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I-3466/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Addl. Dist. Sub-Registrar, Bishopur

05 MAY 2022

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

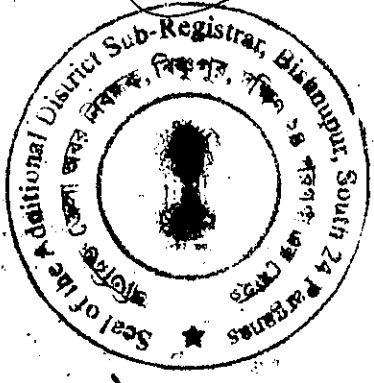
036216

Gaggar
Advocate
3rd Floor
Old Post Office Street
Kolkata-700001

-2 MAY 2022

To.....Rs. L.
Name.....R. L.
Address.....
Vendor.....

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



Add. Dist. Sub-Registrar, Bisnupur
District- South 24 Parganas
05 MAY 2022

Handwritten notes in Bengali:
স্বাক্ষরিত
স্বাক্ষর - [Signature]
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স্বাক্ষর - [Signature]
স্বাক্ষর - [Signature]

(1) SMT. ANEETA SARDAR alias ANITA SARDAR (PAN:EONPS5920C) (AADHAAR:786 859710437) wife of Kanai Sardar, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Dakhin Alipore, P.O- Chandi Alipore and P.S- Bishnupur, Dist.- South 24 Pgs - 743503, West Bengal, **(2) SMT. SHIKHA ROY(PAN:BLUPR0303M) (AADHAAR:98897463 7280)** wife of Biswanath Roy, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Dakhin Alipore, P.O- Chandi Alipore and P.S- Bishnupur, Dist.- South 24 Pgs - 743503, 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, P.O- GPO, P.S- Bowbazar, Kolkata 700001, 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 Nafar Chandra Naskar(Since deceased) son of Late Rajani Kumar Naskar was the owner by way of registered Deed of sale Dated 09/06/1950 Registered at before S.R-Bishnupur, south 24 Parganas and recorded in Book-I, Volume-22, Pages from 250 to 253, Being no.-2082, Year-1950 in respect **ALL THOSE** pieces or parcels of the Land



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

05 MAY 2022

classified as **Sali** i.e. Agricultural land total measuring more or less **67.25 Decimal** of Land, comprised in **(i) 19.25 Decimal** comprised in **R.S Dag No. 948 (ii) 20.00 Decimal** comprised in **R.S Dag No. 903, (iii) 05.00 Decimal** comprised in **R.S Dag No. 904 and (iv) 09.00 Decimal** comprised in **R.S Dag No. 905 (iv) 14.00 Decimal** comprised in **R.S Dag No. 906** all Dags are under **RS Khatian No. 317 and 335, 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 Nafar Chandra Naskar son of Late Rajani Kumar Naskar died widower since long intestate leaving behind his 4 (Four) sons namely (1) Haran Chandra Naskar(Since deceased) (2) Nimai Chandra Naskar (3) Anath Naskar and (4) Amiyo Charan Naskar alias Amay Naskar (Since deceased) and 3(Three) married daughters namely (1) Panu Haldar(Since deceased) wife of Anadi Haldar (2) Anita Sardar wife of Kanai Sardar (3) Sikha Roy wife of Biswanath Roy 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 ANITA SARDAR duly applied for and got its name mutated as the Owner in the records of the BL&LRO under LR Khatiyon no.3842 and (ii) SIKHA ROY also duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide LR Khatiyon no.3844.
- D) THUS** the vendors herein became the owners in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 948** Corresponding **L.R Dag no 996, Area- 16.5088(Sixteen Point Five Zero Eight Eight) Decimal** out of 77.00 Decimal, **0.2144 Share** out of 1.0000 Share, **under L.R Khatiyon no.- 3842 and 3844, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in



