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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Addl. Dist. Sub-Registrar, Bishnupur
 [Signature]

05 MAY 2022

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

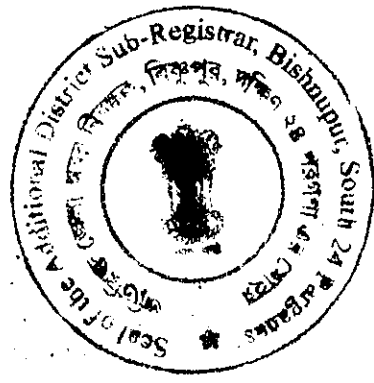
036234

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

-2 MAY 2022

No.....Rs.....
Name.....
Address.....
Vendor.....6.....

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



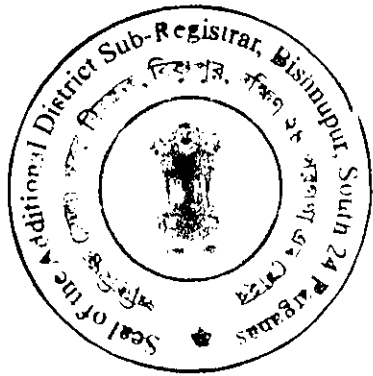
Adol. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas
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(1) SRI PRADIP HALDAR(PAN:AMQPH9331R)(AADHAAR:690155782111) Son of late Anadi Haldar by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Bazarberia, Chandpur(M)(CT), P.O- Bazarberia, Chandpur and P.S- Mandir Bazar, Dist.- South 24 Pgs -743395, West Bengal, **(2) SRI ASIT HALDAR(PAN:ARTPH9641N)(AADHAAR:759280812616)** Son of late Anadi Haldar by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Bazarberia, Chandpur(M)(CT), P.O- Bazarberia, Chandpur and P.S- Mandir Bazar, Dist.- South 24 Pgs -743395, West Bengal, **(3) SMT. MANJU MONDAL (AADHAAR:399167942395)** wife of Late Susanto Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Gokul Nagar(m), South Bishnupur, Mandirbazar P.O- Bazarberia, Chandpur and P.S- Mandir Bazar Dist.- South 24 Pgs -743395, West Bengal, **(4) MISS. BULA HALDER (AADHAAR:468104320003)** daughter of Late Anadi Haldar, by faith Hindu, by nationality- Indian, by occupation- Bachelor, residing at Bazarberia, Chandpur(M)(CT), P.O- Bazarberia, Chandpur and P.S- Mandir Bazar, Dist.- South 24 Pgs -743395, 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

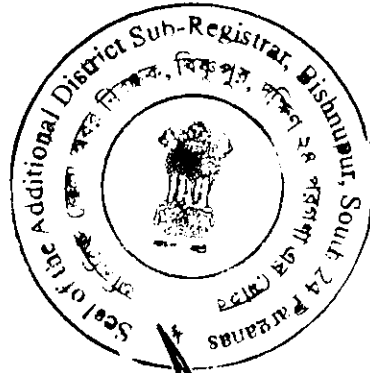


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or context be deemed to mean and include its successor and/or successors- in office/interest and assigns)of the **OTHER PART;**

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 from Smt. Bhagawati Dasi wife of Late Mahim Chandra Naskar.
- 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 Panu Haldar wife of Late Anadi Haldar died since long intestate leaving behind her 2(Two) Sons namely (1) Pradip Haldar (2) Asit Haldar and 2(Two) married daughters namely (1) Manju Mondal (2) Bula Halder as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- D) **Panu Haldar** wife of Late Anadi Haldar duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyon no. 3843.**



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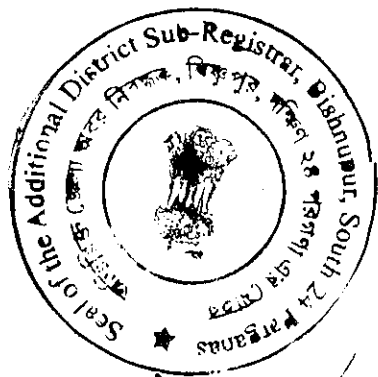
- E) THUS** the vendors herein became the owners in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 948** Corresponding **L.R Dag no 996, Area- 8.2544(Eight Point Two Five Four Four) Decimal** out of 77.00 Decimal, **0.1072 Share** out of 1.0000 Share, **under L.R Khatian no.- 3843, 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	3843	77.00	0.1072	8.2544
				Total	0.1697	8.2544 Decimal

