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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Addl. Dist. Sub-Registrar, Bishupur

11 MAY 2022

THIS INENTURE OF CONVEYANCE made on this the 11th day of
May **TWO THOUSAND AND TWENTY TWO BETWEEN**

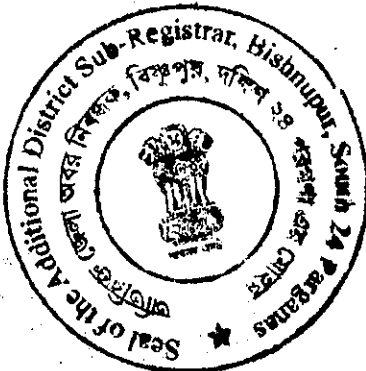
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নাম: R. L. Chatterjee (Adv.)

ঠিকানা: 3rd Floor, 6, Old Post Office Street, Kolkata-01

ডেপুটি : শ্রী মহোদয় মহাশয়
বিক্রমপুর এ.ডি.এম.আর.অফিস
জেলা-সহ ২৪ পরগণা

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আমি/আমরা
স্বাক্ষর - বিক্রমপুর
তারিখ - ১১/০৫/২০২২

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

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(1) SMT. BEBY DAS (AADHAAR:897428719294) Wife of Bablu Das and daughter of Arjun Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Dosatina, P.O- Dosatina and P.S- Bishnupur, Dist.-South 24 Pgs -743503, West Bengal, **(2) SMT. KRISHNA NASKAR (AADHAAR:787379248309)** Wife of Sudhamoy Naskar and daughter of Arjun Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Dosatina, P.O- Dosatina and P.S- Bishnupur, Dist.-South 24 Pgs -743503, West Bengal, **(3) SMT. PRAMILA NASKAR (AADHAAR:270461199326)** Wife of Chiran Naskar alias Khirod Naskar and daughter of Arjun Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Dosatina, P.O- Khagramuri and P.S- Bishnupur, Dist.-South 24 Pgs -700140, West Bengal, **(4) SMT. GITA MONDAL (AADHAAR:813105205071)** Wife of Palan Mondal and daughter of Arjun Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Chak Nursikdar, Nepalganj, P.O- Chak Nursikdar and P.S- Bishnupur, Dist.-South 24 Pgs -700103, West Bengal, **(5) SMT. ASIMA DHALI (AADHAAR:822600467359)** Wife of Late Gopal Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali(CT), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.-South 24 Pgs -700104, West Bengal, **(6) SRI ALOK DHALI (AADHAAR:596957602900)** **(7) SRI NIKHIL DHALI (AADHAAR:528925583221)** **(8) SRI BABLU DHALI (AADHAAR:372041187020)** Vendor no.-6 to 8 are Sons of Late Gopal Dhali, by faith Hindu, by nationality- Indian, all by occupation- Cultivation, vendor no. 6 to 8 are residing at Dhali Para, Samali, Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.-South 24 Pgs -700104, West Bengal, **(9) SMT. SHEFALI MONDAL (AADHAAR:741119743679)** Wife of Ramkanta Mondal alias Radhakanto Mondal and daughter of Late Gopal Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Ramnagar, Khagramuri, P.O- Khagramuri and P.S- Bishnupur, Dist.-South 24 Pgs -700140, West Bengal, **(10) SMT. DIPALI BAIDYA (AADHAAR:880998068296)** Wife of Dhananjay Baidya and daughter of Late Gopal Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali, Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.-South 24 Pgs -700104, West Bengal, **(11) SMT. GOURI SARDAR (AADHAAR:752753397842)** wife of Harekrishna Sardar and daughter of Late Yogendra Dhali, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Gangadharpur, P.O- Vivekananda Pur and P.S- Maheshtala, Dist.-South 24 Pgs -700141, 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**;



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AND

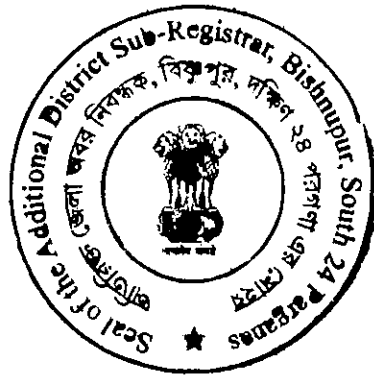
BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK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

AND

SRI RAJU MONDAL(PAN:BNYPM6396A)(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 **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;**

WHEREAS:

- A) **That One** Gobardhan Dhali(since Deceased) son of late Dutiram Dhali was the RS recorded owner by way of Deed of sale in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1021** Corresponding **L.R Dag no 1072, Area- 14.00(Fourteen) Decimal** out of **1.0000 Share, under RS Khatian No. 244, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

