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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted
for registration and that the photo
Sheet and finger print sheet attached with
This document is the part of this document
Addl. Dist. Sub-Registrar, Bishupur

05 MAY 2022

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

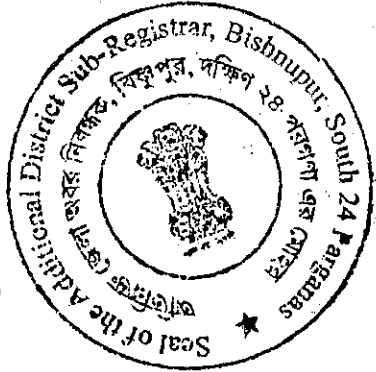
036235

R. L. Gogger
Seser
Associate
3rd Floor
Old Post Office Street
Kolkata-700001

-2 MAY 2022

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

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sargni
Kolkata-700 001



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

05 MAY 2022

Rofu Mondal
TOLSI MONDAL
SAMALI
PIN-700104

(1) SMT. NANDITA MONDAL(PAN:ATYPM6147K) (AADHAAR:202042017185) Wife of Rathindra Nath Mondal, ~~by faith Hindu, by nationality-~~ Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs - 700104, West Bengal **(2) SMT. RINA MONDAL(PAN:BGDPM5271K)(AADHAAR: 5082190 55129)** Wife of Rabiindra Nath Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(3) SRI ARUP KUMAR MONDAL(PAN:BGVPM4040G) (AADHAAR:240122249885)** Son of Late Santosh Kumar Mondal, by faith Hindu, by nationality- Indian, by occupation- Cultivation, 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:AESP J0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the **"PURCHASER"**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns)of the **OTHER PART;**

WHEREAS:

- A) **That** the vendors are the joint owners by way of Registered Deed of conveyance Dated 04/05/1994, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal,



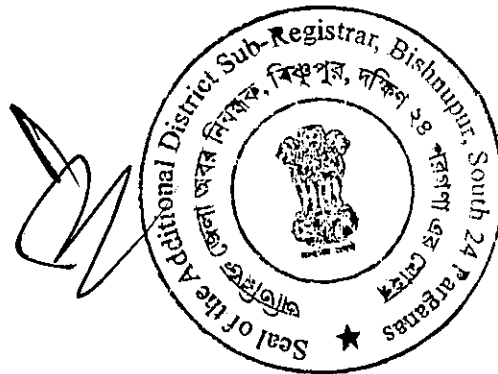
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recorded in Book-I, being no.-1209, Year-1994 from Ratikanto Kotal Son of Late Akkur Chandra Kotal being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 945** Corresponding **L.R Dag no 993, Area- 21.00(Twenty One) Decimal, under Khatian No. 1339, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
945	993	SHALI	1339	21.00	1.0000	21.00
					Total	21.00 Decimal

- B) Since after purchase of the "said Land" **(i) NANDITA MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyen no.2052 (ii) RINA MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyen no.2053 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 Khatiyen no.2054.**
- C) Inasmuch as the "said Plot of Land" is 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 being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 945** Corresponding **L.R Dag no 993, Area- 21.00(Twenty One) Decimal, under LR Khatian No. 2052, 2053 and 2054, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.The detail of the "said Plot of Land" is as hereunder:-



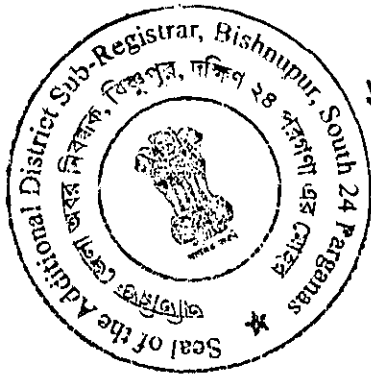
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MOUZA-SAMALI, J.L-23,		RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
945	993	SHALI	2052	21.00	0.3334	07.0014
945	993	SHALI	2053	21.00	0.3333	06.9993
945	993	SHALI	2054	21.00	0.3333	06.9993
					Total	21.00 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.

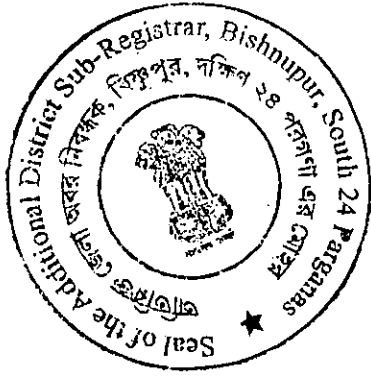
- D) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- E) At or before the execution of this Indenture 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".
 - 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".



