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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Addl Dist. Sub-Registrar, Bishupur

10 MAY 2022

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

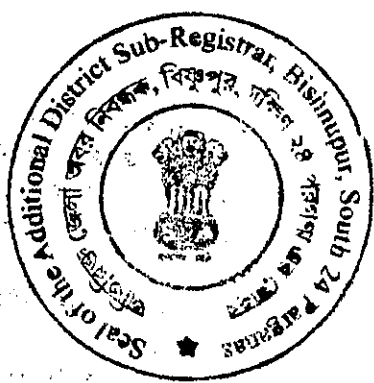
036224

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

-2 MAY 2022

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

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



আমি ২০ আনি মো ২০  
স্বাক্ষর- সিবাজ মো  
স্বাক্ষর- সারানী  
স্বাক্ষর- বিষ্ণু  
পিন- ১০৭

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District- South 24 Parganas

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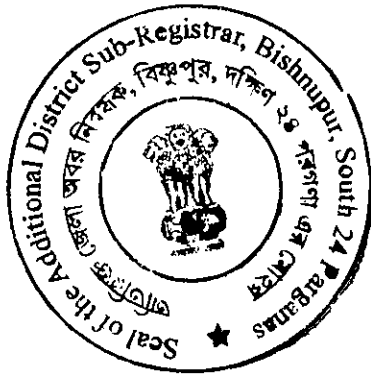
(1) **MR. ANOWAR HOSSAIN MOLLA alias ANOWAR ALI MOLLA (PAN:BBBPM5606 D ) (AADHAAR:47844854528 0)** son of Jamsed Ali Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Vill.- Gajipur, Uttarpara, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, (2) **MR. SANOYAR ALI MOLLA(PAN:BBMPPM7938P) (AADHAAR:532254745 377)** son of Jamsed Ali Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Vill.- Gajipur, Uttarpara, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, (3) **MR. DILWAR ALI MOLLA (PAN:DGLPM6356M) (AADHAAR:730528732040)** son of Jamsed Ali Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Vill.- Gajipur, Uttarpara, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **FIRST PART;**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C)** a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA(PAN:AESP J0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the "**PURCHASER**"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns)of the **SECOND PART;**

**AND**

**MR. JAMSHED ALI MOLLA alias JAMSED ALI MOLLA (PAN:AEUPM8227R) (AADHAAR:724809515295)** Son of Abdul Rahaman Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Gajipur, Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTY** (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 **THIRD PART;**



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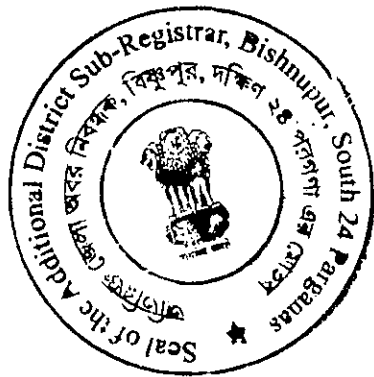
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**WHEREAS:**

- A) **THAT** the vendors herein are the owners by way of Registered Deed of conveyance Dated 30/10/1992, Registered at before S.R Bishnupur and recorded in Book-I, Deed no.-6540, Year 1992 from Ammat Ali Molla son of Late Fukto Molla as a recorded owner under Khatiyani no.-240, in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **34.00 Decimal of Land** out of which (i) **05.00(Five) Decimal** of Land comprised in **R.S Dag No. 1009** Corresponding **L.R Dag no. 1058**, (ii) **16.00(Sixteen) Decimal** of Land comprised in **R.S Dag No. 1150** Corresponding **L.R Dag no. 1203**, (iii) **13.00 (Thirteen) Decimal**, comprised in **R.S Dag No. 1151** Corresponding **L.R Dag no. 1204**, all Dags are under **Khatian No. 240**, 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 Lands" are as hereunder:-

<b>MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA</b>						
<b>R.S Dag No.</b>	<b>L.R Dag No.</b>	<b>Nature of Land</b>	<b>Khatiyani no.</b>	<b>Out of Total Area (in Decimal)</b>	<b>Share in Dag out of 1.0000 share</b>	<b>Area of Land Sold (in Decimals)</b>
<b>1009</b>	<b>1058</b>	<b>Shali</b>	<b>240</b>	<b>10.00</b>	<b>0.5000</b>	<b>05.00</b>
<b>1150</b>	<b>1203</b>	<b>Shali</b>	<b>240</b>	<b>16.00</b>	<b>1.0000</b>	<b>16.00</b>
<b>1151</b>	<b>1204</b>	<b>Shali</b>	<b>240</b>	<b>26.00</b>	<b>0.5000</b>	<b>13.00</b>
					<b>Total</b>	<b>34.00 Decimal</b>