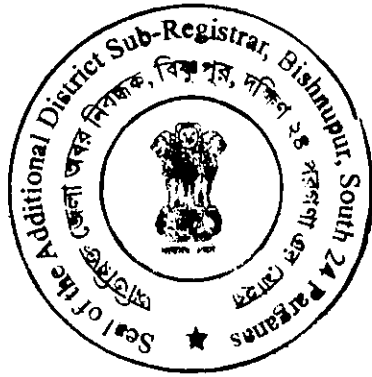


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MOUZA-SAMALI, J.L-23,			RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1021	1072	SHALI	244	14.00	1.0000	14.00
					Total	14.00 Decimal

- B) **That** the said Gobardhan Dhali son of late Dutiram Dhali was widower died intestate since long leaving behind his (2) Two sons namely (i) Paran Dhali(since Deceased) and (ii) Yogendra Dhali(since Deceased) 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) **(i) Paran Dhali** son of late Gobardhan Dhali duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide LR Khatian no. 859 and
(ii) Yogendra Dhali son of late Gobardhan Dhali duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide LR Khatian no. 1319.
- D) **That** the said Paran Dhali son of late Gobardhan Dhali died intestate since long leaving behind his wife Kunjo Dhali(since Deceased) and Two Sons namely (i) Mahadeb Dhali(since Deceased) (ii) Balai Dhali(since Deceased), 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.
- E) **That** the said Kunjo Dhali wife of Late Paran Dhali died intestate since long leaving behind his Two Sons namely (i) Mahadeb Dhali(since Deceased) (ii) Balai Dhali(since Deceased), 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.
- F) **That** the said Mahadeb Dhali son of Late Paran Dhali died intestate since long leaving behind his wife Renuka Dhali, only son Ayodhya Dhali and two married daughters namely (i) Shaibya Hazra (ii) Sabita Biswas, 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.
- G) **That** the said Balai Dhali son of Late Paran Dhali died intestate since long leaving behind his wife Maya Dhali and Three(3) sons namely (i) Ratikanta Dhali (ii) Pradip Dhali and (iii) Uday Dhali, as his legal heirs and/or legal representatives who in



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accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

- H) **That** the said Yogendra Dhali son of late Gobardhan Dhali died intestate since long leaving behind his wife Radharani Dhali(since Deceased) and Two Sons namely (i) Arjun Dhali(since Deceased) (ii) Gopal Dhali(since Deceased) and only married Daughter Gouri Sardar wife of Late Harekrishna Sardar, 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.
- I) **That** the said Radharani Dhali wife of Late Yogendra Dhali died intestate since long leaving behind his Two Sons namely (i) Arjun Dhali(since Deceased) (ii) Gopal Dhali(since Deceased) and only married Daughter Gouri Sardar wife of Late Harekrishna Sardar, 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.
- J) **That** the said Arjun Dhali son of Late Yogendra Dhali died intestate since long leaving behind his wife Konika Dhali(since Deceased) and Four(4) married daughters namely (i) Beby Das wife of Bablu Das (ii) Krishna Naskar wife of Sudhamoy Naskar (iii) Pramila Naskar wife of Chiran Naskar and (iv) Gita Mondal wife of Palan Mondal, 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.
- K) **That** the said Konika Dhali wife of Late Arjun Dhali died intestate since long leaving behind Four(4) married daughters namely (i) Beby Das wife of Bablu Das (ii) Krishna Naskar wife of Sudhamoy Naskar (iii) Pramila Naskar wife of Chiran Naskar and (iv) Gita Mondal wife of Palan Mondal, vendors herein are 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.
- L) **That** the said Gopal Dhali son of Late Yogendra Dhali died intestate since long leaving behind his wife Asima Dhali, 3(Three) sons namely (i) Alok Dhali (ii) Nikhil Dhali (iii) Bablu Dhali and Two(2) married daughters namely (i) Shefali Mondal wife of Ramkanta Mondal and (ii) Dipali Baidya wife of Dhananjay Baidya, vendors herein are



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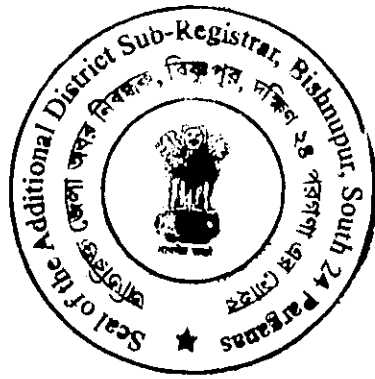
as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

- M) 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 THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1021** Corresponding **L.R Dag no 1072, Area- 07.00(Seven) Decimal** out of 14.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 1319, 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)
1021	1072	SHALI	1319	14.00	0.5000	07.00
					Total	07.00 Decimal

(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.

- N) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 88,000/- (Rupees Eighty Eight Thousand) 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. 1,02,000/- (Rupees One Lakh Two Thousand Thousand)**



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only has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.

- O) 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.



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- 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.
- P) 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.