- F)** 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- 8.2544(Eight Point Two Five Four Four) Decimal** out of 77.00 Decimal, **0.1072 Share** out of 1.0000 Share, **under L.R Khatian no.- 3843, 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	3843	77.00	0.1072	8.2544
				Total	0.1697	8.2544 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

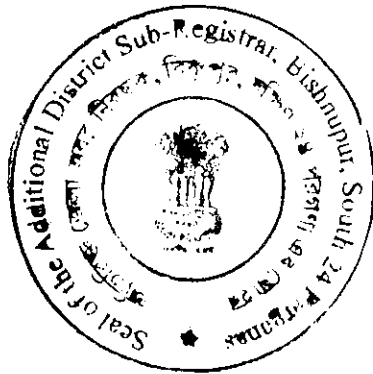


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the Vendors to execute the Deed of Conveyance and/or transfer in respect of the "said land" directly in favour of the Purchaser herein which the Vendors has agreed to do subject to the terms and conditions hereinafter appearing.

- G)** The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- H)** 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, lispens 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".



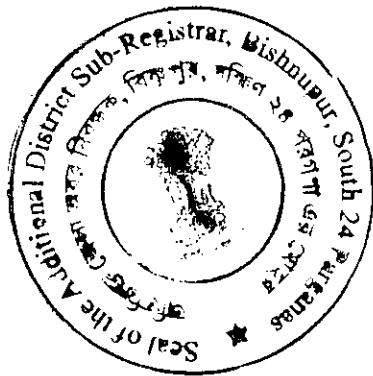
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- viii) **THAT** the "said Plot of Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
 - ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created 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.
- I)** 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. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand) only** of the lawful

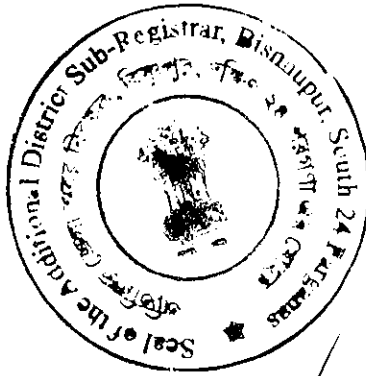


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money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" 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- 8.2544(Eight Point Two Five Four Four) Decimal** out of 77.00 Decimal, **0.1072 Share** out of 1.0000 Share, **under L.R Khatiyān no.- 3843, 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:

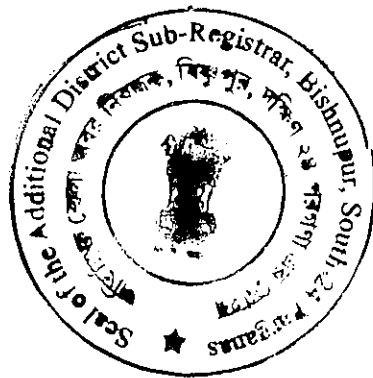
- a) That the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.



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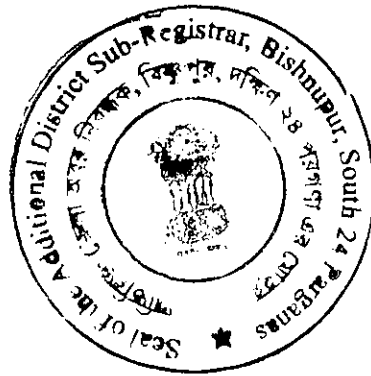
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said Land" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered 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.



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- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Land" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendors never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said 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



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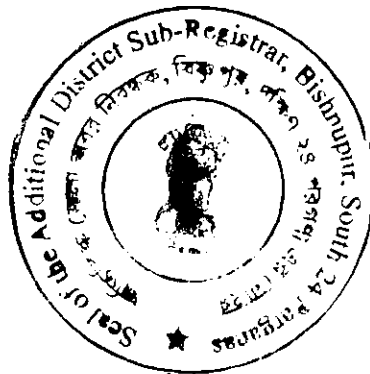
part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any 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.

- i) That Vendor no.2 being the elder brother of no.-4 hereby receive the payment on behalf of vendor no.4 and accepts the consideration amount in respect of the share of vendor no.-4.