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

05 MAY 2022

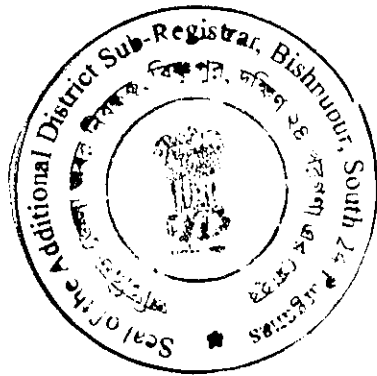
the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

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)
948	996	SHALI	3842	77.00	0.1072	8.2544
948	996	SHALI	3844	77.00	0.1072	8.2544
				Total	0.2144	16.5088 Decimal

- E) 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. 948** Corresponding **L.R Dag no 996, Area- 16.5088(Sixteen Point Five Zero Eight Eight) Decimal** out of 77.00 Decimal, **0.2144 Share** out of 1.0000 Share, **under L.R Khatian no.- 3842 and 3844, 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)
948	996	SHALI	3842	77.00	0.1072	8.2544
948	996	SHALI	3844	77.00	0.1072	8.2544
				Total	0.2144	16.5088 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 land" directly in favour of the Purchaser herein which the Vendors has agreed to do subject to the terms and conditions hereinafter appearing.



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

05 MAY 2022

- F)** The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- G)** 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 Plot of Land" is free from all encumbrances charges liens mortgages, lispendens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendors have a marketable title in respect of the "said Land".
 - iv) **THAT** the "said Plot of Land" is not being cultivated and/or the Vendors have not been cultivating the "said Land".
 - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
 - vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" up to the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Land".
 - viii) **THAT** the "said Plot of Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.



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

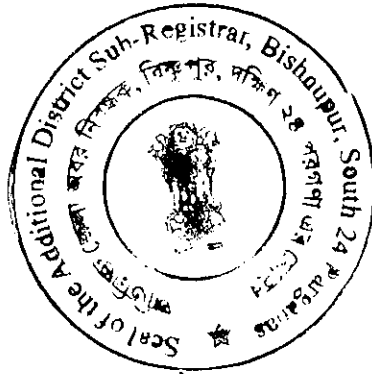
05 MAY 2022

- 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".
- .. **THAT** nobody has any right of easement over and in respect of the "said Land" or any part thereof.
- xiv) **THAT** the "said Plot of Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

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 VENDORS.

NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty 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



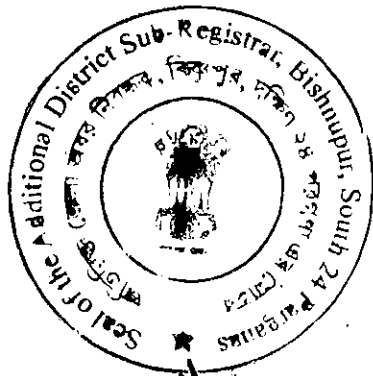
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

05 MAY 2022

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. 948** Corresponding **L.R Dag no 996, Area- 16.5088(Sixteen Point Five Zero Eight Eight) Decimal** out of 77.00 Decimal, **0.2144 Share** out of 1.0000 Share, **under L.R Khatiyān no.- 3842 and 3844, 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 and hereinafter collectively referred to as the "**said Land**") 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 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:

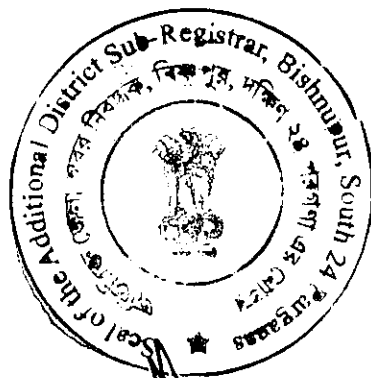
- a) That the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.