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. 88,000/- (Rupees Eighty Eight Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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. 1,02,000/- (Rupees One Lakh Two 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. 1,90,000/- (Rupees One Lakh Ninety Thousand) only** and of and from the



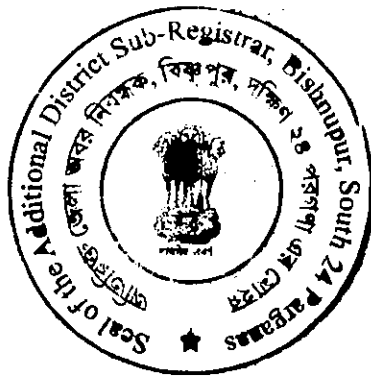
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payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the Said Land hereby intended to be sold transferred and conveyed) the Vendors with the consent and concurrence of the Confirming Party and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1021** Corresponding **L.R Dag no 1072, Area- 07.00(Seven) Decimal** out of 14.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 1319, 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)
1021	1072	SHALI	1319	14.00	0.5000	07.00
					Total	07.00 Decimal

(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 lispensens 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**



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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 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



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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 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



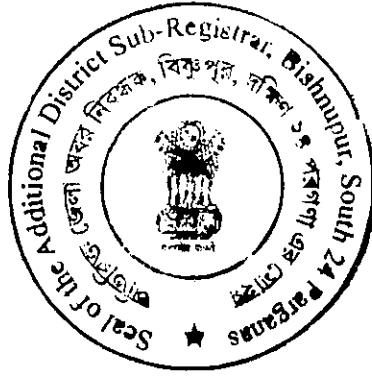
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Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the Said Land or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made 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 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

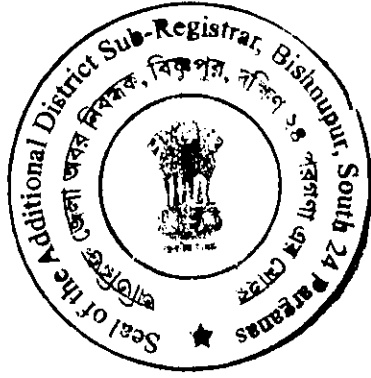


Adtl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

11 MAY 2022

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 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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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. 1021** Corresponding **L.R Dag no 1072**, Area- **07.00(Seven) Decimal** out of 14.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 1319**, **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	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1021	1072	SHALI	1319	14.00	0.5000	07.00
					Total	07.00 Decimal

Total area sold by this Deed is 7.00(Seven) Decimal

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1021	1072	Sali Land Dag- 1074	Sali Land Dag-1073	Sali Land Dag-1071	Sali Land Dag-1070

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 ~~Janak~~ ^{Kolkata} in the presence of

बेबी दस

(BEBY DAS)

कृष्णा नस्कर

(KRISHNA NASKAR)

प्रमिला नस्कर

(PRAMILA NASKAR)

गीता मंडल

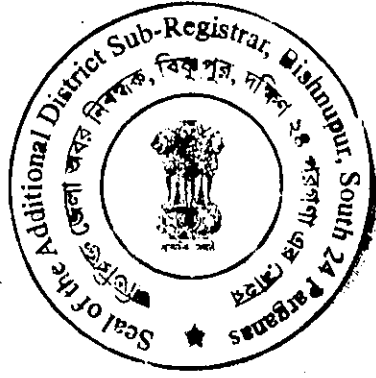
(GITA MONDAL)

असिमा धाली

(ASIMA DHALI)

① Anuradha Halder

② Malgaj Mondal



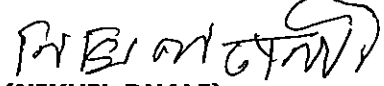
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Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

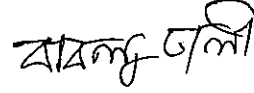
11 MAY 2022

ALOK DHALI

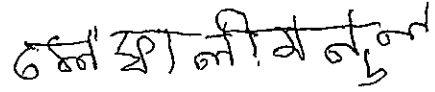
(ALOK DHALI)



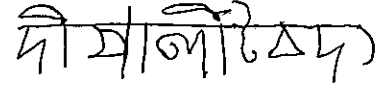
(NIKHIL DHALI)



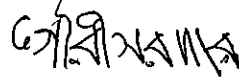
(BABLU DHALI)



(SHEFALI MONDAL)



(DIPALI BAIDYA)



(GOURI SARDAR)

(VENDORS)

SIGNED AND DELIVERED BY THE CONFIRMING PARTY At Janai in the presence of



RAJU MONDAL

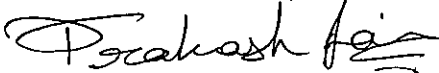
(RAJU MONDAL)

(CONFIRMING PARTY)

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

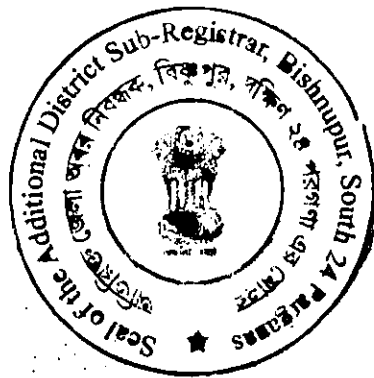


Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.