- B) Since after purchase of the "SAID LAND" (i) **ANOWAR HOSSAIN MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyani no. 2129** (ii) **SANOYAR ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyani no. 2130** and (iii) **DILWAR ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyani no. 2131**.
- C) In as much as the said lands are barren and are not being cultivated by the Vendors and/or any person authorised by it the Vendors, on being approached by the Confirming Party, has agreed to sell and transfer the entirety of the said Land unto and in favour of the Confirming Party and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendors and the Confirming Party (hereinafter referred to as the **SALE AGREEMENT**). The Confirming Party has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural



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land total measuring more or less **34.00 Decimal of Land** out of which (i) **05.00(Five) Decimal** of Land comprised in **R.S Dag No. 1009** Corresponding **L.R Dag no. 1058**, (ii) **16.00(Sixteen) Decimal** of Land comprised in **R.S Dag No. 1150** Corresponding **L.R Dag no. 1203**, (iii) **13.00 (Thirteen) Decimal**, comprised in **R.S Dag No. 1151** Corresponding **L.R Dag no. 1204**, all Dags are under **Khatian No. 240**, 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 Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,			DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1009	1058	Shali	2129	10.00	0.1667	01.6670
1009	1058	Shali	2130	10.00	0.1666	01.6660
1009	1058	Shali	2131	10.00	0.1667	01.6670
1150	1203	Shali	2129	16.00	0.3334	05.3344
1150	1203	Shali	2130	16.00	0.3333	05.3328
1150	1203	Shali	2131	16.00	0.3333	05.3328
1151	1204	Shali	2129	26.00	0.1666	04.3316
1151	1204	Shali	2130	26.00	0.1667	04.3342
1151	1204	Shali	2131	26.00	0.1667	04.3342
					<b>Total</b>	<b>34.00 Decimal</b>

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**). hereinafter referred to as the said LAND) out of the said Entire Lands, 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 have 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. 9,25,000/- (Rupees Nine Lakhs Twenty Five Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 3,00,000/- (Rupees Three Lakhs) only** has been agreed to be paid by the Purchaser to the Vendors for sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.

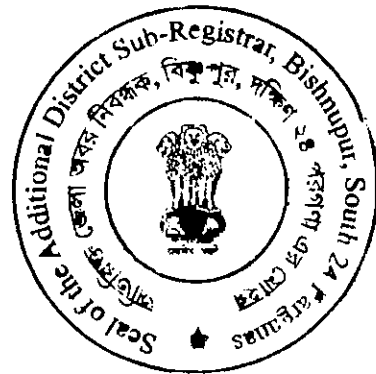


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- H) At or before the execution of this Indenture the Vendors, Confirming Party and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owners of the said Land.
  - ii) **THAT** the said Land is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
  - iii) **THAT** the Vendors have a marketable title in respect of the said Land.
  - iv) **THAT** the said Land is not being cultivated and/or the Vendors have not been cultivating the said land.
  - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the said Land.
  - vi) **THAT** the Vendors are liable and have paid all municipal rates taxes and other outgoings including khazana payable in respect of the said Land upto the date of execution of this Indenture.
  - vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the said Land.
  - viii) **THAT** the said Land is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
  - ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor have created any interest of any third party into or upon the said Land or any part or portion thereof.
  - x) **THAT** the Vendors are in khas possession of the entirety of the said Land.
  - xi) **THAT** no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over and in respect of the said Land.
  - xii) **THAT** there is no right of way from or through the said Land.
  - xiii) **THAT** nobody has any right of easement over and in respect of the said Land or any part thereof.
  - xiv) **THAT** the Confirming Party shall be entitled to nominate any other person and/or persons in its place and stead under the said Sale Agreement for acquiring the said Land.
  - xv) **THAT** the said Land is barren and is not being cultivated by the Vendors or any person authorised by the Vendors and/or by the Confirming Party.
- G) 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



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marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the said Land from the VENDORS.

