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L- 3480/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 259783

10/05/2022
(2) 129783/14/2022

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Sheet and finger print sheet attached with
This document is the part of this document*

Addl. Dist. Sub-Registrar, Bishupur

10 MAY 2022

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

036221

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

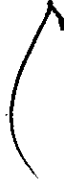
-2 MAY 2022

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

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



আদিষ্ট কারি কর্মসূচী
কর্তা - বিচারক কর্মসূচী
কর্তা - সরকারী
নং: বিচার
N-104



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

10 MAY 2022

SRI RAJU MONDAL (PAN:BNYPM6396K) (AADHAAR:220905648424) Son of Tulsicharan Mondal, by faith Hindu, by nationality- Indian, by occupation- Business, residing at Samali (ct), Nahazari, Thakurpukur Mahestola, 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 executors administrations and legal representatives and/or assigns) of the **ONE PART**;

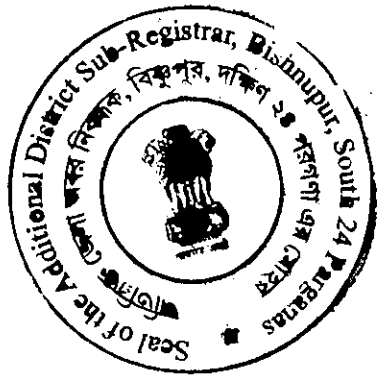
AND

BALAJI CONSTRUCTION PRIVATE LIMITED (PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN:AESPJ0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **OTHER PART**;

WHEREAS:

A) Previously One Ichap Mondal son of Late Jamiruddin Mondal(since Deceased) was the recorded owner by way of inheritance in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1004** Corresponding **L.R Dag no 1053, Area- 13.00(Thirteen) Decimal, 1.0000 Share, under L.R Khatian No. 246, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1004	1053	SHALI	246	13.00	1.0000	13.00
					Total	13.00 Decimal

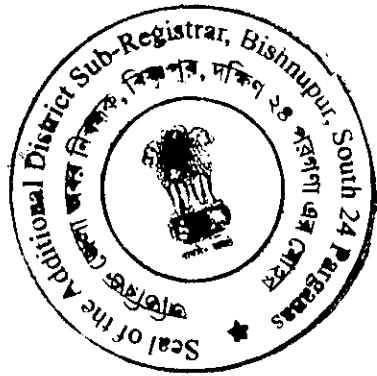


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District- South 24 Parganas

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- B) THAT** the said Ichap Mondal son of Late Jamiruddin Mondal died intestate since long leaving behind his wife Sakhijan Bibi(since Deceased), 3(Three) sons namely (i) Iyasin Mondal(since Deceased) (ii) Jiyad Mondal(since Deceased) and (iii) Iyad Ali Mondal(since Deceased) and One married daughter namely Arjina Bibi(since Deceased) as his legal heirs and/or legal representatives who in accordance with the provisions of Mohammadam Personal Law became the joint owners of the said Land.
- C) THAT** the said Iyasin Mondal son of Late Ichap Mondal died intestate since long leaving behind his wife Sakhijan Bibi(since Deceased), 3(Three) sons namely (i) Khalek Mondal (ii) Malek Mondal and (iii) Gaffar Mondal(since Deceased) and 3(Three) married daughters namely (i) Asma Bibi wife of Jahar Ali Molla (ii) Jubeda Bibi Wife of Jamal Sk. And (iii) Hameda Sapui wife of Aaip Sapui as his legal heirs and/or legal representatives who in accordance with the provisions of Mohammadam Personal Law became the joint owners of the said Land.
- D) THAT** the said Gaffar Mondal son of Late Iyasin Mondal died intestate since long leaving behind his wife Anar Banu Bibi @ Mondal, and only son Ismail Mondal as his legal heirs and/or legal representatives who in accordance with the provisions of Mohammadam Personal Law became the joint owners of the said Land.
- E) THAT** the said Jiyad Mondal son of Late Ichap Mondal died intestate since long leaving behind his wife Sahabanu Bibi(since Deceased), 4(Four) sons namely (i) Anich Mondal (ii) Asraf Mondal (iii) Sorap Ali Mondal (iv) Bhola Mondal and 5(Five) married daughters namely (i) Bahar Jan Bibi wife of Subid Ali Molla (ii) Tanjila Gazi Wife of Motaleb Gazi (iii) Manjila Bibi wife of Jamaluddin Sk (iv) Alek Jan Bibi wife of Mosahak Molla. And (v) Renu Bibi wife of Kalo Mallick as his legal heirs and/or legal representatives who in accordance with the provisions of Mohammadam Personal Law became the joint owners of the said Land.
- F) THAT** the said Iyad Ali Mondal son of Late Ichap Mondal died intestate since long leaving behind his wife Golbanu Bibi(since Deceased), 2(Two) sons namely (i) Nabirali Mondal (ii) Rafik Mondal and 3(Three) married Daughters namely (i) Rehana Bibi wife of Samsuddin Darjee (ii) Laili Bibi wife of Mobark Naskar (iii) Maila Bibi wife of Akbar