Read over & explain the contents of this Deed in

Bengali by me to vendors to - 1 to 5 and 7 to 11. Prakash Jain



1

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

11 MAY 2022

PURCHASER the within mentioned sum of **Rs. 1,90,000/= (Rupees One Lakh Ninety Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 1,90,000.00

MEMO OF CONSIDERATION

1) By Denomination of Reserve Bank of India notes Paid to Vendor no.1	Rs. 8,000.00
2) By Denomination of Reserve Bank of India notes Paid to Vendor no.2	Rs. 8,000.00
3) By Denomination of Reserve Bank of India notes Paid to Vendor no.3	Rs. 8,000.00
4) By Denomination of Reserve Bank of India notes Paid to Vendor no.4	Rs. 8,000.00
5) By Denomination of Reserve Bank of India notes Paid to Vendor no.5	Rs. 8,000.00
6) By Denomination of Reserve Bank of India notes Paid to Vendor no.6	Rs. 8,000.00
7) By Denomination of Reserve Bank of India notes Paid to Vendor no.7	Rs. 8,000.00
8) By Denomination of Reserve Bank of India notes Paid to Vendor no.8	Rs. 8,000.00
9) By Denomination of Reserve Bank of India notes Paid to Vendor no.9	Rs. 8,000.00
10) By Denomination of Reserve Bank of India notes Paid to Vendor no.10	Rs. 8,000.00
11) By Denomination of Reserve Bank of India notes Paid to Vendor no.11	Rs. 8,000.00
12) By Pay Order No.726317 dated 02/05/2022 Drawn on State Bank Of India Calcutta Br. In favour of Confirming Party	Rs. 1,02,000.00
(Rupees One Lakh Ninety Thousand) Only	Total: Rs. 1,90,000.00

WITNESSES

① Animesh Mallick
S/o Nabi Ali Mallick
Saudhi, 700104

② Malay Mondal
S/o Udit Mondal
Saudhi, 700104

बेबी दास

(BEBY DAS)

कृष्णा नस्कर

(KRISHNA NASKAR)

प्रमिला नस्कर

(PRAMILA NASKAR)

गिता मण्डल

(GITA MONDAL)



7

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

11 MAY 2022

ଅସିମା ଢାଲି

(ASIMA DHALI)

ALOK DHALI

(ALOK DHALI)

ନିଖିଲ ଢାଲି

(NIKHIL DHALI)

ବାବୁ ଢାଲି

(BABLU DHALI)

ଶେଫାଲି ମଣ୍ଡାଲ

(SHEFALI MONDAL)

ଦିପାଲି ବାୟା

(DIPALI BAIDYA)

ଗୌରୀ ସର୍ଦାର

(GOURI SARDAR)

Rajumondal

(RAJU MONDAL)

(CONFIRMING PARTY)

① ଉପାଧିକାର

② ନାମାଂକନ

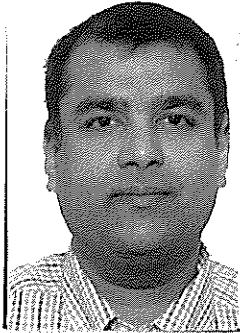


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Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

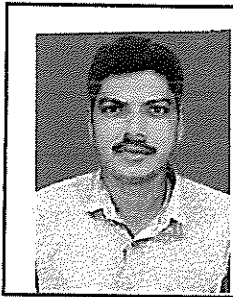
1 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Maganek Jagadia

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



20PWOH0901

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



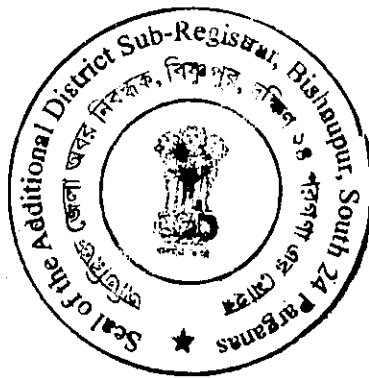
JKLR 22

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



285 P 1333

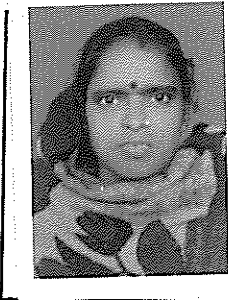
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Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



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

11 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Aruna Devi

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



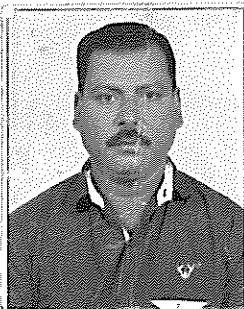
S. S. S. S.

