mondal son of Pulin Bihari Mondal in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less ad measuring **9.50(Nine Point Five Zero) Decimal** of Land, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, and **(ii)** comprised in **R.S Dag No. 947** Corresponding **L.R Dag no. 995**, under **RS Khatian no.-14, Situate in Mouza- Samali, J.L. No. 23, under Police**



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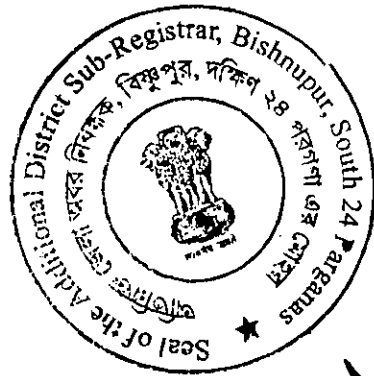
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Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.

- H) **THUS** the vendors herein became the owners in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **22.9149(Twenty Two Point Nine One Four Nine Decimal** of Land, comprised in **(i) 07.9173 Decimal** out of 19.00 Decimal, **0.4167 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 14.9976 Decimal** out of 36.00 Decimal, **0.4167 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 Nos. 3757, 3841 and 3759 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 details 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	3757	19.00	0.1388	2.6372
946	994	Shali	3841	19.00	0.1390	2.6410
946	994	Shali	3759	19.00	0.1389	2.6391
947	995	Shali	3757	36.00	0.1389	5.0004
947	995	Shali	3841	36.00	0.1389	4.9968
947	995	Shali	3759	36.00	0.1389	5.0004
					Total	22.9149 Decimal

- I) Since after purchase and from Deed of Gift of the "said Lands" **RABINDRANATH MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO under **LR Khatian no.3757 (ii) RATHINDRA NATH MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.3841 and (iii) ARUP KUMAR MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.3759**.
- J) Inasmuch as the "said Plot of 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



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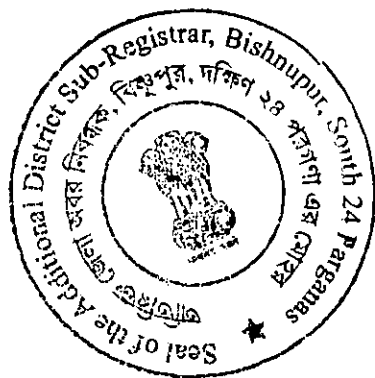
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agreed consideration and on the agreed terms being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **22.9149(Twenty Two Point Nine One Four Nine Decimal** of Land, comprised in **(i) 07.9173 Decimal** out of 19.00 Decimal, **0.4167 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 14.9976 Decimal** out of 36.00 Decimal, **0.4167 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 Nos. 3757, 3841 and 3759** 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 details 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	3757	19.00	0.1388	2.6372
946	994	Shali	3841	19.00	0.1390	2.6410
946	994	Shali	3759	19.00	0.1389	2.6391
947	995	Shali	3757	36.00	0.1389	5.0004
947	995	Shali	3841	36.00	0.1389	4.9968
947	995	Shali	3759	36.00	0.1389	5.0004
					Total	22.9149 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.

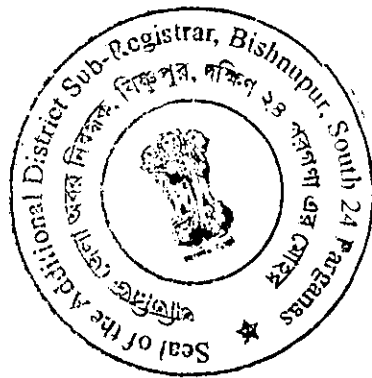
- K) The Purchaser has agreed to purchase and acquire the "said Lands" free from all encumbrances and charges at and for a consideration of **Rs. 6,24,000/- (Rupees Six Lakhs Twenty Four Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- L) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Lands".



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- ii) **THAT** the "said Plot of Lands" are 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 Lands".
- iv) **THAT** the "said Plot of Lands" are not being cultivated and/or the Vendors have not been cultivating the "said Lands".
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".
- vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Lands" 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 Lands".
- viii) **THAT** the "said Plot of Lands" are 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 Lands" or any part or portion thereof.
- x) **THAT** the Vendors are in khas possession of the entirety of the "said Lands".