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- 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** since the date of the said Deeds of Sale dated 04/05/1994 the recorded owners **(i) NANDITA MONDAL (ii) RINA MONDAL** and **(iii) ARUP KUMAR MONDAL** have been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.



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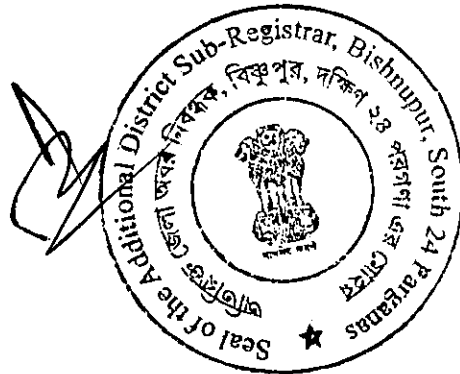
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xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

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. 5,70,000/- (Rupees Five Lakhs Seventy 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 have 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" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 945** Corresponding **L.R Dag no 993, Area- 21.00(Twenty One) Decimal, under LR Khatian No. 2052, 2053 and 2054, 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 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 HOWSOEVER OTHERWISE** of the "said Land" or any part or



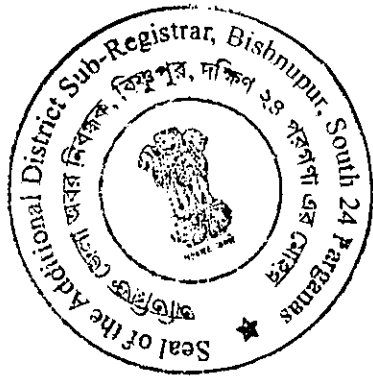
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portion thereof now is or is or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured 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 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



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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 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 lispendens 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



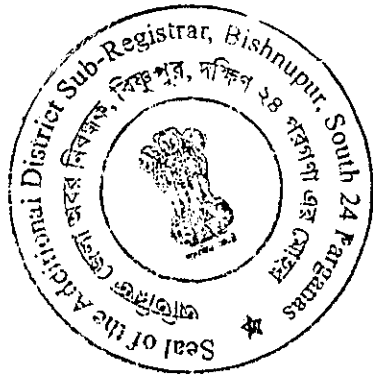
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and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- 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 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



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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:

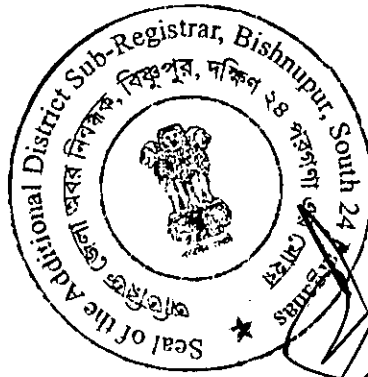
- i) To apply for mutation of the "said Land" in its name.
- ii) To have the soil tested and/or the "said Land" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Land".
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.



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



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 945** Corresponding **L.R Dag no. 993**, Area- **21.00(Twenty One) Decimal**, under **LR Khatian No. 2052, 2053 and 2054**, Situate in **Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
945	993	SHALI	2052	21.00	0.3334	07.0014
945	993	SHALI	2053	21.00	0.3333	06.9993
945	993	SHALI	2054	21.00	0.3333	06.9993
					Total	21.00 Decimal

Total area sold by this Deed is 21.00(Twenty One) Decimal.

BUTTED AND BOUNDED BY:-

R.S Dag No.	LR Plot no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
945	993	Sali Land Dag- 980	Sali Land Dag-664	Sali Land Dag-991	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 ~~Jamshedpur~~ ^{Kolkata} in the presence of

Yashwanth Mondal

Robu Mondal

Nandita Mondal
(i) NANDITA MONDAL

Rina Mondal
(ii) RINA 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 Adv.
Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



Handwritten signature

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PURCHASER the within mentioned sum of **Rs. 5,70,000/- (Rupees Five Lakhs Seventy 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. 726326 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 1,90,000.00
2) By Pay Order No. 726325 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 1,90,000.00
3) By Pay Order No. 726324 dated 04/05/2022 <u>Drawn on SBI, Kolkata Br. In favour of Vendor no.3</u>	<u>Rs. 1,90,000.00</u>
(Rupees Five Lakhs Seventy Thousand) only, Total:	Rs. 5,70,000.00

WITNESSES

VENDORS

S/o Goutam Mondal
N. N. Mondal
Kriparampur
Sukdev Pur
Bishampur
24 Pgs (South)