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



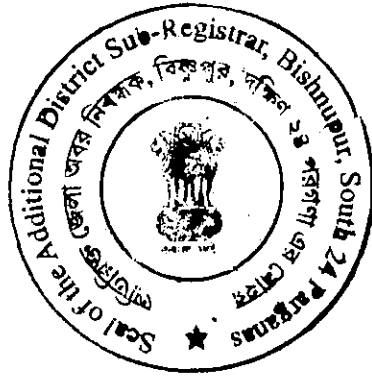
S. S. S. S.

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



Alok Dholi

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

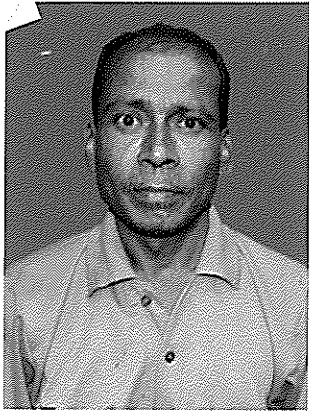


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Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

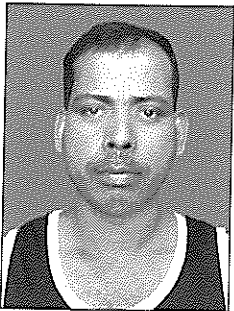
11 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



15/01/2019

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



15/01/2019

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



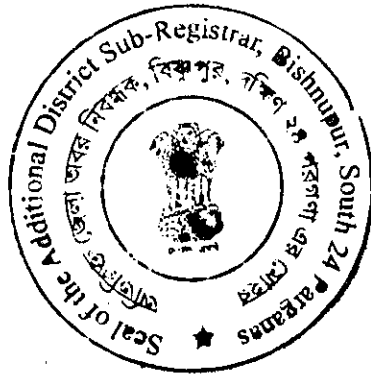
15/01/2019

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



15/01/2019

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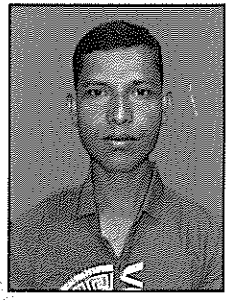
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

11 MAY 2022

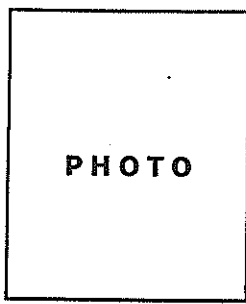
SPECIMEN FORM FOR TEN FINGERPRINTS



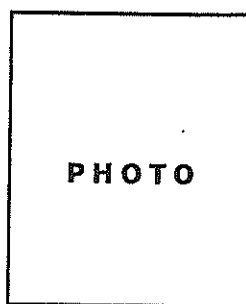
1111111111 1111111111	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



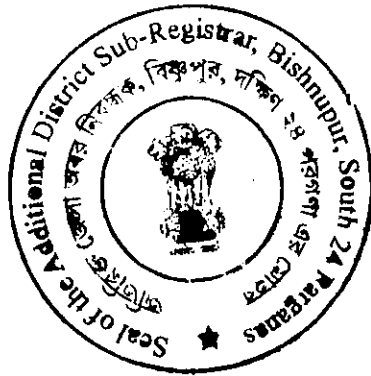
1111111111 1111111111	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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

11 MAY 2022



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

GRN Details

GRN:	192022230024331081	Payment Mode:	Online Payment
GRN Date:	11/05/2022 16:54:21	Bank/Gateway:	HDFC Bank
BRN :	1791073086	BRN Date:	11/05/2022 16:56:03
Payment Status:	Successful	Payment Ref. No:	2001296130/10/2022

[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:	2001296130
Applicant's Name:	Mr PRAKASH JAIN
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2001296130/10/2022
Remarks:	Sale, Sale Document-Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296130/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	8505
2	2001296130/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	2835
			Total	11340

IN WORDS: ELEVEN THOUSAND THREE HUNDRED FORTY ONLY.



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

GRN Details

GRN: 192022230019590181 Payment Mode: Online Payment
GRN Date: 04/05/2022 15:25:50 Bank/Gateway: HDFC Bank
BRN : 1784077198 BRN Date: 04/05/2022 15:27:43
Payment Status: Successful Payment Ref. No: 2001296130/4/2022
[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: 2001296130
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001296130/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001296130/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	10316
2	2001296130/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	4499
			Total	14815

IN WORDS: FOURTEEN THOUSAND EIGHT HUNDRED FIFTEEN ONLY.

@@
DATED THIS THE 9th DAY OF May 2022
@@

BETWEEN

BEBY DAS & 10 Ors.