**I. NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:**

**THAT** in consideration of the said Sale Agreement and in further consideration of a sum of **Rs. 3,00,000/- (Rupees Three Lakhs) 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 do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) **AND** in further consideration of a sum of **Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party at or before the execution of these presents as and by way of Nomination Costs (the receipt whereof the Confirming Party doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) thus aggregating **Rs. 9,25,000/- (Rupees Nine Lakhs Twenty Five) only** 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 hereby intended to be sold transferred and conveyed) the Vendors with the consent and concurrence of the Confirming Party and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser herein **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **34.00 Decimal of Land** out of which **(i) 05.00(Five) Decimal** of Land comprised in **R.S Dag No. 1009** Corresponding **L.R Dag no. 1058**, **(ii) 16.00(Sixteen) Decimal** of Land comprised in **R.S Dag No. 1150** Corresponding **L.R Dag no. 1203**, **(iii) 13.00 (Thirteen) Decimal**, comprised in **R.S Dag No. 1151** Corresponding **L.R Dag no. 1204**, **all Dags are under Khatian No. 240, 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 Lands" are as hereunder:-

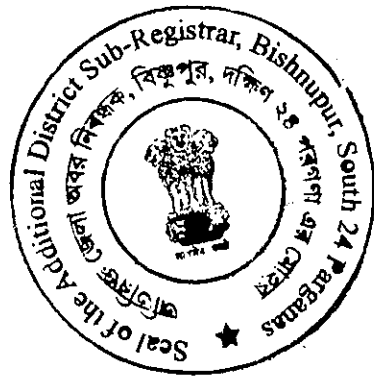


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R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
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1150	1203	Shali	2131	16.00	0.3333	05.3328
1151	1204	Shali	2129	26.00	0.1666	04.3316
1151	1204	Shali	2130	26.00	0.1667	04.3342
1151	1204	Shali	2131	26.00	0.1667	04.3342
					<b>Total</b>	<b>34.00 Decimal</b>

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LANDS hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and



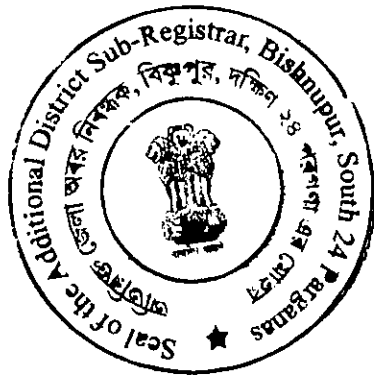
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appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever and the Confirming Party doth hereby release relinquish its right title interest, if any, into or upon the said Land unto and in favour of the Purchaser absolutely and forever.

**II. THE VENDORS AND THE CONFIRMING PARTY AND EACH ONE OF THEM DOTH HEREBY JOINTLY AND/OR SEVERALLY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LANDS 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 owners 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 have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby



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granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and 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 Khazna and revenue payable in respect of the Said Land upto 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 Lands within the meaning of the Urban Lands (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 Vendors for the acquisition of the Said Land or any part thereof under the Lands 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



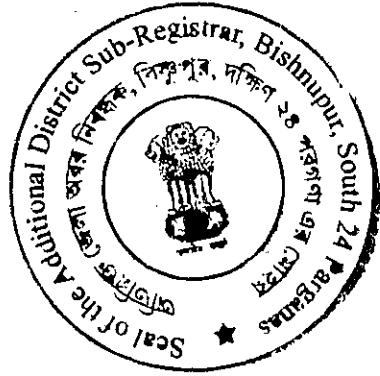
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above Acts and/or Rules for the time being in force affecting the said property / LANDS or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the Said Land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the Said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- III. AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the Said Lands 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, CONFIRMING PARTY shall jointly and severally be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and each of the said VENDORS, CONFIRMING PARTY 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 Vendors and the Confirming Party and each one of them 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:

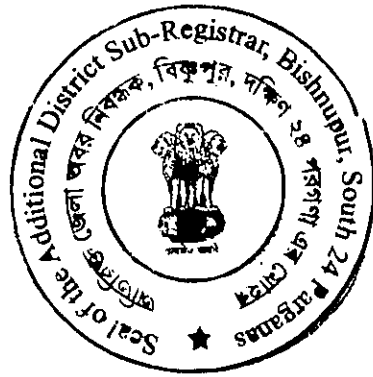


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- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said Land surveyed.
- iii) To apply for and obtain permission for conversion of the user of the Said Land.
- iv) To prepare or cause to be prepared a 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 Panchyat 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 and the Confirming party 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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10 MAY 2022