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Tarafdar as his legal heirs and/or legal representatives who in accordance with the provisions of Mohammadam Personal Law became the joint owners of the said Land.

- G) THAT** the said Arjina Bibi wife of Late Habib Sk. died widower intestate since long leaving behind his only son Jamaluddin Sk. and 4(Four) married daughters namely (i) Fatema Bibi@Molla wife of Mojaffar Molla (ii) Kamurin Bibi@ Sekh. Daughter of Late Habib Sk. (iii) Ajmira Bibi wife of Bakkar Sk. and (iii) Meharunnesa Bibi Daughter of Late Habib Sk. as his legal heirs and/or legal representatives who in accordance with the provisions of Mohammadam Personal Law became the joint owners of the said Land.
- H) THAT** the said all Legal heirs of Late Ichap Mondal son of Late Jamiruddin Mondal sold, conveyed and transferred their share by way of Registered Deed of conveyance Dated 26/11/2021, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, CD Vol.-1613-2021, Pages 181805 to 181876, being no.-161307035, Year-2021 to **RAJU MONDAL(PAN:BNYPM6396K)(AADHAAR:2209 05648424)** Son of Tulsicharan Mondal.
- I)** Since after purchase of the "SAID LAND" **RAJU MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no. 4102**
- E)** 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. 1004** Corresponding **L.R Dag no 1053, Area- 13.00(Thirteen) Decimal, 1.0000 Share, under L.R Khatian No. 4102, 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)
1004	1053	SHALI	4102	13.00	1.0000	13.00
					Total	13.00 Decimal



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District- South 24 Parganas

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(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 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.

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. 3,50,000/- (Rupees Three Lakh Fifty Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).

G) 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, lispens 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 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.



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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 are 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 owner by way of inheritance **RAJU 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.
- 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.



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District- South 24 Parganas

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NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand) 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. 1004** Corresponding **L.R Dag no 1053, Area- 13.00(Thirteen) Decimal, 1.0000 Share, under L.R Khatian No. 4102, 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)
1004	1053	SHALI	4102	13.00	1.0000	13.00
					Total	13.00 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, 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.



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II. THE VENDOR DOETH 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 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



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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 lispendens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendor or by any person 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



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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 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.



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- 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 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. 1004** Corresponding **L.R Dag no 1053**, **Area- 13.00(Thirteen) Decimal, 1.0000 Share**, under **L.R Khatian No. 4102**, **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)
1004	1053	SHALI	4102	13.00	1.0000	13.00
					Total	13.00 Decimal

Total area sold by this Deed is **13.00(Thirteen) Decimal**.

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1004	1053	Sali Land Dag- 1070	Sali Land Dag-1054	Sali Land Dag-1071	Sali Land Dag-1052

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

SIGNED AND DELIVERED BY THE VENDOR

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

17 *[Handwritten signature]*

[Handwritten signature]

(RAJU MONDAL)

VENDOR

27 *[Handwritten signature]*

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

[Handwritten signature]

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



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District- South 24 Parganas

10 MAY 2022

PURCHASER the within mentioned sum of **Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand) only** being the entirety of the consideration Amount payable under these presents as per Memo below:

MEMO OF CONSIDERATION

By Pay Order No. 726315 dated 02/05/2022

Drawn on SBI, Kolkata Br. In favour of Vendor	Rs. 3,50,000.00
(Rupees Three Lakh Fifty Thousand) only, Total:	Rs. 3,50,000.00