..... **VENDOR**

AND

SRI RAJU MONDAL

..... **CONFIRMING PARTY**

BALAJI CONSTRUCTION PRIVATE LIMITED

..... **PURCHASER**

CONVEYANCE

Major Information of the Deed



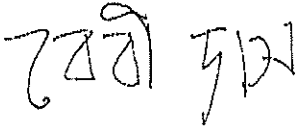
Deed No :	I-1613-03534/2022	Date of Registration	11/05/2022
Query No / Year	1613-2001296130/2022	Office where deed is registered	
Query Date	30/04/2022 5:03:52 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE,Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,02,000/-]		
Set Forth value	Market Value		
Rs. 1,90,000/-	Rs. 6,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,921/- (Article:23)	Rs. 7,334/- (Article:A(1), E,)		
Remarks			

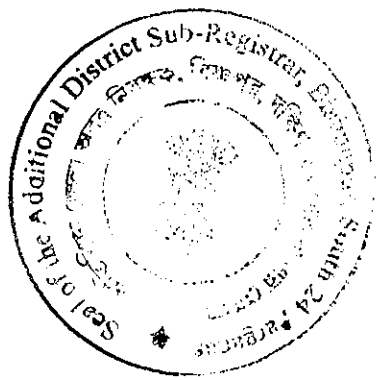
Land Details :



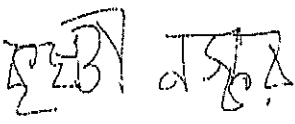


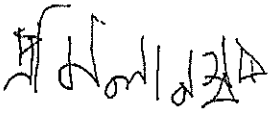


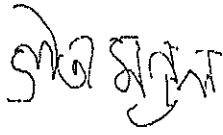


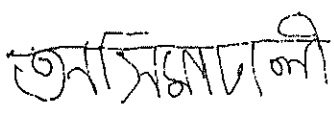
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

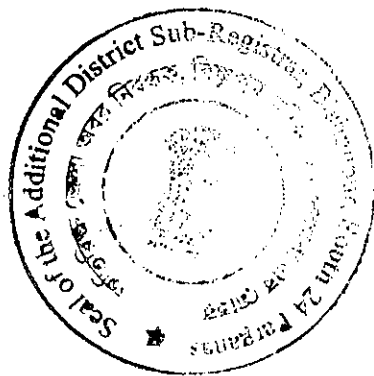
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1072 (RS :-)	LR-1319	Bastu	Shali	7 Dec	1,90,000/-	6,30,000/-	Property is on Road
Grand Total :					7Dec	1,90,000 /-	6,30,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs BEBY DAS (Presentant) Daughter of Mr Bablu Das Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
		11/05/2022	LTI 11/05/2022	11/05/2022
Dosatina, City:- Not Specified, P.O:- Dosatina, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 89xxxxxxxx9294, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				






	Name	Photo	Finger Print	Signature
	Mrs KRISHNA NASKAR Wife of Mr Sudhamoy Naskar Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office	 11/05/2022	 LTI 11/05/2022	 11/05/2022
Dosatina, City:- Not Specified, P.O:- Dosatina, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 78xxxxxxxx8309, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
3	Mrs PRAMILA NASKAR Wife of Mr Chiran Naskar Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office	 11/05/2022	 LTI 11/05/2022	 11/05/2022
Dosatina, City:- Not Specified, P.O:- Khagramuri, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 27xxxxxxxx9326, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
4	Mrs GITA MONDAL Daughter of Mr Palan Mondal Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office	 11/05/2022	 LTI 11/05/2022	 11/05/2022
Chak Nursikdar, Nepalgunj, City:- Not Specified, P.O:- Chak Nursikdar, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 81xxxxxxxx5071, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
5	Mrs ASIMA DHALI Wife of Late Gopal Dhali Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office	 11/05/2022	 LTI 11/05/2022	 11/05/2022





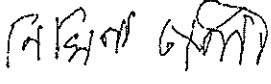
Samli(CT), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 82xxxxxxxx7359, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022

, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Mr ALOK DHALI Son of Late Gopal Dhali Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
		11/05/2022	LTI 11/05/2022	11/05/2022



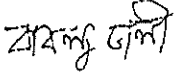
Dhali Para, Samali, Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 59xxxxxxxx2900, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022

, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Mr NIKHIL DHALI Son of Late Gopal Dhali Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
		11/05/2022	LTI 11/05/2022	11/05/2022

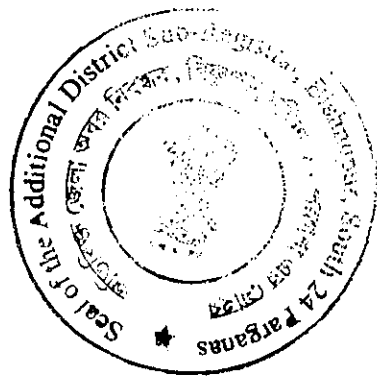
Dhali Para, Samali, Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 52xxxxxxxx3221, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022