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **34.00(Thirty Four) Decimal of Land** out of which **(i) 05.00(Five) Decimal of Land** comprised in **R.S Dag No. 1009** Corresponding **L.R Dag no. 1058**, **(ii) 16.00(Sixteen) Decimal of Land** comprised in **R.S Dag No. 1150** Corresponding **L.R Dag no. 1203**, **(iii) 13.00 (Thirteen) Decimal**, comprised in **R.S Dag No. 1151** Corresponding **L.R Dag no. 1204**, all Dags are under **Khatian No. 240**, 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 Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyon no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (In Decimals)
1009	1058	Shali	2129	10.00	0.1667	01.6670
1009	1058	Shali	2130	10.00	0.1666	01.6660
1009	1058	Shali	2131	10.00	0.1667	01.6670
1150	1203	Shali	2129	16.00	0.3334	05.3344
1150	1203	Shali	2130	16.00	0.3333	05.3328
1150	1203	Shali	2131	16.00	0.3333	05.3328
1151	1204	Shali	2129	26.00	0.1666	04.3316
1151	1204	Shali	2130	26.00	0.1667	04.3342
1151	1204	Shali	2131	26.00	0.1667	04.3342
					Total	34.00 Decimal

Total area sold by this Deed is **34.00(Thirty Four) Decimal**.

**BUTTED AND BOUNDED BY:-**

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1009	1058	Sali Land LR Dag-1059	Sali Land LR Dag-1203	Sali Land LR Dag-1057	Sali Land LR Dag-1203
1150	1203	Sali Land LR Dag-1058	Sali Land LR Dag-1170	Sali Land LR Dag-1204	Sali Land LR Dag-1202
1151	1204	Sali Land LR Dag-1204	Sali Land LR Dag-1202 & 1203	Sali Land LR Dag-1205	Sali Land LR Dag-1201

**IN WITNESS WHEREOF** the parties hereto have hereunto **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 in the presence of

*Anowar Hossain Molla*  
(ANOWAR HOSSAIN MOLLA)

*Sanoyar Ali Molla*  
(SANOYAR ALI MOLLA)

*Dilwar Ali Molla*  
(DILWAR ALI MOLLA)

**SIGNED AND DELIVERED BY THE CONFIRMING**

**PARTY** At Kolkata in the presence of

*Jamsed Ali Molla*

(JAMSED ALI MOLLA)  
(Confirming Party)

Read over & explain the contents of this document to confirming party in Bengali by me *[Signature]*



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

10 MAY 2022



**PURCHASER** the within mentioned sum of  
**Rs. 9,25,000/- (Rupees Nine Lakhs  
 Twenty Five) only** being the entirety of the Consideration  
 Amount payable under these presents  
 as per Memo below:

**Rs. 9,25,000.00**

**MEMO OF CONSIDERATION**

1. By Pay Order No. 584284 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 1,00,000.00
2. By Pay Order No. 584285 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 1,00,000.00
3. By Pay Order No. 584286 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 1,00,000.00
4. By Pay Order No. 584287 dated 02/05/2022 Drawn on SBI, Kolkata Br. In favour of Confirming Party	Rs. 6,25,000.00
<b>(Rupees Nine Lakhs Twenty Five Thousand) only Total</b>	<b>Rs. 9,25,000.00</b>

**WITNESSES**

**VENDORS**

1) *আনোয়ার হোসেন মল্লা*

*Anowar Hossain Molla*  
**(ANOWAR HOSSAIN MOLLA)**

*Sanoyar Ali Molla*  
**(SANOYAR ALI MOLLA)**

2) *Toufann Mondal*  
*S/o Dr. R. Mondal*  
*12/1 Pararampur*  
*Sunderpur*  
*Balshangapur*  
*24 Pgs (South)*

*Dilwar Ali Molla*  
**(DILWAR ALI MOLLA)**

*Jamsed Ali Molla*  
**(JAMSED ALI MOLLA)**  
 (Confirming Party)