WITNESSES

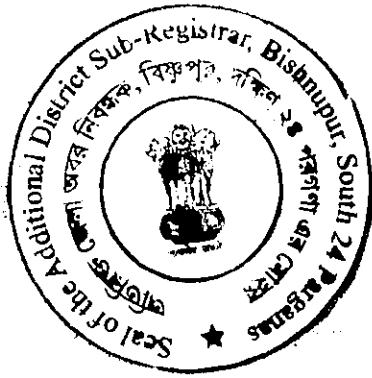
VENDOR

1) *Handwritten signature*

Handwritten signature: Raju Mondal

(RAJU MONDAL)

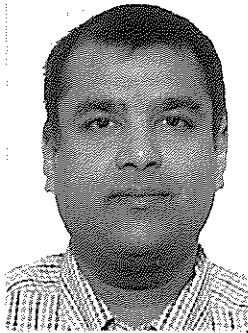
2) *Handwritten signature: Goutam Mondal*
 3) *Handwritten signature: R. R. Mondal*
 Kojparaampur
 Sukdevpur
 Bishnupur
 24 Pgs (South)



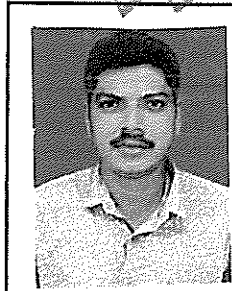
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 MAY 2022

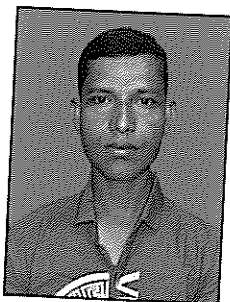
SPECIMEN FORM FOR TEN FINGERPRINTS



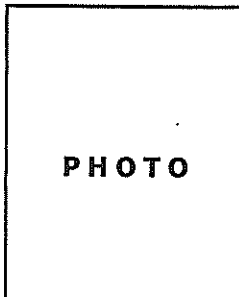
<i>Mogank Jyodis</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



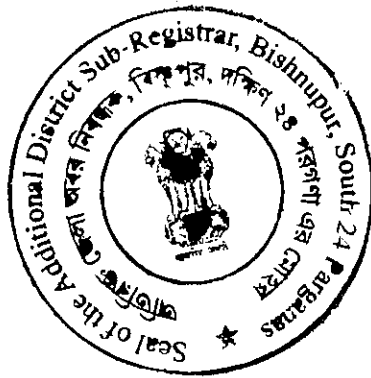
<i>Rajiv Mohan</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



<i>M. S. S. S. S.</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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



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

10 MAY 2022



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

GRN Details

GRN: 192022230019254141 **Payment Mode:** Online Payment
GRN Date: 03/05/2022 15:40:30 **Bank/Gateway:** HDFC Bank
BRN : 1783098371 **BRN Date:** 03/05/2022 15:42:53
Payment Status: Successful **Payment Ref. No:** 2001297314/1/2022
[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: 2001297314
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001297314/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001297314/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	25962
2	2001297314/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	8687
			Total	34649

IN WORDS: THIRTY FOUR THOUSAND SIX HUNDRED FORTY NINE ONLY.

@@
DATED THIS THE DAY OF 2021
@@

BETWEEN

SRI RAJU MONDAL

..... **VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed



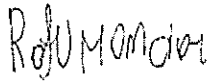
Deed No :	I-1613-03480/2022	Date of Registration	10/05/2022
Query No / Year	1613-2001297314/2022	Office where deed is registered	
Query Date	01/05/2022 11:56:56 AM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, 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. 3,50,000/-	Rs. 8,68,725/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 26,062/- (Article:23)	Rs. 8,687/- (Article:A(1))		
Remarks			

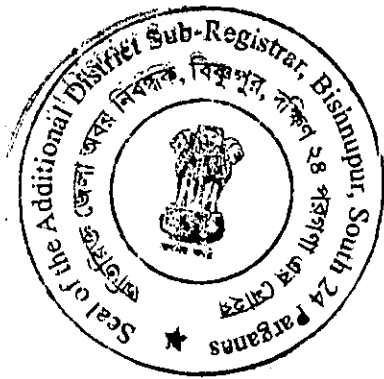
Land Details :