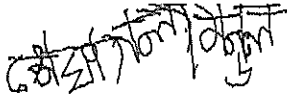


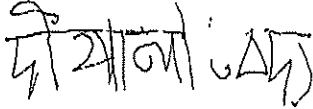


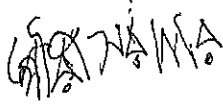



, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office

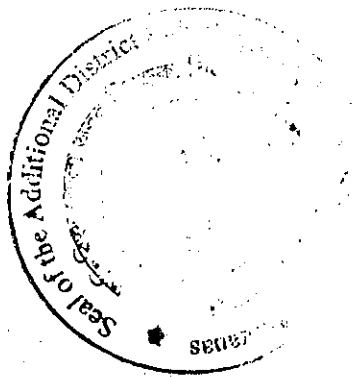
8	Name	Photo	Finger Print	Signature
	Mr BABLU DHALI Son of Late Gopal Dhali Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
		11/05/2022	LTI 11/05/2022	11/05/2022

Dhali Para, Samali, Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 37xxxxxxxx7020, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022

, Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office



	Name	Photo	Finger Print	Signature
	Mrs SHEFALI MONDAL Wife of Late Ramkanta Mondal Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
	11/05/2022	LTI 11/05/2022	11/05/2022	
Ramnagar, City:- Not Specified, P.O:- Khagramuri, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 74xxxxxxx3679, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
10	Mrs DIPALI BAIDYA Wife of Mr Dhananjay Baidya Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
	11/05/2022	LTI 11/05/2022	11/05/2022	
Samali, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 88xxxxxxx8296, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
11	Mr GOURI SARDAR Wife of Mr Harekrishna Sardar Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
	11/05/2022	LTI 11/05/2022	11/05/2022	
Gangadharpur, City:- Maheshtala, P.O:- Vivekanandapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 75xxxxxxx7842, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
12	Mr RAJU MONDAL Son of Mr Tulsicharan Mondal Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			
	11/05/2022	LTI 11/05/2022	11/05/2022	



SAMALI, 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 :Confirming Party, Executed by: Self, Date of Execution: 11/05/2022
 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office



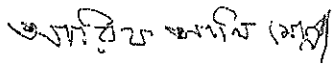
Buyer Details :

SI 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.:: AAXxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI 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), City:- , P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
	11/05/2022	11/05/2022	11/05/2022

Identifier Of Mrs BEBY DAS, Mrs KRISHNA NASKAR, Mrs PRAMILA NASKAR , Mrs GITA MONDAL , Mrs ASIMA DHALI, Mr ALOK DHALI, Mr NIKHIL DHALI, Mr BABLU DHALI, Mrs SHEFALI MONDAL, Mrs DIPALI BAIDYA, Mr GOURI SARDAR, Mr MAYANK JAJODIA , Mr RAJU MONDAL

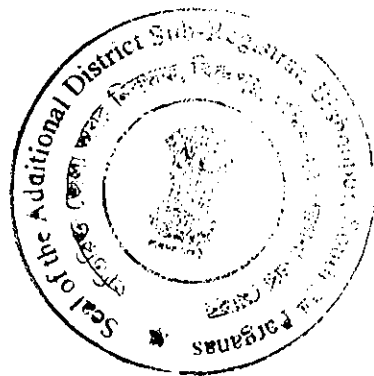
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs BEBY DAS	BALAJI CONSTRUCTION PRIVATE LIMITED-0.583275 Dec
2	Mrs KRISHNA NASKAR	BALAJI CONSTRUCTION PRIVATE LIMITED-0.583275 Dec
3	Mrs PRAMILA NASKAR	BALAJI CONSTRUCTION PRIVATE LIMITED-0.583275 Dec
4	Mrs GITA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.583275 Dec
5	Mrs ASIMA DHALI	BALAJI CONSTRUCTION PRIVATE LIMITED-0.38885 Dec
6	Mr ALOK DHALI	BALAJI CONSTRUCTION PRIVATE LIMITED-0.38885 Dec
7	Mr NIKHIL DHALI	BALAJI CONSTRUCTION PRIVATE LIMITED-0.38885 Dec
8	Mr BABLU DHALI	BALAJI CONSTRUCTION PRIVATE LIMITED-0.38885 Dec
9	Mrs SHEFALI MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-0.38885 Dec
10	Mrs DIPALI BAIDYA	BALAJI CONSTRUCTION PRIVATE LIMITED-0.38885 Dec
11	Mr GOURI SARDAR	BALAJI CONSTRUCTION PRIVATE LIMITED-2.3338 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:- 1072, LR Khatian No:- 1319	Owner:যোগেন্দ্র চাট্টী, Gurdian:গোবিন্দন , Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 10-05-2022

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 6,30,000/-

fatta

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

On 11-05-2022

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 13:09 hrs on 11-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mrs BEBY DAS , one of the Executants.