**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.**



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

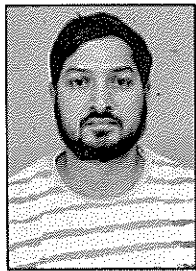
10 MAY 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



Hafiz Tariq

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



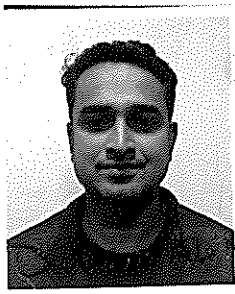
Amir Hassan Mulla

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



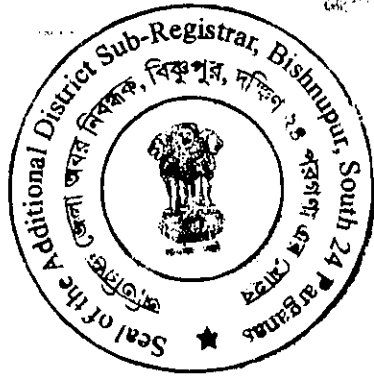
Samiyeh Ali Mulla

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



Abdullah Ali Mulla

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

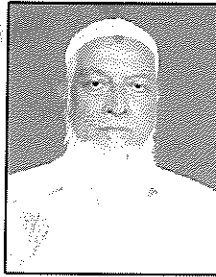


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Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

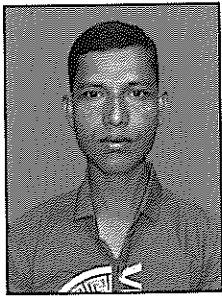
10 MAY 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



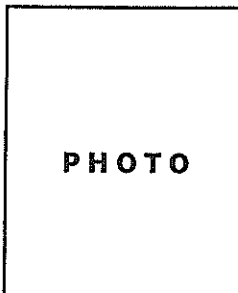
بصمات ١٠ اصابع

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Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					

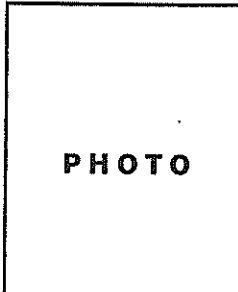


بصمات ١٠ اصابع

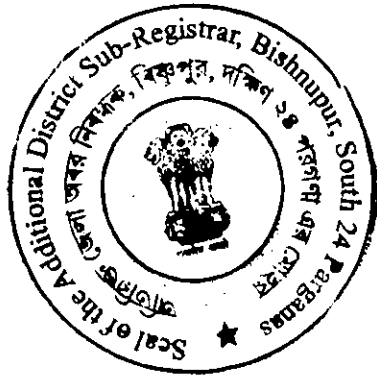
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



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



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

<b>GRN:</b>	192022230023113281	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	10/05/2022 15:14:42	<b>Bank/Gateway:</b>	HDFC Bank
<b>BRN :</b>	1789983800	<b>BRN Date:</b>	10/05/2022 15:27:41
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001297750/7/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	BALAJI CONSTRUCTION PVT LTD
<b>Address:</b>	82 BENTICK STREET KOLKATA- 700001
<b>Mobile:</b>	9748899658
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2001297750
<b>Applicant's Name:</b>	Mr PRAKASH JAIN
<b>Address:</b>	A.D.S.R. BISHNUPUR
<b>Office Name:</b>	A.D.S.R. BISHNUPUR
<b>Identification No:</b>	2001297750/7/2022
<b>Remarks:</b>	Sale, Sale Document Payment No 7

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001297750/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2001297750/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	6264
			<b>Total</b>	<b>6285</b>

**IN WORDS: SIX THOUSAND TWO HUNDRED EIGHTY FIVE ONLY.**



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

**GRN Details**

**GRN:** 192022230019252911      **Payment Mode:** Online Payment  
**GRN Date:** 03/05/2022 15:33:06      **Bank/Gateway:** HDFC Bank  
**BRN :** 1783091165      **BRN Date:** 03/05/2022 15:35:02  
**Payment Status:** Successful      **Payment Ref. No:** 2001297750/3/2022  
[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:** 2001297750  
**Applicant's Name:** Mr PRAKASH JAIN  
**Identification No:** 2001297750/3/2022  
**Remarks:** Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001297750/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	52909 ✓
2	2001297750/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	17670
			<b>Total</b>	<b>70579</b>

