

03337/22

I- 3465/2022.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 259765

2001297488/22  
05/05/22  
4.50 P.M. 1

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

Addl. Dist. Sub-Registrar, Eishupur

05 MAY 2022

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

036239

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

2 MAY 2022

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

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

*(Handwritten signature)*



*(Handwritten signature)*

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

05 MAY 2022

স্বাক্ষরিত করা হয়েছে  
স্বাক্ষরিত করা হয়েছে  
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স্বাক্ষরিত করা হয়েছে  
IN 104

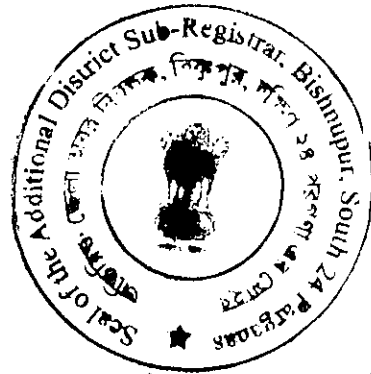
**MR. SORAP ALI MONDAL (PAN:CYEPM1633B)(AADHAAR:250319876018)** son of Late Jiyad Ali Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C)** a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA(PAN: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 **SECOND PART;**

**WHEREAS:**

- A) **THAT** the vendor herein is the owner by way of Registered Deed of conveyance Dated 20/12/1991, Registered at before S.R Bishnupur and recorded in Book-I, Vol.- 64, Page 49 to 52, being no.-7572, Year 1991 from Trishna Rani Mondal @ Krishna Rani Mondal wife of Sri Badal Chandra Mondal in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059**, under **Khatian No.**



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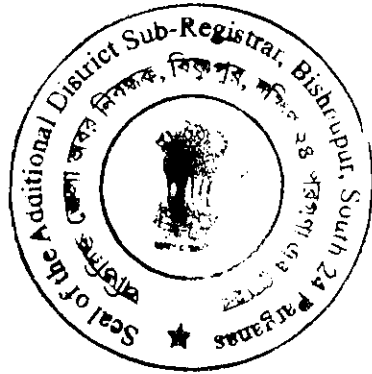
**15 and 16, Area-05.9994 Decimal** out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of 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	Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1010	1059	Shali	15	18.00	0.1666	02.9988
1010	1059	Shali	16	18.00	0.1667	03.0006
					Total	05.9994 Decimal

- B) Since after purchase of the "SAID LANDS" **SORAP ALI MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 1765**.
- C) Inasmuch as the "said Plot of Land" is barren and is not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059**, under **LR Khatian No. 1765, Area-05.9994 Decimal** out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. 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	Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1010	1059	Shali	1765	18.00	0.3333	05.9994
					Total	05.9994 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



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District- South 24 Parganas  
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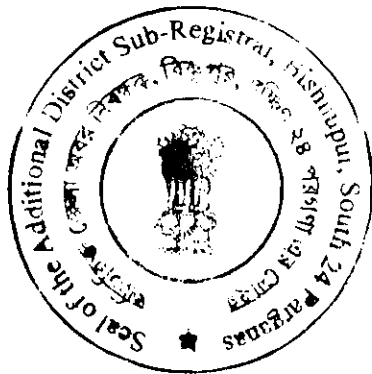
and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "said land" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

D) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of <sup>163,000/-</sup> ~~Rs. 7,00,000/-~~ *one lakh sixty three thousand* (Rupees ~~Seven Lakhs~~) **only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).

E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
- ii) **THAT** the "said Plot of Land" is free from all encumbrances charges liens mortgages, dispendens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
- iv) **THAT** the "said Plot of Land" is not being cultivated and/or the Vendor has 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 Vendor is 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.

163,000/-  
 one lakh sixty three thousand

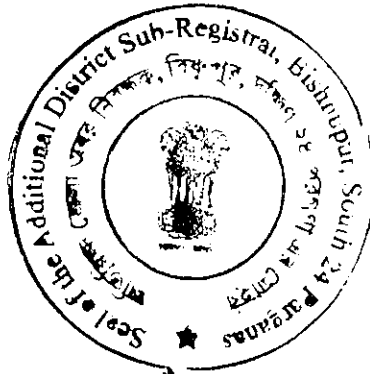


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- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
- viii) **THAT** the "said Plot of Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
- x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said 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 recorded owners by way of Deed of Sale **SORAP ALI MONDAL** has been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.
- xv) **THAT** the "said Plot of Land" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.