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-1053 (RS :-)	LR-4102	Organisati on	Shali	13 Dec	3,50,000/-	8,68,725/-	Property is on Road
Grand Total :					13Dec	3,50,000 /-	8,68,725 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJU MONDAL (Presentant) Son of Mr Tulsicharan Mondal Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 10/05/2022 ,Place : Office			
		10/05/2022	LTI 10/05/2022	10/05/2022



Samali, Nahazari, Thakurpukur, Maheshtala, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx6K, Aadhaar No: 22xxxxxxxx8424, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022, Admitted by: Self, Date of Admission: 10/05/2022 ,Place : Office



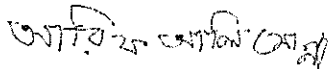
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentink Street, 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, 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.:: 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), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
	10/05/2022	10/05/2022	10/05/2022
Identifier Of Mr RAJU MONDAL, Mr MAYANK JAJODIA			

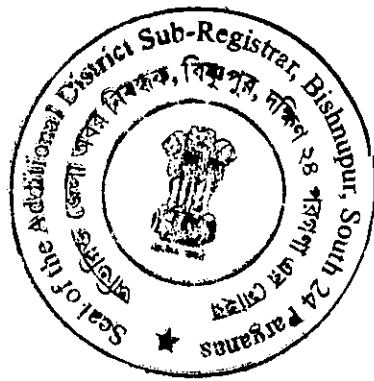
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJU MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-13 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:- 1053, LR Khatian No:- 4102	Owner:রাজু মন্ডল, Gurdian:তুলসী চরন মন্ডল, Address:নিজ , Classification:শালি, Area:0.13000000 Acre,	Mr RAJU MONDAL



Endorsement For Deed Number : I - 161303480 / 2022

On 10-05-2022

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 14:05 hrs on 10-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr RAJU 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 8,68,725/-

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

Execution is admitted on 10/05/2022 by Mr RAJU MONDAL, Son of Mr Tulsicharan Mondal, Samali, Nahazari, Thakurpukur, Maheshtala, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

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 8,687/- (A(1) = Rs 8,687/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2022 3:42PM with Govt. Ref. No: 192022230019254141 on 03-05-2022, Amount Rs: 8,687/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783098371 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. 26,062/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 25,962/-

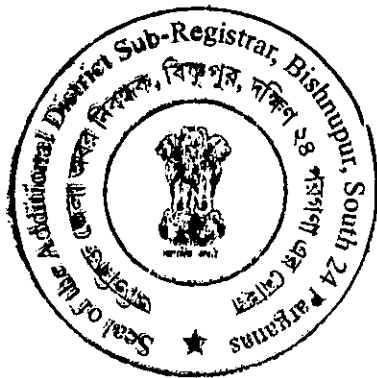
Description of Stamp

1. Stamp: Type: Impressed, Serial no AH59783, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2022 3:42PM with Govt. Ref. No: 192022230019254141 on 03-05-2022, Amount Rs: 25,962/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783098371 on 03-05-2022, Head of Account 0030-02-103-003-02



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

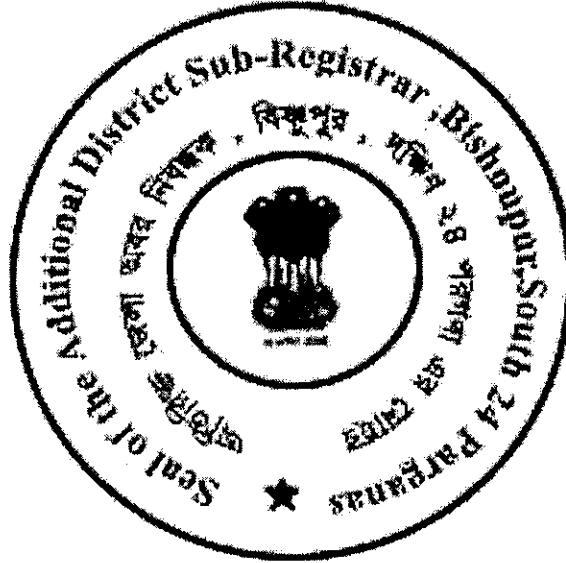


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 91424 to 91444

being No 161303480 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.11 16:58:11 +09:00
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/05/11 04:58:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)