**IN WORDS: SEVENTY THOUSAND FIVE HUNDRED SEVENTY NINE ONLY.**





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

10 MAY 2022

@@  
DATED THIS THE DAY OF 2022  
@@

**BETWEEN**

**ANOWAR HOSSAIN MOLLA and 3 Ors.**

.....**VENDORS**

**AND**

**ARRJAVV HOMES PRIVATE LIMITED**

.....**PURCHASER**

**AND**

**JAMSED ALI MOLLA**

.....**CONFIRMING PARTY**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-03488/2022	Date of Registration	10/05/2022
Query No / Year	1613-2001297750/2022	Office where deed is registered	
Query Date	01/05/2022 2:31:06 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	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,25,000/-]		
Set Forth value	Market Value		
Rs. 9,25,000/-	Rs. 17,66,973/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 53,030/- (Article:23)	Rs. 23,934/- (Article:A(1), E,)		
Remarks			


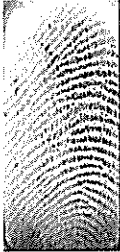



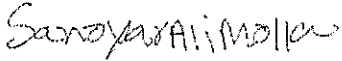


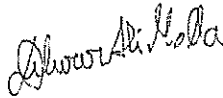
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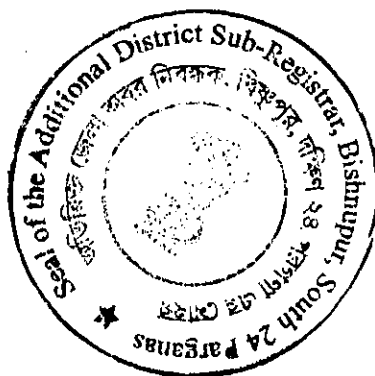
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

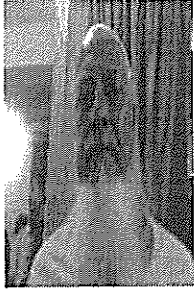
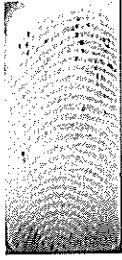
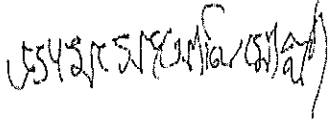
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1058 (RS :-)	LR-2129	Organisati on	Shali	1.667 Dec	45,350/-	1,11,231/-	Property is on Road
L2	LR-1058 (RS :-)	LR-2130	Organisati on	Shali	1.666 Dec	45,350/-	1,11,164/-	Property is on Road
L3	LR-1058 (RS :-)	LR-2131	Organisati on	Shali	1.667 Dec	45,350/-	1,11,231/-	Property is on Road
L4	LR-1203 (RS :-)	LR-2129	Organisati on	Shali	5.3344 Dec	1,45,100/-	2,63,657/-	Property is on Road
L5	LR-1203 (RS :-)	LR-2130	Organisati on	Shali	5.3328 Dec	1,45,100/-	2,63,578/-	Property is on Road
L6	LR-1203 (RS :-)	LR-2131	Organisati on	Shali	5.3328 Dec	1,45,100/-	2,63,578/-	Property is on Road
L7	RS-1151	RS-2129	Organisati on	Shali	4.3316 Dec	1,18,000/-	2,14,092/-	Property is on Road
L8	RS-1151	RS-2130	Organisati on	Shali	4.3342 Dec	1,18,000/-	2,14,221/-	Property is on Road
L9	RS-1151	RS-2131	Organisati on	Shali	4.3342 Dec	1,17,650/-	2,14,221/-	Property is on Road
		<b>TOTAL :</b>			<b>34Dec</b>	<b>9,25,000 /-</b>	<b>17,66,973 /-</b>	
		<b>Grand Total :</b>			<b>34Dec</b>	<b>9,25,000 /-</b>	<b>17,66,973 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ANOWAR HOSSAIN MOLLA, (Alias: Mr ANOWAR ALI MOLLA) (Presentant )</b> Son of Mr Jamsed Ali Moll 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
Gajipur, Uttarpara, Samali(CT), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: BBxxxxxx6D, Aadhaar No: 47xxxxxxxx5280, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 10/05/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SANOYAR ALI MOLLA</b> Son of Mr Jamsed Ali Molla 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
Gajipur, Uttarpara, Samli(CT), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: BBxxxxxx8P, Aadhaar No: 53xxxxxxxx5377, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 10/05/2022 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr DILWAR ALI MOLLA</b> Son of Mr Jamsed Ali Molla 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
Gajipur, Uttarpara, Samali(CT), City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: DGxxxxxx6M, Aadhaar No: 73xxxxxxxx2040, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 10/05/2022 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	<b>Mr JAMSHED ALI MOLLA,</b> <b>(Alias: Mr JAMSED ALI MOLLA)</b> Son of Mr Abdul Rahaman Molla 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
Gajipur, Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: AExxxxxx7R, Aadhaar No: 72xxxxxxx5295, Status :Confirming Party, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 10/05/2022 ,Place : Office				