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:



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- 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.
- 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. 948** Corresponding **L.R Dag no 996**, Area- **8.2544(Eight Point Two Five Four Four) Decimal** out of 77.00 Decimal, **0.1072 Share** out of 1.0000 Share, under **L.R Khatiyani no.- 3843**, 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	3843	77.00	0.1072	8.2544
				Total	0.1697	8.2544 Decimal

Total area sold by this Deed is 8.2544(Eight Point Two Five Four Four) 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} ~~Jamni~~ in the presence of

① Mampi Mondal
w/o, pwasenjit Mondal
villtpo- Dongawia
P.S - Modakhali
Dist - 24 Pgs (S)
Pin - 743318

Pradip Halder

(PRADIP HALDAR)

ଅପ୍ରିଲ ୨୧ ୨୦୧୮

(ASIT HALDAR)

ଅମିତ ମଣ୍ଡଲ

(MANJU MONDAL)

② Ananti Ranjan Mondal



LTI of Bula Halder by the Pen of Mampi Mondal

(BULA HALDER)

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017

Read over & explain the contents of the deed in Bengali to vendor No - 2 & 3 by me Prakash Jain



A handwritten signature in black ink, consisting of several loops and strokes.

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PURCHASER the within mentioned sum of **Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five 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. 584278 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 56,250.00
2. By Pay Order No. 584279 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 56,250.00
3. By Cheque No. 938288 dated 02/05/2022 Drawn on SBI Bentick street Br. In favour of Vendor no.2	Rs. 46,250.00
4. By Pay Order No. 584280 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 56,250.00
5. By Denomination of Reserve Bank of India notes Paid to Vendor no.4	Rs. 10,000.00
<u>(Rupees Two Lakhs Twenty Five Thousand) only, Total:</u>	<u>Rs. 2,25,000.00</u>

WITNESSES

Mampi Mondal

Aarti Ranjan Mondal (PRADIP HALDAR)
ଅପ୍ରାପ୍ତ ୨୧/୦୫/୨୨

S/o - Lt. Niranjana Mondal

W/U - Samali, P.O. - Nahapati (ASIT HALDAR)

P.S. - Bishnupur. 24 Pgs/1)

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(MANJU MONDAL)

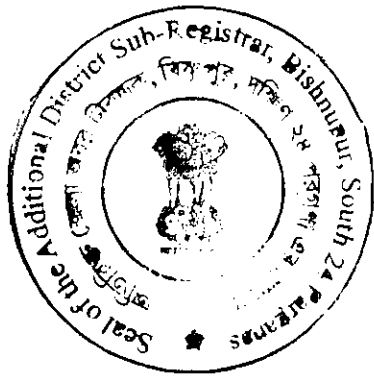


(BULA HALDER)

LTI OF Bula Halder
by the pen of
mampi Mondal

VENDORS

Pradip Halder

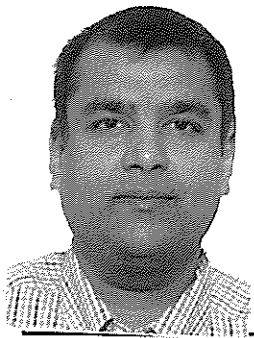


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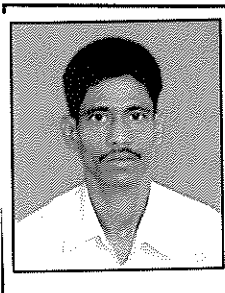
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SIE

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Magesek Tojolo</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



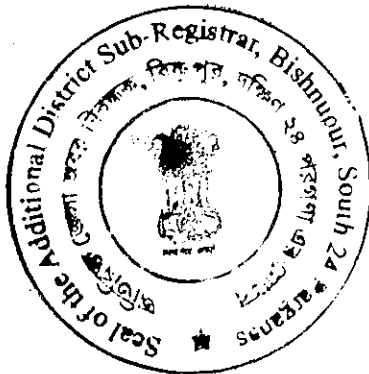
<i>Paralip Habeler</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Amuriz G. J. G.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>K. J. G.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

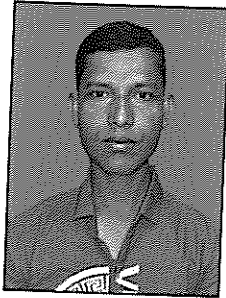
05 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

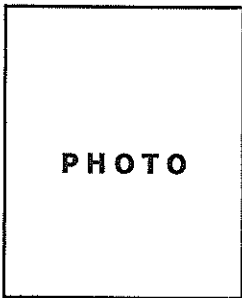
LTI of Bula Haldeo
 by the pen of Mampi Mandal



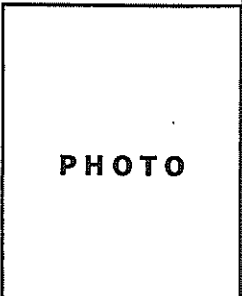
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger



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



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



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



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: 192022230019235331 Payment Mode: Online Payment
GRN Date: 03/05/2022 14:12:23 Bank/Gateway: HDFC Bank
BRN : 1783016056 BRN Date: 03/05/2022 14:14:51
Payment Status: Successful Payment Ref. No: 2001296425/1/2022
[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: 2001296425
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296425/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296425/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	12158
2	2001296425/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	4086
			Total	16244

IN WORDS: SIXTEEN THOUSAND TWO HUNDRED FORTY FOUR ONLY.