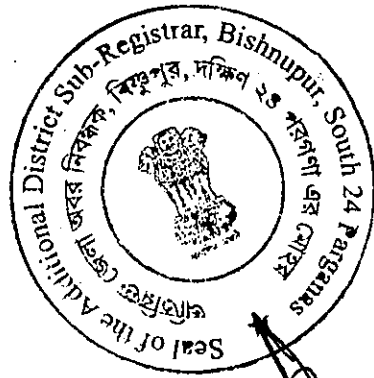
ROJUMONDAL

Nandita Mondal
(i) **NANDITA MONDAL**

Rina Mondal

(ii) **RINA MONDAL**

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

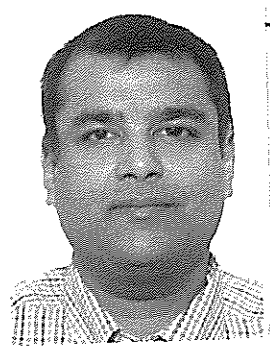


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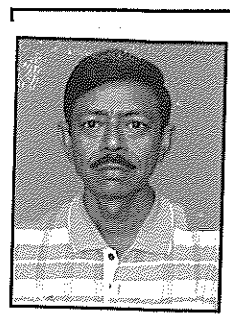
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SPECIMEN FORM FOR TEN FINGERPRINTS



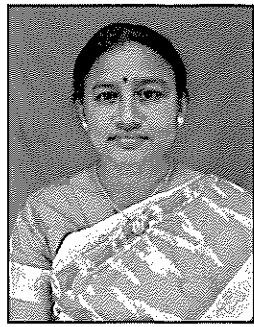
Mayank Tajodia	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



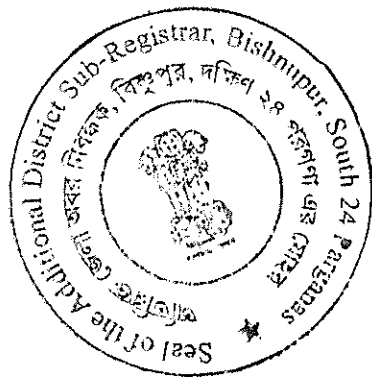
Arun Kumar Mondal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



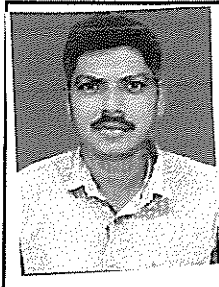
Nandita Mondal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



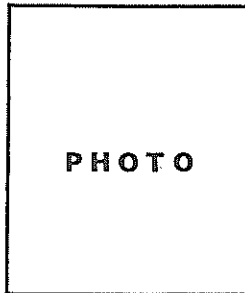
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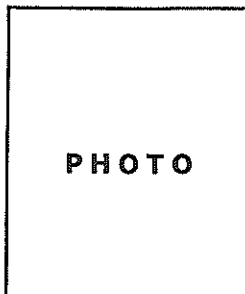
SPECIMEN FORM FOR TEN FINGERPRINTS



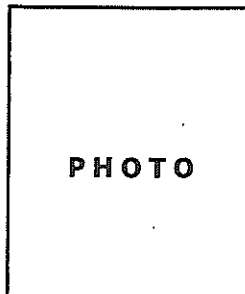
<i>Rafiq MAMDANI</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



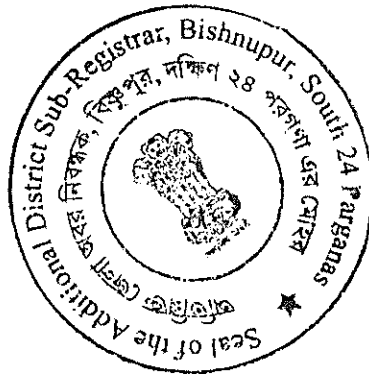
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		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					



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line and a diagonal stroke.

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

05 MAY 2022



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

GRN Details

GRN: 192022230019020241 Payment Mode: Online Payment
GRN Date: 02/05/2022 19:15:58 Bank/Gateway: HDFC Bank
BRN : 1782316849 BRN Date: 02/05/2022 19:17:58
Payment Status: Successful Payment Ref. No: 2001296058/1/2022
[Query No*/Query Year]

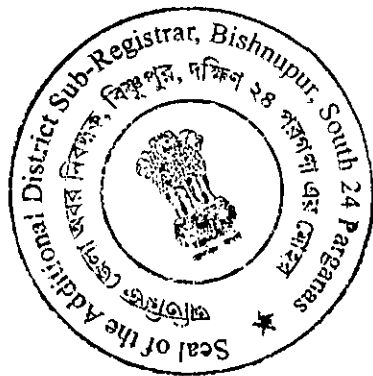
Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD
Address: 82 BENTICK STREET KOLKATA- 700001
Mobile: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2001296058
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296058/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296058/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	31085
2	2001296058/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10395
			Total	41480

IN WORDS: FORTY ONE THOUSAND FOUR HUNDRED EIGHTY ONLY.