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District- South 24 Parganas

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H) 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 VENDOR.

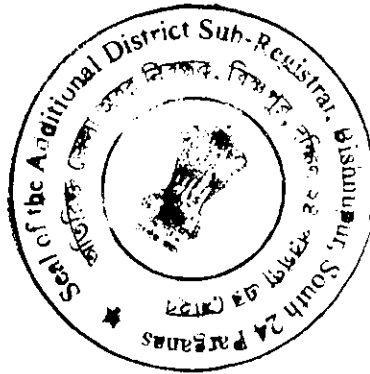
**NOW THIS INDENTURE WITNESSETH:-**

I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of <sup>163000/-</sup> ~~Rs. 7,00,000/-~~ <sup>one lakh sixty three thousand</sup> ~~(Rupees Seven Lakhs)~~ only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059**, under **LR Khatian No. 1765**, **Area-05.9994 Decimal** out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. 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	Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1010	1059	Shali	1765	18.00	0.3333	05.9994
					Total	05.9994 Decimal

(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Plot of Land" are absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts,

163000/-



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attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR 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.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said 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 Vendor 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 Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of



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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.

- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendor or by any person



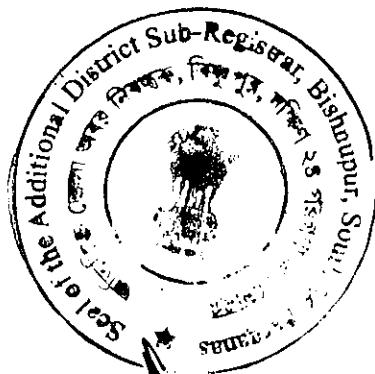
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or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Land" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "said 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 Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said 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 Vendor 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 Vendor shall and will from time to time and at all times hereafter at the request and costs of



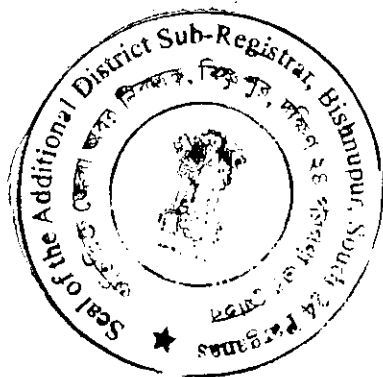
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the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said Lands" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

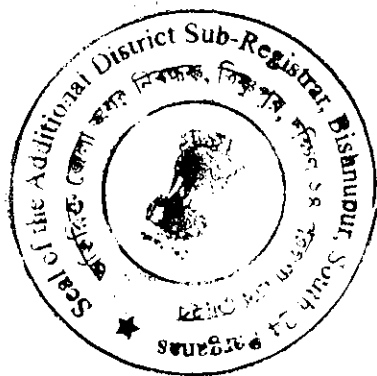
- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER 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 VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "said Land" in its name.
  - ii) To has 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 Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the "said 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 Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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**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. 1010** Corresponding **L.R Dag no. 1059**, under **LR Khatian No. 1765**, Area-**05.9994 Decimal** out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

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1010	1059	Shali	1765	18.00	0.3333	05.9994
					Total	05.9994 Decimal

Total area sold by this Deed is 5.9994 (Five Point Nine Nine Nine Four) Decimal

**BUTTED AND BOUNDED BY:-**

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1010	1059	Sali Land Dag-1057	Sali Land Dag-1060	Sali Land Dag-1057	Sali Land Dag-1058,1203

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY THE VENDOR**

At Jhalai in the presence of

*[Handwritten signature]*

*[Handwritten signature]*

2/ Sushil Kumar Mondal

(SORAP ALI MONDAL)

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

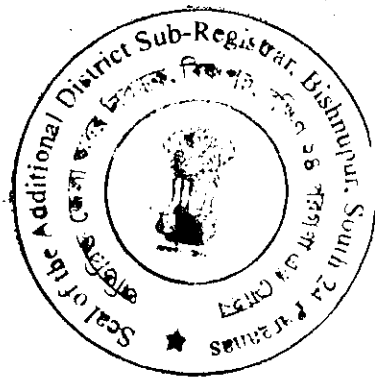
**Drafted & Prepared by:-**

**PRAKASH JAIN(Advocate)**

*[Handwritten signature of Prakash Jain]*

**Sealdah Civil Court, Kolkata.**

**Enrolment No. F-2027/1987/2017.**



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**PURCHASER** the within mentioned sum of  
**Rs. 1,63,000/- (Rupees One Lakh Sixty  
 Three Thousand) only** being the entirety  
 of the Consideration Amount payable under  
 these presents as per Memo below:

**Rs. 1,63,000.00**

**MEMO OF CONSIDERATION**

**By Pay Order No. 726313 dated 02/05/2022**

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

**Rs. 1,63,000.00**

**(Rupees One Lakh Sixty Three Thousand) only, Total**

**Rs. 1,63,000.00**

**WITNESSES**

**VENDOR**

১/ ৩০/০৫/২০২২  
 ১/ ৩০/০৫/২০২২

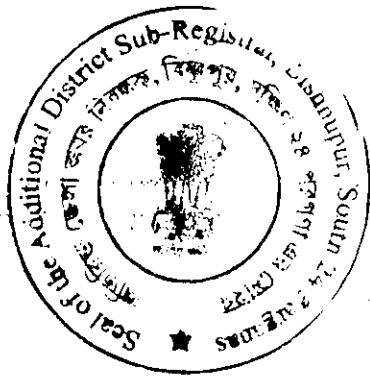
সরপ আলি মন্ডল

(SORAP ALI MONDAL)

2/ Sushil Kumar Mondal  
 s/co - LT. Badal Mondal  
 VIII - Samali  
 P.O - Nahazari  
 P.S. Bishrupur  
 P.N - 700104

Read over and explained the content of this  
 deed Bengali by me to the above vendor.

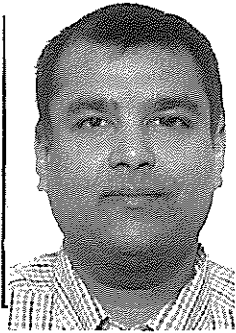
Prakash Jain Adv



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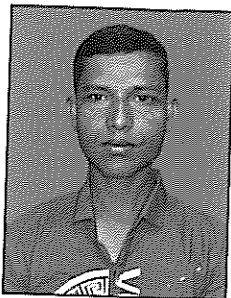
# SPECIMEN FORM FOR TEN FINGERPRINTS



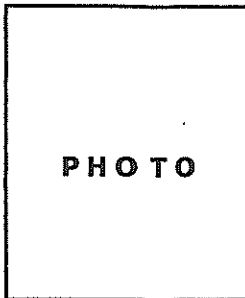
Mayerk Tejodua	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



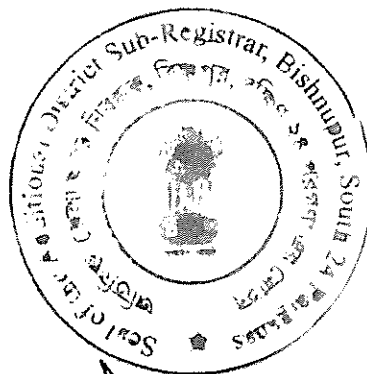
Luz Fyfe no 10/01/1989	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Kwintusjua 22/01/1980	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

**GRN Details**

GRN: 192022230020354401 Payment Mode: Online Payment  
GRN Date: 05/05/2022 18:13:11 Bank/Gateway: HDFC Bank  
BRN : 1785314690 BRN Date: 05/05/2022 18:15:29  
Payment Status: Successful Payment Ref. No: 2001297483/8/2022  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Balaji Coinstruction Pvt Ltd  
Address: 82 Bentinck Street Kolkata- 700001  
Mobile: 9007830098  
Depositor Status: Buyer/Claimants  
Query No: 2001297483  
Applicant's Name: Mr PRAKASH JAIN  
Address: A.D.S.R. BISHNUPUR  
Office Name: A.D.S.R. BISHNUPUR  
Identification No: 2001297483/8/2022  
Remarks: Sale, Sale Document Payment No 8

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001297483/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	9841
2	2001297483/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	3280
<b>Total</b>				<b>13121</b>

IN WORDS: THIRTEEN THOUSAND ONE HUNDRED TWENTY ONE ONLY.



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

GRN Details

GRN: 192022230018928061 Payment Mode: Online Payment  
GRN Date: 02/05/2022 16:45:52 Bank/Gateway: HDFC Bank  
BRN : 1782147976 BRN Date: 02/05/2022 16:47:51  
Payment Status: Successful Payment Ref. No: 2001297483/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD  
Address: 82 KOLKA  
Mobile: 9007830098  
Depositor Status: Buyer/Claimants  
Query No: 2001297483  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001297483/1/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001297483/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11927
2	2001297483/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	4009
			<b>Total</b>	<b>15936</b>

IN WORDS: FIFTEEN THOUSAND NINE HUNDRED THIRTY SIX ONLY.