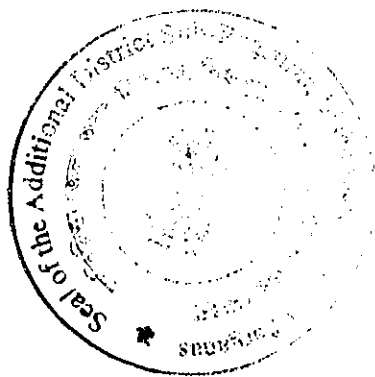
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 11/05/2022 by 1. Mrs BEBY DAS, Daughter of Mr Bablu Das, Dosatina, P.O: Dosatina, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 2. Mrs KRISHNA NASKAR, Wife of Mr Sudhamoy Naskar, Dosatina, P.O: Dosatina, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 3. Mrs PRAMILA NASKAR , Wife of Mr Chiran Naskar, Dosatina, P.O: Khagramuri, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife, 4. Mrs GITA MONDAL , Daughter of Mr Palan Mondal, Chak Nursikdar, Nepalgunj, P.O: Chak Nursikdar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife, 5. Mrs ASIMA DHALI, Wife of Late Gopal Dhali , Samli(CT), Nahazari, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 6. Mr ALOK DHALI, Son of Late Gopal Dhali, Dhali Para, Samali, Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 7. Mr NIKHIL DHALI, Son of Late Gopal Dhali, Dhali Para, Samali, Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 8. Mr BABLU DHALI, Son of Late Gopal Dhali, Dhali Para, Samali, Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 9. Mrs SHEFALI MONDAL, Wife of Late Ramkanta Mondal, Ramnagar, P.O: Khagramuri, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 10. Mrs DIPALI BAIDYA, Wife of Mr Dhananjay Baidya, Samali, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 11. Mr GOURI SARDAR, Mr Harekrishna Sardar, Gangadharpur, P.O: Vivekanandapur, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife, 12. Mr RAJU MONDAL, Son of Mr Tulsicharan Mondal, SAMALI, 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 7,334/- (A(1) = Rs 6,300/- ,B = Rs 1,020/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,334/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2022 3:27PM with Govt. Ref. No: 192022230019590181 on 04-05-2022, Amount Rs: 4,499/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1784077198 on 04-05-2022, Head of Account 0030-03-104-001-16
Online on 11/05/2022 4:56PM with Govt. Ref. No: 192022230024331081 on 11-05-2022, Amount Rs: 2,835/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1791073086 on 11-05-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

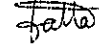
Certified that required Stamp Duty payable for this document is Rs. 18,921/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 18,821/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG23297, Amount: Rs.100/-, Date of Purchase: 10/05/2022, Vendor name: Satyandra Nath Sarder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2022 3:27PM with Govt. Ref. No: 192022230019590181 on 04-05-2022, Amount Rs: 10,316/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1784077198 on 04-05-2022, Head of Account 0030-02-103-003-02

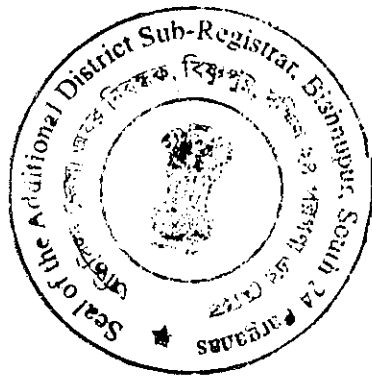
Online on 11/05/2022 4:56PM with Govt. Ref. No: 192022230024331081 on 11-05-2022, Amount Rs: 8,505/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1791073086 on 11-05-2022, Head of Account 0030-02-103-003-02



Kamalika Datta

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR**

South 24-Parganas, West Bengal

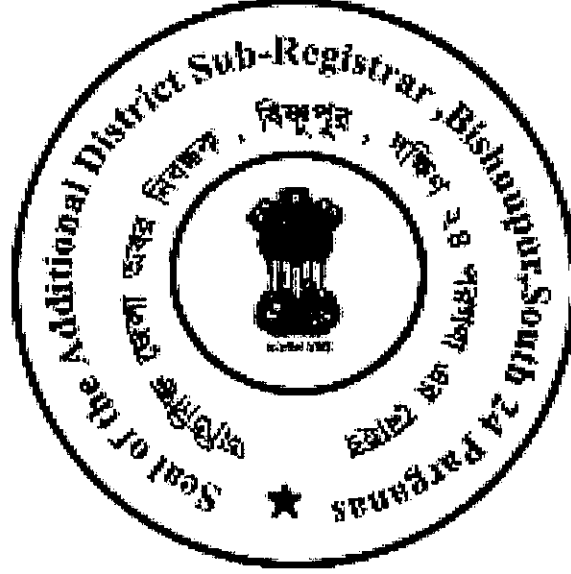


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 92246 to 92278

being No 161303534 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.05.13 17:52:27 +05:30
Reason: Digital Signing of Deed.

Kamalika Datta

**(Kamalika Datta) 2022/05/13 05:52:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)