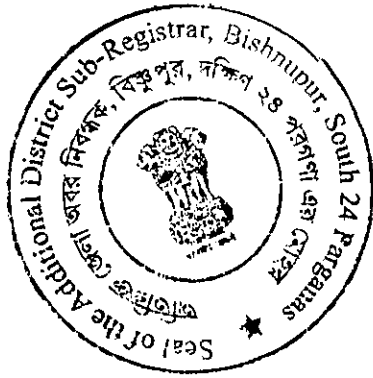
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- xi) **THAT** no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands".
 - xii) **THAT** there is no right of way from or through the "said Lands".
 - xiii) **THAT** nobody has any right of easement over and in respect of the "said Lands" or any part thereof.
 - xiv) **THAT** the recorded owners by way of inheritance, by way of Deed of Gift and also by Deed of Sale **(i) RABINDRANATH MONDAL (ii) RATHINDRA NATH MONDAL** and **(iii) ARUP KUMAR MONDAL** have been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.
 - xv) **THAT** the "said Plot of Lands" are barren and is not being cultivated by the Vendors or any person authorised by the Vendors.
- M) 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 VENDORS.

NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 6,24,000/- (Rupees Six Lakhs Twenty Four 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



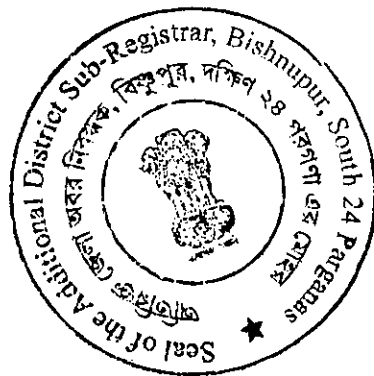
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and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Lands" being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **22.9149(Twenty Two Point Nine One Four Nine Decimal** of Land, comprised in **(i) 07.9173 Decimal** out of 19.00 Decimal, **0.4167 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 14.9976 Decimal** out of 36.00 Decimal, **0.4167 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 Nos. 3757, 3841 and 3759 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 Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Plot of 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 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.

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 Lands"and every

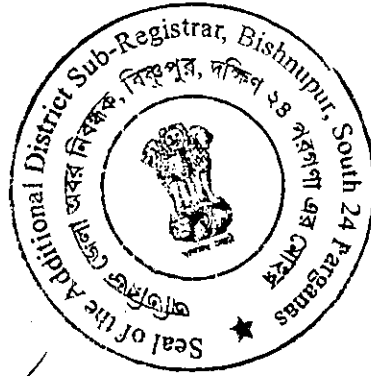


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part thereof free from all encumbrances charges and liabilities of whatsoever nature.

- 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 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 Vendors 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 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 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 Vendors 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

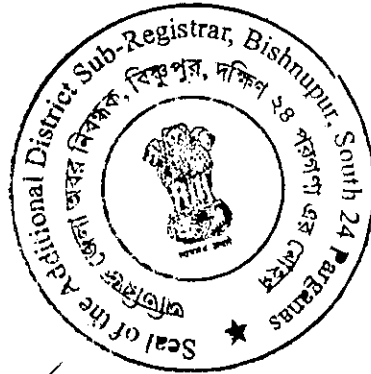


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Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

- 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 Lands" 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 Lands" 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 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 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 Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the

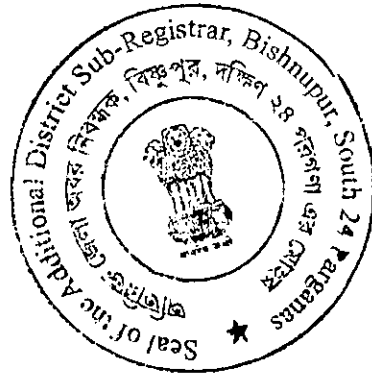


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above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Lands" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors 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 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 Lands" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

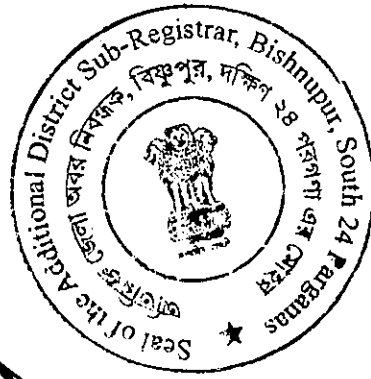
- III AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Lands" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED 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 VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendors doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:



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- i) To apply for mutation of the "said Lands" in its name.
- ii) To have the soil tested and/or the "said Lands" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Lands".
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said Lands".
- vii) To appear and represent in the name of the Vendors before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendors for undertaking development of the "said Lands".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Lands".
- ix) **AND THAT** the Vendors shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas
05 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 **22.9149(Twenty Two Point Nine One Four Nine Decimal** of Land, comprised in **(i) 07.9173 Decimal** out of 19.00 Decimal, **0.4167 Share** out of 1.0000 Share, comprised in **R.S Dag No. 946** Corresponding **L.R Dag no. 994**, **(ii) 14.9976 Decimal** out of 36.00 Decimal, **0.4167 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 Nos. 3757, 3841 and 3759 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 details of the "said Plot of Lands" are 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 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	3757	19.00	0.1388	2.6372
946	994	Shali	3841	19.00	0.1390	2.6410
946	994	Shali	3759	19.00	0.1389	2.6391
947	995	Shali	3757	36.00	0.1389	5.0004
947	995	Shali	3841	36.00	0.1389	4.9968
947	995	Shali	3759	36.00	0.1389	5.0004
					Total	22.9149 Decimal

Total area sold by this Deed is 22.9149(Twenty Two Point Nine One Four Nine) 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 VENDORS

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

Prakash Jain
Prakash Jain

Rabi
Rabi

Rabindranath Mondal
(i) **RABINDRANATH MONDAL**

Rathindra Nath Mondal
(ii) **RATHINDRA NATH MONDAL**

Arup Kumar Mondal
(iii) **ARUP KUMAR MONDAL**

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain
Sealdah Civil Court, Kolkata. Enrolment No. F-2027/1987/2017



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

05 MAY 2022

PURCHASER the within mentioned sum of **Rs. 6,24,000/- (Rupees Six Lakhs Twenty Four 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. 584300 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 2,08,000.00
2) By Pay Order No. 584302 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 2,08,000.00
3) By Pay Order No. 584303 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 2,08,000.00
<u>(Rupees Six Lakhs Twenty Four Thousand) only, Total:</u>	<u>Rs. 6,24,000.00</u>

WITNESSES

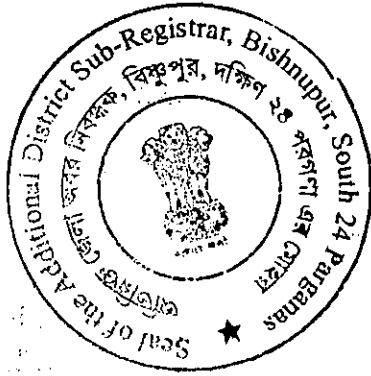
S/o *Govindam Mondal*
R. N. Mondal
Kripavampur
Sukdev Pur
Bish nupur
24 PGS (South)
Rajumondal

VENDORS

Rabindranath Mondal
(i) RABINDRANATH MONDAL

Rathindra nath Mondal.
(ii) RATHINDRA NATH MONDAL

Arup Kumar Mondal.
(iii) ARUP KUMAR MONDAL



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

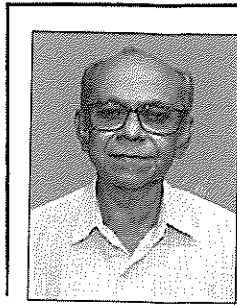
05 MAY 2022

32A

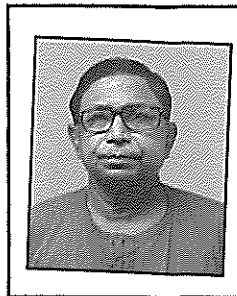
SPECIMEN FORM FOR TEN FINGERPRINTS



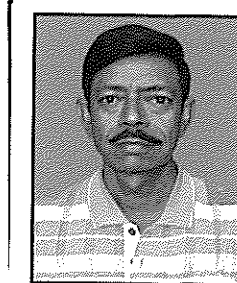
Mayank Jajodia	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



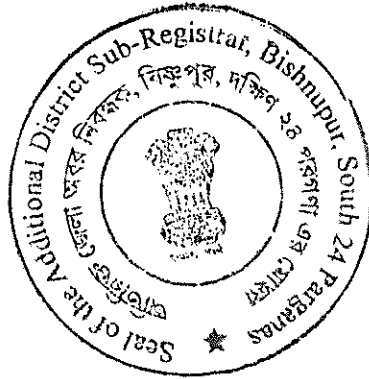
Rabin Dasgupta	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



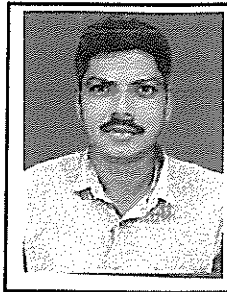
Pradyumn Kumar Mondal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger









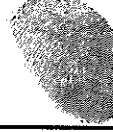



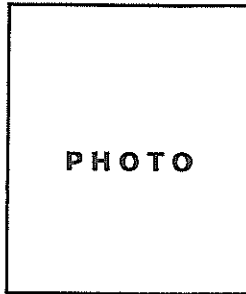
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

05 MAY 2022

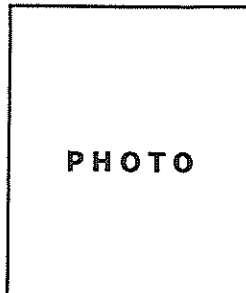
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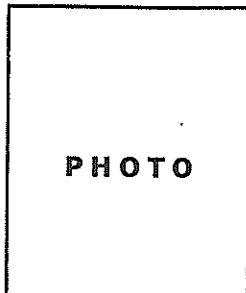
<i>Rafiq Mondori</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						



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



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



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



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



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

GRN Details

GRN: 192022230019245501 Payment Mode: Online Payment
GRN Date: 03/05/2022 14:59:25 Bank/Gateway: HDFC Bank
BRN : 1783061158 BRN Date: 03/05/2022 15:01:38
Payment Status: Successful Payment Ref. No: 2001296003/1/2022
[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: 2001296003
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296003/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296003/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	33929
2	2001296003/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	11343
			Total	45272

IN WORDS: FORTY FIVE THOUSAND TWO HUNDRED SEVENTY TWO ONLY.



Major Information of the Deed

Deed No :	I-1613-03449/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296003/2022	Office where deed is registered	
Query Date	30/04/2022 4:06:07 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 6,24,000/-	Rs. 11,34,288/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,029/- (Article:23)	Rs. 11,343/- (Article:A(1))		
Remarks			



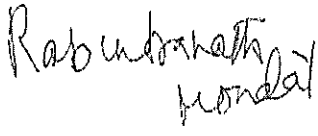


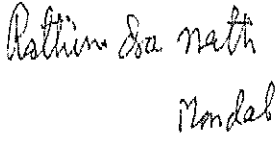
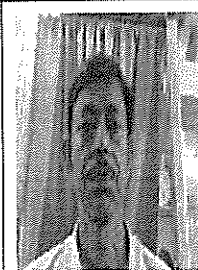

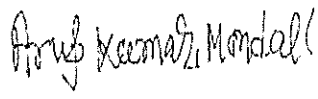
Land Details :-

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-3757	Organisati on	Shali	2.6372 Dec	71,813/-	1,30,541/-	Property is on Road
L2	LR-994 (RS :-)	LR-3841	Organisati on	Shali	2.641 Dec	71,917/-	1,30,729/-	Property is on Road
L3	LR-994 (RS :-)	LR-3759	Organisati on	Shali	2.6391 Dec	71,865/-	1,30,636/-	Property is on Road
L4	LR-995 (RS :-)	LR-3757	Organisati on	Shali	5.0004 Dec	1,36,000/-	2,47,520/-	Property is on Road
L5	LR-995 (RS :-)	LR-3841	Organisati on	Shali	4.9968 Dec	1,16,155/-	2,47,342/-	Property is on Road
L6	LR-995 (RS :-)	LR-3759	Organisati on	Shali	5.0004 Dec	1,56,250/-	2,47,520/-	Property is on Road
		TOTAL :			22.9149Dec	6,24,000 /-	11,34,288 /-	
		Grand Total :			22.9149Dec	6,24,000 /-	11,34,288 /-	



eller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RABINDRANATH MONDAL Son of Late SANTOSH KUMAR 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: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AExxxxxx4K, Aadhaar No: 94xxxxxxxx2811, 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 RATHINDRA NATH MONDAL (Presentant) Son of Late SANTOSH KUMAR 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: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AExxxxxx9G, Aadhaar No: 41xxxxxxxx7681, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
3	Name Mr ARUP KUMAR MONDAL Son of Late SANTOSH KUMAR 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: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BGxxxxxx0G, Aadhaar No: 24xxxxxxxx9885, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				




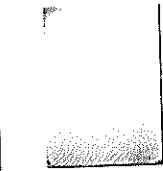
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, BENTICK STREET, 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 RAJU MONDAL Son of Mr TULSI CHARAN MONDAL NAHAZARI, SAMALI, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			<i>RajuMondal</i>
	05/05/2022	05/05/2022	05/05/2022
Identifier Of Mr RABINDRANATH MONDAL , Mr RATHINDRA NATH MONDAL , Mr ARUP KUMAR MONDAL , Mr MAYANK JAJODIA			