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

**BETWEEN**

**SORAP ALI MONDAL**

..... **VENDOR**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

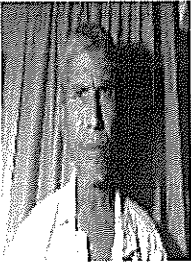

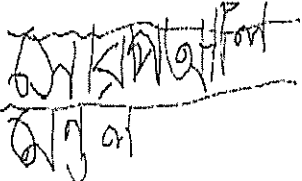
Deed No :	I-1613-03465/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001297483/2022	Office where deed is registered	
Query Date	01/05/2022 12:40:10 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,63,000/-	Rs. 7,28,927/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,868/- (Article:23)	Rs. 7,289/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1059 (RS :- )	LR-1765	Bastu	Shali	5.9994 Dec	1,63,000/-	7,28,927/-	Property is on Road
<b>Grand Total :</b>					<b>5.9994Dec</b>	<b>1,63,000 /-</b>	<b>7,28,927 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SORAP ALI MONDAL</b> <b>(Presentant )</b> Son of Late Jiyad Ali 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, Mondal Para, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CYxxxxxx3B, Aadhaar No: 25xxxxxxxx6018, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022  
 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office


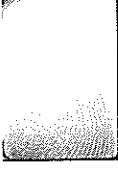
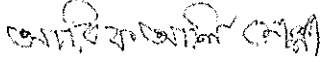
#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 82, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAXxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAYANK JAJODIA</b> Son of Mr Mahesh Kant Jajodia 82, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ARIF ALI MOLLA</b> 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 SORAP ALI MONDAL, Mr MAYANK JAJODIA			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SORAP ALI MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-5.9994 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:- 1059, LR Khatian No:- 1765	Owner:সোরাপ আলী মণ্ডল, Gurdian:জিয়াদ , Address:বিজ , Classification:শালি, Area:0.06000000 Acre,	Mr SORAP ALI MONDAL



**Endorsement For Deed Number : I - 161303465 / 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 16:50 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr SORAP ALI MONDAL ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,28,927/-

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

Execution is admitted on 05/05/2022 by Mr SORAP ALI MONDAL, Son of Late Jiyad Ali Mondal, Samali(CT), Nahazari, Mondal Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

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 7,289/- ( A(1) = Rs 7,289/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,289/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/05/2022 4:47PM with Govt. Ref. No: 192022230018928061 on 02-05-2022, Amount Rs: 4,009/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1782147976 on 02-05-2022, Head of Account 0030-03-104-001-16  
Online on 05/05/2022 6:15PM with Govt. Ref. No: 192022230020354401 on 05-05-2022, Amount Rs: 3,280/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1785314690 on 05-05-2022, Head of Account 0030-03-104-001-16

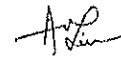
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 21,868/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 21,768/-

**Description of Stamp**

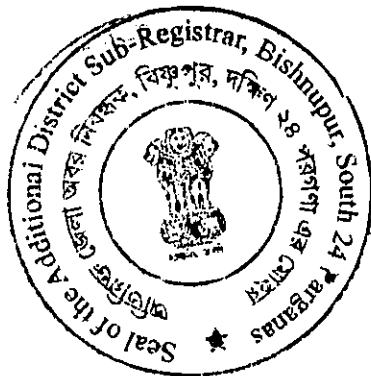
1. Stamp: Type: Impressed, Serial no AH59765, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/05/2022 4:47PM with Govt. Ref. No: 192022230018928061 on 02-05-2022, Amount Rs: 11,927/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1782147976 on 02-05-2022, Head of Account 0030-02-103-003-02  
Online on 05/05/2022 6:15PM with Govt. Ref. No: 192022230020354401 on 05-05-2022, Amount Rs: 9,841/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1785314690 on 05-05-2022, 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 90675 to 90694

being No 161303465 for the year 2022.



Digitally signed by Kamalika Datta  
Date: 2022.05.11 11:45:04 +09:00  
Reason: Digital Signing of Deed.

*Katta*

(Kamalika Datta) 2022/05/11 11:45:04 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)