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

05 MAY 2022

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



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

05 MAY 2022

- 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 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 Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT**, no notice, which is or may be subsisting has been served on the 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

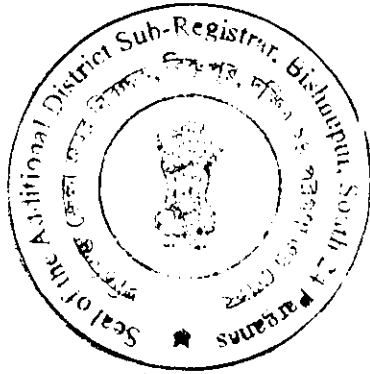


Adl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

05 MAY 2022

part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said Land" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

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



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

05 MAY 2022

- 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.
- 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.



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

05 MAY 2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 948** Corresponding **L.R Dag no 996**, Area- **16.5088(Sixteen Point Five Zero Eight Eight) Decimal** out of 77.00 Decimal, **0.2144 Share** out of 1.0000 Share, **under L.R Khatian no.- 3842 and 3844**, **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)
948	996	SHALI	3842	77.00	0.1072	8.2544
948	996	SHALI	3844	77.00	0.1072	8.2544
				Total	0.2144	16.5088 Decimal

Total area sold by this Deed is **16.5088(Sixteen Point Five Zero Eight Eight) Decimal**.

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
948	996	Sali Land Dag- 997	Sali Land Dag-1071	Sali Land Dag-1041	Sali Land Dag-1044

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} ~~Janor~~ in the presence of

Adv. Adv.
Rasbehari Mondal
s/o - Shyamal Mondal.
Samualis

ANEETA SARDAR
(ANEETA SARDAR alias ANITA SARDAR)

② Santu Ranjan Mondal
s/o - At. Niranjana Mondal
vill - Samali, P.O. - Dakshin (SHIKHA ROY)

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. 4,50,000/- (Rupees Four Lakhs Fifty 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. 584283 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 2,25,000.00
2) By Pay Order No. 584282 dated 02/05/2022	
Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 2,25,000.00
<u>(Rupees Four Lakhs Fifty Thousand) only, Total:</u>	<u>Rs. 4,50,000.00</u>

WITNESSES

VENDORS

Roohkari Mondal,
870, Shyamal Manjey
Samali

ANITA SARDAR

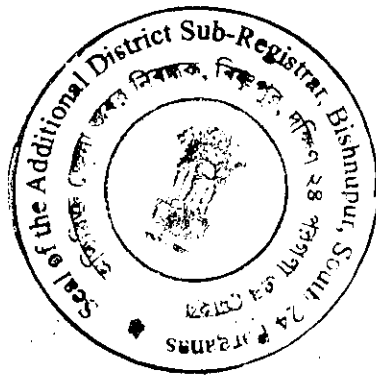
② - Sant's Ranjan Mondal
870 - At - Nirajan Mondal
vill - Samali, P.O - Dahazari
Bishupur. 24 Pgs (s)

(ANEETA SARDAR alias ANITA SARDAR)

SHIKHA ROY

(SHIKHA ROY)

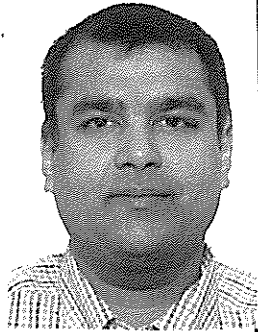
Read over & explain the contents of this
Deed in Bengali by me Roohkari Mondal for
c. Adv.