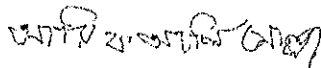
#### Buyer Details :

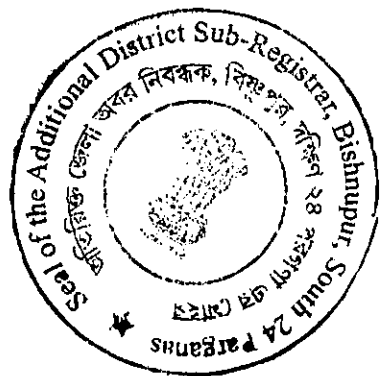
SI No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 82, Bentink Street, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAXxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAYANK JAJODIA</b> Son of Mr Mahesh Kant Jajodia 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: 55xxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ARIF ALI MOLLA</b> Son of Mr Siraj Ali Molla Samali(CT), City:- , 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 ANOWAR HOSSAIN MOLLA, Mr SANOYAR ALI MOLLA, Mr DILWAR ALI MOLLA, Mr JAMSHED ALI MOLLA, Mr MAYANK JAJODIA			



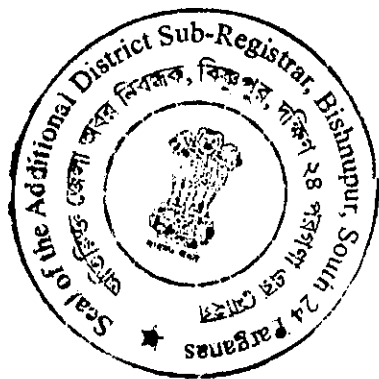


Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr ANOWAR HOSSAIN MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-1.667 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr SANOYAR ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-1.666 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr DILWAR ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-1.667 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr ANOWAR HOSSAIN MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3344 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr SANOYAR ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3328 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr DILWAR ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3328 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr ANOWAR HOSSAIN MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-4.3316 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Mr SANOYAR ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-4.3342 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Mr DILWAR ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-4.3342 Dec

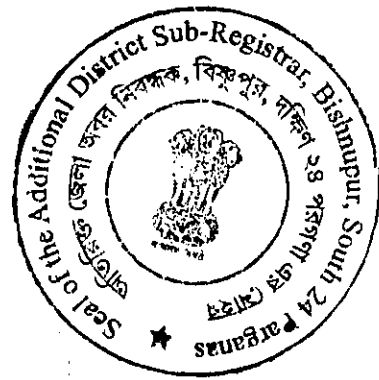
## Land Details as per Land Record

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:- 1058, LR Khatian No:- 2129	Owner:আনোয়ার আলী মোল্লা, Gurdian:জামসেদ আলী, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr ANOWAR HOSSAIN MOLLA



L2	LR Plot No:- 1058, LR Khatian No:- 2130	Owner:সালোয়ার আলী মোল্লা, Gurdian:জামসেদ আলী, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr SANOYAR ALI MOLLA
L3	LR Plot No:- 1058, LR Khatian No:- 2131	Owner:দিলিয়ার আলী মোল্লা, Gurdian:জামসেদ আলী, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr DILWAR ALI MOLLA
L4	LR Plot No:- 1203, LR Khatian No:- 2129	Owner:আনোয়ার আলী মোল্লা, Gurdian:জামসেদ আলী, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr ANOWAR HOSSAIN MOLLA
L5	LR Plot No:- 1203, LR Khatian No:- 2130	Owner:সালোয়ার আলী মোল্লা, Gurdian:জামসেদ আলী, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr SANOYAR ALI MOLLA
L6	LR Plot No:- 1203, LR Khatian No:- 2131	Owner:দিলিয়ার আলী মোল্লা, Gurdian:জামসেদ আলী, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr DILWAR ALI MOLLA
L7	RS Plot No:- 1151, RS Khatian No:- 2129		Mr ANOWAR HOSSAIN MOLLA
L8	RS Plot No:- 1151, RS Khatian No:- 2130		Mr SANOYAR ALI MOLLA
L9	RS Plot No:- 1151, RS Khatian No:- 2131		Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 161303488 / 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 15:04 hrs on 10-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mr ANOWAR HOSSAIN MOLLA Alias Mr ANOWAR ALI MOLLA, 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 17,66,973/-