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

GRN Details

GRN:	192022230020370461	Payment Mode:	Online Payment
GRN Date:	05/05/2022 19:05:39	Bank/Gateway:	HDFC Bank
BRN :	1785373845	BRN Date:	05/05/2022 19:07:32
Payment Status:	Successful	Payment Ref. No:	2001296425/6/2022
			[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:	2001296425
Applicant's Name:	Mr PRAKASH JAIN
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2001296425/6/2022
Remarks:	Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296425/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	10029
2	2001296425/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	3343
Total				13372

IN WORDS: THIRTEEN THOUSAND THREE HUNDRED SEVENTY TWO ONLY.

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

BETWEEN

PRADIP HALDAR & 3 ORS.

..... **VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed



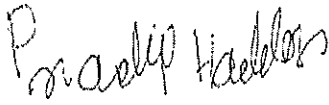
Deed No :	I-1613-03467/2022	Date of Registration	05/05/2022
Query No / Year	1613-2001296425/2022	Office where deed is registered	
Query Date	30/04/2022 7:38:51 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, 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. 2,25,000/-	Rs. 7,42,896/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 22,287/- (Article:23)	Rs. 7,429/- (Article:A(1))		
Remarks			

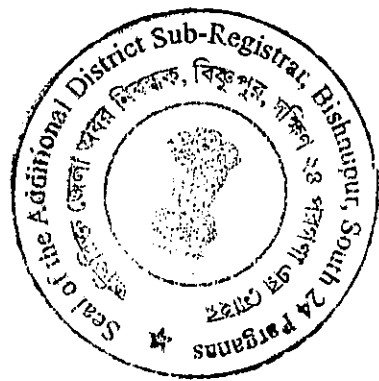
Land Details :

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


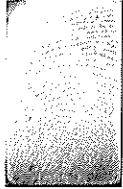
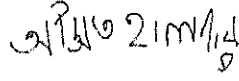
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-996 (RS :-)	LR-3843	Bastu	Shali	8.2544 Dec	2,25,000/-	7,42,896/-	Property is on Road
Grand Total :					8.2544Dec	2,25,000 /-	7,42,896 /-	

Seller Details :



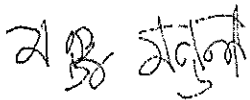
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADIP HALDAR (Presentant) Son of Late ANADI HALDAR Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
		05/05/2022	LTI 05/05/2022	05/05/2022




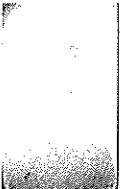
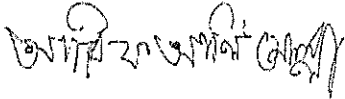
BAZARBERIA,CHANDPUR(m) Ct, City:- Not Specified, P.O:- BAZARBERIA, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AMxxxxxx1R, Aadhaar No: 69xxxxxxxx2111, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr ASIT HALDAR Son of Late ANADI HALDAR 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

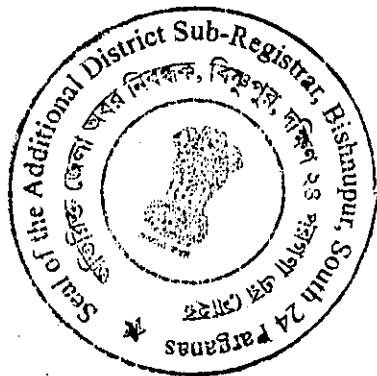
BAZARBERIA CHANDPUR (m) (ct), City:- Not Specified, P.O:- BAZARBERIA, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ARxxxxxx1N, Aadhaar No: 75xxxxxxxx2616, Status :Individual, Executed 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
	Mrs MANJU MONDAL Wife of Late SUSANTO 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

GOKUL NAGAR (m), City:- Not Specified, P.O:- BAZARBERIA CHANDPUR, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 39xxxxxxxx2395, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Miss BULA HALDAR Daughter of Late ANADI HALDAR 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

BAZARBERIA CHANDPUR (m) (ct), City:- Not Specified, P.O:- BAZARBERIA CHANDPUR, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 46xxxxxxxx0003, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office