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

05 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



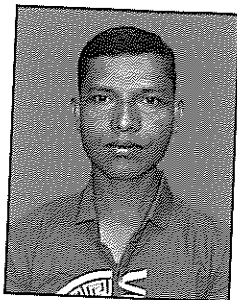
Mazharul Islam		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



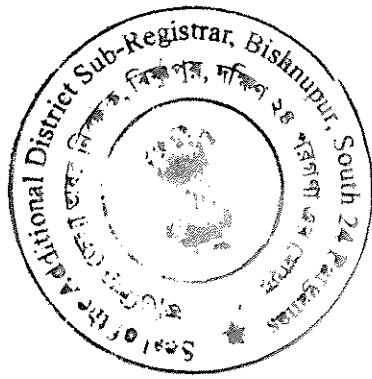
Rashida Begum		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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



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



Add. 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: 192022230019236981 Payment Mode: Online Payment
GRN Date: 03/05/2022 14:19:25 Bank/Gateway: HDFC Bank
BRN : 1783023188 BRN Date: 03/05/2022 14:21:56
Payment Status: Successful Payment Ref. No: 2001296441/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD
Address: 82 BENTICK STREET KOLKATA- 700001
Mobile: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2001296441
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296441/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296441/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	24416
2	2001296441/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	8172

Total 32588

IN WORDS: THIRTY TWO THOUSAND FIVE HUNDRED EIGHTY EIGHT ONLY.

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

BETWEEN

(1) ANEETA SARDAR alias ANITA SARDAR

and

(2) SMT. SHIKHA ROY

..... **VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

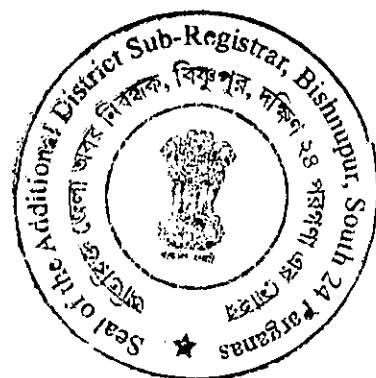
Major Information of the Deed

Deed No :	I-1613-03466/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296441/2022	Office where deed is registered	
Query Date	30/04/2022 7:45:53 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. 4,50,000/-	Rs. 8,17,186/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,516/- (Article:23)	Rs. 8,172/- (Article:A(1))		
Remarks			



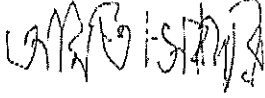



Land Details :

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-996 (RS :-)	LR-3842	Organisati on	Shali	8.2544 Dec	2,25,000/-	4,08,593/-	Property is on Road
L2	LR-996 (RS :-)	LR-3844	Organisati on	Shali	8.2544 Dec	2,25,000/-	4,08,593/-	Property is on Road
		TOTAL :			16.5088Dec	4,50,000 /-	8,17,186 /-	
		Grand Total :			16.5088Dec	4,50,000 /-	8,17,186 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ANEETA SARDAR , (Alias: Mrs ANITA SARDAR) (Presentant) Wife of Mr KANAI SARDAR 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	
DAKHIN ALIPORE, City:- , P.O:- CHANDI ALIPORE, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EOxxxxxx0C, Aadhaar No: 78xxxxxxxx0437, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
2	Name Mrs SHIKHA ROY Wife of Mr BISWANATH ROY Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
	05/05/2022	LTI 05/05/2022	05/05/2022	
City:- Not Specified, P.O:- CHANDI ALIPORE, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx3M, Aadhaar No: 98xxxxxxxx7280, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				

Buyer Details :


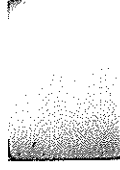
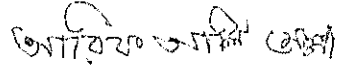
Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82 BENTICK STREET, GROUND FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status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