05 MAY 2022

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE DAY OF 2022
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

NANDITA MONDAL & 2 ORS.

..... **VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

..... **PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-03450/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296058/2022	Office where deed is registered	
Query Date	30/04/2022 4:34:35 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. 5,70,000/-	Rs. 10,39,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,185/- (Article:23)	Rs. 10,395/- (Article:A(1))		
Remarks			



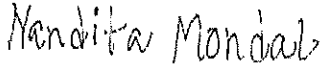

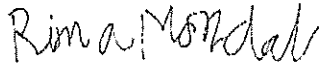

Land Details :

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-993 (RS :-)	LR-2052	Organisati on	Shali	7.0014 Dec	1,90,000/-	3,46,569/-	Property is on Road
L2	LR-993 (RS :-)	LR-2053	Organisati on	Shali	6.9993 Dec	1,90,000/-	3,46,466/-	Property is on Road
L3	LR-993 (RS :-)	LR-2054	Organisati on	Shali	6.9993 Dec	1,90,000/-	3,46,466/-	Property is on Road
		TOTAL :			21Dec	5,70,000 /-	10,39,501 /-	
		Grand Total :			21Dec	5,70,000 /-	10,39,501 /-	



er Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs NANDITA MONDAL (Presentant) Wife of Mr RATHINDRA NATH MONDAL Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022	05/05/2022	
SAMALI (ct), NAHAZARI, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx7K, Aadhaar No: 20xxxxxxxx7185, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs RINA MONDAL Wife of Mr RABIINDRA NATH MONDAL Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022	05/05/2022	
SAMALI (CT) , NAHAZARI, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx1K, Aadhaar No: 50xxxxxxxx5129, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	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				





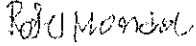
Owner Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, BENTINCK STREET , GROUND FLOOR, 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, 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 TULSICHARAN MONDAL NAHAZARI, SAMALI, 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 Mrs NANDITA MONDAL , Mrs RINA MONDAL , Mr ARUP KUMAR MONDAL , Mr MAYANK JAJODIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs NANDITA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3338 Dec
2	Mrs RINA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3338 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3338 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs NANDITA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3331 Dec
2	Mrs RINA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3331 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3331 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs NANDITA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3331 Dec
2	Mrs RINA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3331 Dec
3	Mr ARUP KUMAR MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3331 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:- 993, LR Khatian No:- 2052	Owner:নন্দিতা মণ্ডল, Gurdian:রখীন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 993, LR Khatian No:- 2053	Owner:রীনা মণ্ডল, Gurdian:রবীন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 993, LR Khatian No:- 2054	Owner:অরুণ কুমার মণ্ডল, Gurdian:সন্তোষ কুমার, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303450 / 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 15:41 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mrs NANDITA 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 10,39,501/-

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

Execution is admitted on 05/05/2022 by 1. Mrs NANDITA MONDAL , Wife of Mr RATHINDRA NATH MONDAL , SAMALI (ct), NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 700104, , by caste Hindu, by Profession House wife, 2. Mrs RINA MONDAL , Wife of Mr RABIINDRA NATH MONDAL , SAMALI (CT) , NAHAZARI, P.O: NAHAZARI, Thana: Bishnupur , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 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

Identified by. Mr RAJU MONDAL , , Son of Mr TULSICHARAN 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 10,395/- (A(1) = Rs 10,395/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 7:17PM with Govt. Ref. No: 192022230019020241 on 02-05-2022, Amount Rs: 10,395/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782316849 on 02-05-2022, Head of Account 0030-03-104-001-16

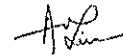
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,185/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 31,085/-

Description of Stamp

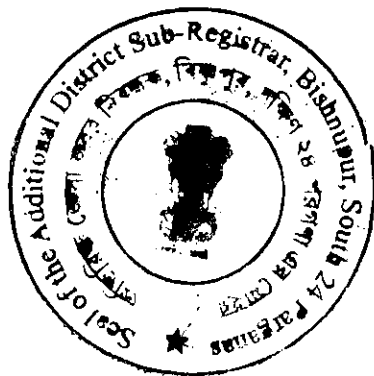
1. Stamp: Type: Impressed, Serial no AH59769, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2022 7:17PM with Govt. Ref. No: 192022230019020241 on 02-05-2022, Amount Rs: 31,085/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1782316849 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 89747 to 89769

being No 161303450 for the year 2022.



Digitally signed by Asif Nadim
Date: 2022.05.06 15:23:53 +09:00
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/05/06 03:23:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)