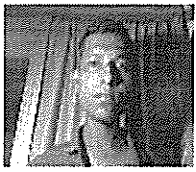
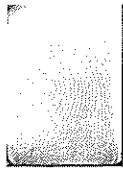
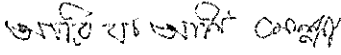
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, 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 ARIF ALI MOLLA Son of Mr SIRAJ ALI MOLLA SAMALI(ct), NAHAZARI, 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 PRADIP HALDAR , Mr ASIT HALDAR , Mrs MANJU MONDAL , Miss BULA HALDAR , Mr MAYANK JAJODIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP HALDAR	BALAJI CONSTRUCTION PRIVATE LIMITED-2.0636 Dec
2	Mr ASIT HALDAR	BALAJI CONSTRUCTION PRIVATE LIMITED-2.0636 Dec
3	Mrs MANJU MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-2.0636 Dec
4	Miss BULA HALDAR	BALAJI CONSTRUCTION PRIVATE LIMITED-2.0636 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:- 3843	Owner:পানু হালদার, Gurdian:অনাদি হালদার, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303467 / 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 18:30 hrs on 05-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr PRADIP HALDAR , 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 7,42,896/-

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

Execution is admitted on 05/05/2022 by 1. Mr PRADIP HALDAR , Son of Late ANADI HALDAR , BAZARBERIA,CHANDPUR(m) Ct, P.O: BAZARBERIA, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession Cultivation, 2. Mr ASIT HALDAR , Son of Late ANADI HALDAR , BAZARBERIA CHANDPUR (m) (ct), P.O: BAZARBERIA, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession Cultivation, 3. Mrs MANJU MONDAL , Wife of Late SUSANTO MONDAL , GOKUL NAGAR (m), P.O: BAZARBERIA CHANDPUR, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession House wife, 4. Miss BULA HALDAR , Daughter of Late ANADI HALDAR , BAZARBERIA CHANDPUR (m) (ct), P.O: BAZARBERIA CHANDPUR, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession Others

Identified 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 Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,429/- (A(1) = Rs 7,429/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,429/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2022 2:14PM with Govt. Ref. No: 192022230019235331 on 03-05-2022, Amount Rs: 4,086/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783016056 on 03-05-2022, Head of Account 0030-03-104-001-16 Online on 05/05/2022 7:07PM with Govt. Ref. No: 192022230020370461 on 05-05-2022, Amount Rs: 3,343/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1785373845 on 05-05-2022, Head of Account 0030-03-104-001-16

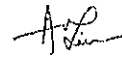
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,287/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 22,187/-

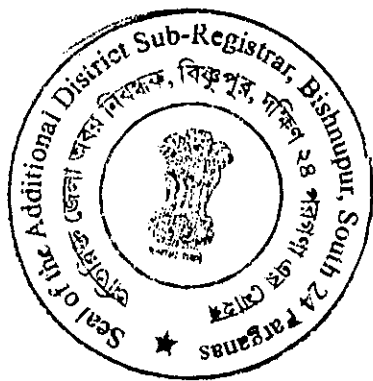
Description of Stamp

1. Stamp: Type: Impressed, Serial no AH59770, 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 2:14PM with Govt. Ref. No: 192022230019235331 on 03-05-2022, Amount Rs: 12,158/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783016056 on 03-05-2022, Head of Account 0030-02-103-003-02 Online on 05/05/2022 7:07PM with Govt. Ref. No: 192022230020370461 on 05-05-2022, Amount Rs: 10,029/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1785373845 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

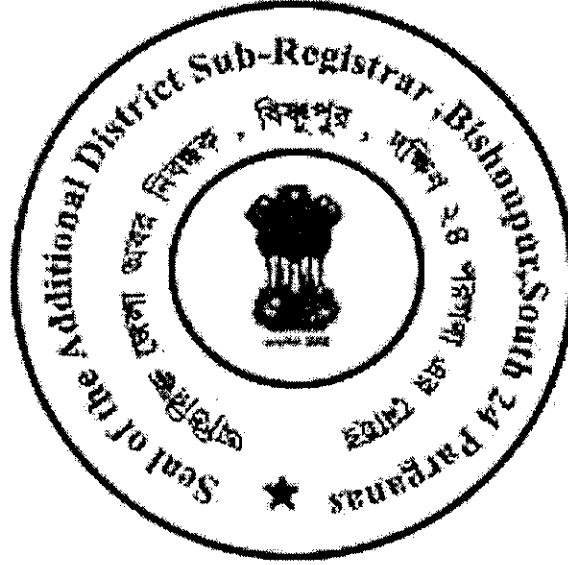


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 90717 to 90738

being No 161303467 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.11 11:45:18 +09:00
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/05/11 11:45:18 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)