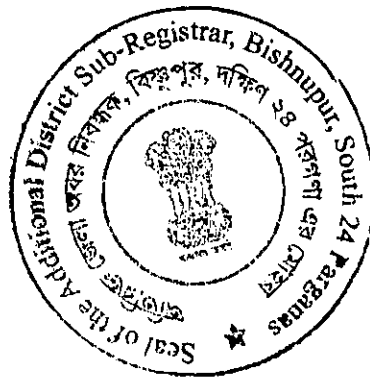
Name	Photo	Finger Print	Signature
Mr ARIF ALI MOLLA Son of Mr SIRAJ ALI MOLLA SAMALI (ct) NAHAZARI, City:- , P.O:- NAHAZARI, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104			
	05/05/2022	05/05/2022	05/05/2022
Identifier Of Mrs ANEETA SARDAR , Mrs SHIKHA ROY , Mr MAYANK JAJODIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANEETA SARDAR	BALAJI CONSTRUCTION PRIVATE LIMITED-8.2544 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-8.2544 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:- 996, LR Khatian No:- 3842	Owner:অনিতা সরদার, Gurdian:কানাই সরদার, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Mrs ANEETA SARDAR
L2	LR Plot No:- 996, LR Khatian No:- 3844	Owner:শিখা রায়, Gurdian:বিশ্বনাথ রায়, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Mrs SHIKHA ROY



Endorsement For Deed Number : I - 161303466 / 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 18:25 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mrs ANEETA SARDAR Alias Mrs ANITA SARDAR, 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 8,17,186/-

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

Execution is admitted on 05/05/2022 by 1. Mrs ANEETA SARDAR , Alias Mrs ANITA SARDAR , Wife of Mr KANAI SARDAR , DAKHIN ALIPORE, P.O: CHANDI ALIPORE, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 2. Mrs SHIKHA ROY , Wife of Mr BISWANATH ROY , P.O: CHANDI ALIPORE, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife

Indetified by Mr ARIF ALI MOLLA , , Son of Mr SIRAJ ALI MOLLA , SAMALI (ct) NAHAZARI, 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 8,172/- (A(1) = Rs 8,172/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,172/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2022 2:21PM with Govt. Ref. No: 192022230019236981 on 03-05-2022, Amount Rs: 8,172/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783023188 on 03-05-2022, Head of Account 0030-03-104-001-16

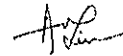
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,516/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 24,416/-

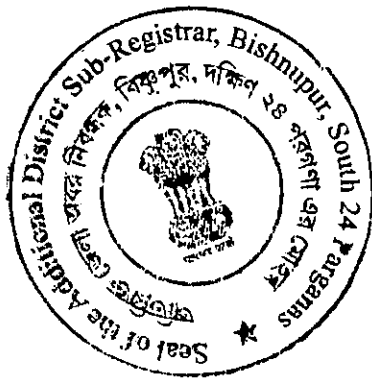
Description of Stamp

1. Stamp: Type: Impressed; Serial no AH25978, 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 2:21PM with Govt. Ref. No: 192022230019236981 on 03-05-2022, Amount Rs: 24,416/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783023188 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

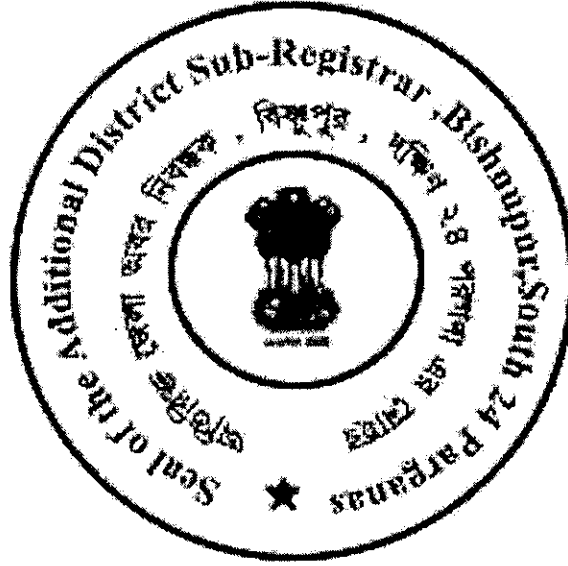


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 90695 to 90716

being No 161303466 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.11 11:45:12 +09:00
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/05/11 11:45:12 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)