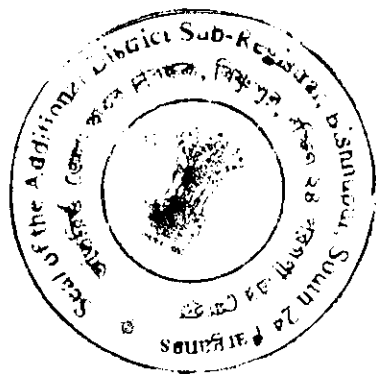
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRANATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.879067 Dec
2	Mr RATHINDRA NATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.879067 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.879067 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRANATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.880333 Dec
2	Mr RATHINDRA NATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.880333 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.880333 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRANATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.8797 Dec
2	Mr RATHINDRA NATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.8797 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.8797 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRANATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6668 Dec
2	Mr RATHINDRA NATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6668 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6668 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRANATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6656 Dec
2	Mr RATHINDRA NATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6656 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6656 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRANATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6668 Dec
2	Mr RATHINDRA NATH MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6668 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-1.6668 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:- 3757	Owner:রবীন্দ্রনাথ মন্ডল, Gurdian:সন্তোষ কুমার মন্ডল, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 994, LR Khatian No:- 3841	Owner:রবীন্দ্রনাথ মন্ডল, Gurdian:সন্তোষ কুমার মন্ডল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 994, LR Khatian No:- 3759	Owner:অরুণ কুমার মন্ডল, Gurdian:সন্তোষ কুমার মন্ডল, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 995, LR Khatian No:- 3757	Owner:রবীন্দ্রনাথ মন্ডল, Gurdian:সন্তোষ কুমার মন্ডল, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 995, LR Khatian No:- 3841	Owner:রবীন্দ্রনাথ মন্ডল, Gurdian:সন্তোষ কুমার মন্ডল, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 995, LR Khatian No:- 3759	Owner:অরুণ কুমার মন্ডল, Gurdian:সন্তোষ কুমার মন্ডল, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303449 / 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 15:35 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr RATHINDRA NATH MONDAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,34,288/-

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

Execution is admitted on 05/05/2022 by 1. Mr RABINDRANATH MONDAL , Son of Late SANTOSH KUMAR MONDAL , SAMALI (ct), NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr RATHINDRA NATH MONDAL , Son of Late SANTOSH KUMAR MONDAL , SAMALI (ct), NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mr ARUP KUMAR MONDAL , Son of Late SANTOSH KUMAR MONDAL , SAMALI (ct), NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

Indetified by Mr RAJU MONDAL , , Son of Mr TULSI CHARAN MONDAL , NAHAZARI, SAMALI, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,343/- (A(1) = Rs 11,343/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,343/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2022 3:01PM with Govt. Ref. No: 192022230019245501 on 03-05-2022, Amount Rs: 11,343/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783061158 on 03-05-2022, Head of Account 0030-03-104-001-16

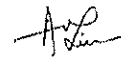
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,029/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 33,929/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AH59787, 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 03/05/2022 3:01PM with Govt. Ref. No: 192022230019245501 on 03-05-2022, Amount Rs: 33,929/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783061158 on 03-05-2022, Head of Account 0030-02-103-003-02



Asif Nadim

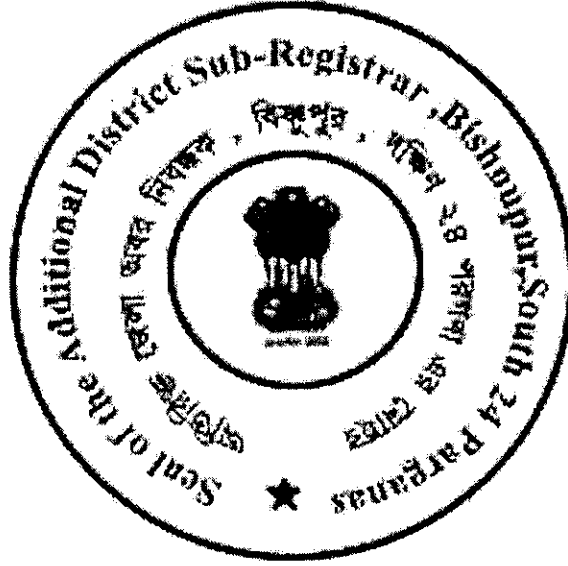
**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 89721 to 89746
being No 161303449 for the year 2022.



Digitally signed by Asif Nadim
Date: 2022.05.06 15:18:19 +09:00
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/05/06 03:18:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)