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

Execution is admitted on 10/05/2022 by 1. Mr ANOWAR HOSSAIN MOLLA, Alias Mr ANOWAR ALI MOLLA, Son of Mr Jamsed Ali Mollī, Gajipur, Uttarpara, Samali(CT), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 2. Mr SANOYAR ALI MOLLA, Son of Mr Jamsed Ali Molla, Gajipur, Uttarpara, Samli(CT), P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 3. Mr DILWAR ALI MOLLA, Son of Mr Jamsed Ali Molla, Gajipur, Uttarpara, Samali(CT), P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 4. Mr JAMSHED ALI MOLLA, Alias Mr JAMSED ALI MOLLA, Son of Mr Abdul Rahaman Molla, Gajipur, Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

Indetified by Mr ARIF ALI MOLLA, , Son of Mr Siraj Ali Molla, Samali(CT), P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 23,934/- ( A(1) = Rs 17,670/- ,B = Rs 6,250/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,934/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/05/2022 3:35PM with Govt. Ref. No: 192022230019252911 on 03-05-2022, Amount Rs: 17,670/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1783091165 on 03-05-2022, Head of Account 0030-03-104-001-16  
Online on 10/05/2022 3:27PM with Govt. Ref. No: 192022230023113281 on 10-05-2022, Amount Rs: 6,264/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1789983800 on 10-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

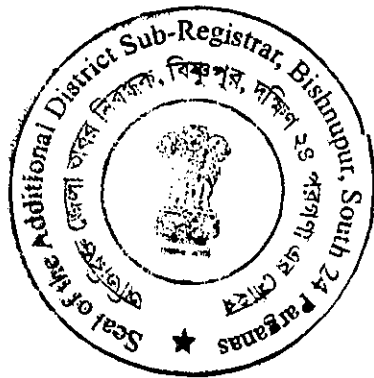
Certified that required Stamp Duty payable for this document is Rs. 53,030/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 52,930/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no AH59780, 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 3:35PM with Govt. Ref. No: 192022230019252911 on 03-05-2022, Amount Rs: 52,909/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1783091165 on 03-05-2022, Head of Account 0030-02-103-003-02  
Online on 10/05/2022 3:27PM with Govt. Ref. No: 192022230023113281 on 10-05-2022, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1789983800 on 10-05-2022, 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

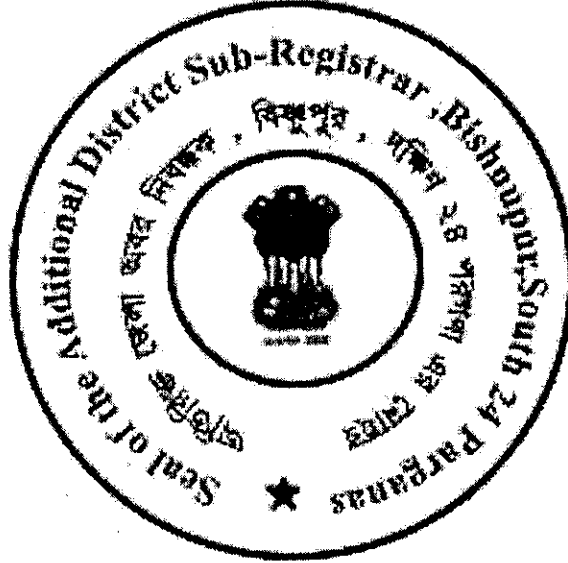


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 91541 to 91565

being No 161303488 for the year 2022.



Digitally signed by Kamalika Datta  
Date: 2022.05.11 17:05:28 +09:00  
Reason: Digital Signing of Deed.

*Katta*

(Kamalika Datta) 2022/05/11 05:05:28 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)