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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 723298

11/05/2022
 (2) 12959/4/2022

*Certified that the document is admitted
 For registration and that the photo
 Sheet and finger print sheet attached with
 This document is the part of this document*

Addl Dist. Sub-Registrar, Bishupur

~~11~~ MAY 2022

26 MAY 2022

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

323 10/05/2022 1001

নং.....
নাম..... R. L. Chaggar (Adv.)
ঠিকানা..... 3rd Floor, 6, old Post Office Street, Kol-01

ভেদার : শ্রী সত্যেন্দ্রনাথ সরকার
বিশুপুৰ এ.ডি.এস.আর.অফিস
জেলা-দঃ ২৪ পরগণা

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আজিফ আলি চৌধুরী
শ্রী - বিজয় চৌধুরী
শ্রী - সত্যেন্দ্রনাথ

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District- South 24 Parganas

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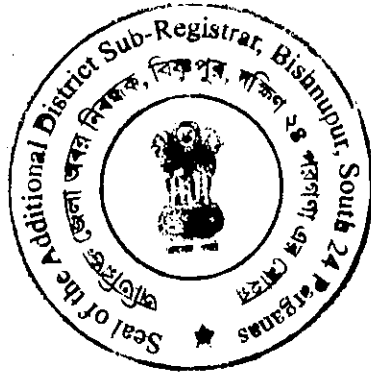
(1) SMT. DIPALI NAYAK(AADHAAR:961312076784) Wife of Late Ashok Nayek, by faith Hindu, by nationality- Indian, by occupation- House Wife, **(2) SRI BAPI NAYAK (AADHAAR:961312076784)** Son of Late Ashok Nayek by faith Hindu, by nationality- Indian, by occupation- Cultivation, Vendor no.-1 and 2 are residing at Dhali Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal **(3) SMT. ALPANA HALDER (AADHAAR:453920528221)** Wife of Late Haradhan Halder and daughter of Late Ashok Nayek, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Brahma Samaj Road, Behala, P.O- Behala P.S- Behala, Dist.- South 24 Pgs -700034, West Bengal, **(4) SMT. TAPASI SETH(AADHAAR:376388935566)** Wife of Biswajit Seth, and daughter of Late Ashok Nayek, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at 36, Roy Bahadur Road, Behala, P.O and P.S- Behala, Dist.- South 24 Pgs -700034, West Bengal, **(5) SMT. MAMATA HALDER(AADHAAR:349282458746)** Wife of Swapan Halder and daughter of Late Ashok Nayek, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at 36, Roy Bahadur Road, Behala, P.O and P.S- Behala, Dist.- South 24 Pgs -700034, 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 **OTHER PART;** (*nationality Indian*)

WHEREAS:

A) **That one Ashok Kumar Nayek**(Since deceased) and **Shakti Pada Nayek** (Since deceased) both are sons of late Kanai Lal Nayek were the owners by way of registered deed of conveyance Dated 25/01/1974, registered at Sub-Register of Bishnupur and recorded in Book-1, Volume 6, Pages 163 to 165 being no.-582, Year-



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District- South 24 Parganas

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1974 from Kanai Lal Nayak in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **46.00 Decimal of Land** out of which (i) **21.00(Twenty One) Decimal** of Land comprised in **R.S Dag No. 1007** Corresponding **L.R Dag no. 1056, under R.S Khatiyani no.-15 & 16** (ii) **18.00(Eighteen) Decimal** of Land comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059, under R.S Khatiyani no.-15 & 16** (iii) **07.00 (Seven) Decimal**, comprised in **R.S Dag No. 1022** Corresponding **L.R Dag no. 1073, under Khatian No. 161, 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,			RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
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)
1007	1056	Shali	15	21.00	0.5000	10.50
1007	1056	Shali	16	21.00	0.5000	10.50
1010	1059	Shali	15	18.00	0.5000	09.00
1010	1059	Shali	16	18.00	0.5000	09.00
1022	1073	Shali	161	07.00	1.0000	07.000
					Total	46.00 Decimal

- B) Since after purchase of the "said Land" **Ashok Kumar Nayek** duly applied for and got its name mutated as the Owner in the records of the BL&LRO under **LR Khatiyani no. 86 and Shakti Pada Nayek** duly applied for and got its name mutated as the Owner in the records of the BL&LRO under **LR Khatiyani no. 1461 and** .
- C) **THAT** the said **Ashok Kumar Nayek** died since long intestate leaving behind his wife Dipali Nayak only son Bapi Nayak and Three (3) married daughters namely (i) Alpana Halder (ii) Tapasi Seth (iii) Mamata Halder as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- D) Inasmuch as the "said Plot of Lands" are barren and is not being cultivated by the Vendors and/or any person authorized by the Vendors, the Vendors herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **16.5008(Sixteen Point Five Zero Zero Eight) Decimal of Land** out of which (i) **7.0014(Seven Point Zero Zero One Four) Decimal** of Land out of 21.00 Decimal,



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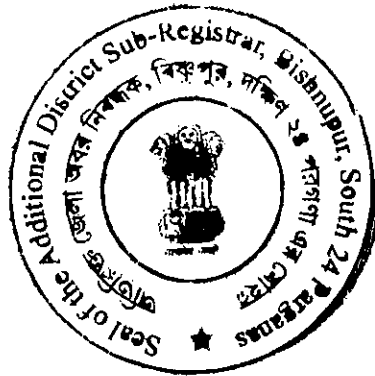
11 MAY 2022

0.3334 Share out of 1.0000 Share comprised in **R.S Dag No. 1007** Corresponding **L.R Dag no. 1056, (ii) 05.9994(Five Point Nine Nine Nine Four) Decimal** of Land out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059, (ii) 03.50 (Three Point Five Zero) Decimal** , 0.5000 Share out of **1.0000 Share** comprised in **R.S Dag No. 1022** Corresponding **L.R Dag no. 1073, all Dags are under LR Khatian No. 86, 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	Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1007	1056	Shali	86	21.00	0.3334	07.0014
1010	1059	Shali	86	18.00	0.3333	05.9994
1022	1073	Shali	86	07.00	0.5000	03.5000
					Total	16.5008 Decimal

(more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land , free from all encumbrances and charges and has requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the "said lands " directly in favour of the Purchaser herein which the Vendors has agreed to do subject to the terms and conditions hereinafter appearing.

- E) The Purchaser has agreed to purchase and acquire the "said Lands" free from all encumbrances and charges at and for a consideration of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- F) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) THAT** the Vendors are the sole and absolute owner of the "said Lands".
 - ii) THAT** the "said Plot of Lands" are 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 Lands".
 - iv) THAT** the "said Plot of Lands" are not being cultivated and/or the Vendors have not been cultivating the "said Lands".



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- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".

- vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Lands" up to the date of execution of this Indenture.

- vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Lands".

- viii) **THAT** the "said Plot of Lands" are not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.

- ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Lands" or any part or portion thereof.

- x) **THAT** the Vendors are in khas possession of the entirety of the "said Lands".

- 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 Lands".

- xii) **THAT** there is no right of way from or through the "said Lands".

- xiii) **THAT** nobody has any right of easement over and in respect of the "said Lands" or any part thereof.

- xiv) **THAT** the "said Plot of Lands" are barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

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 marketable



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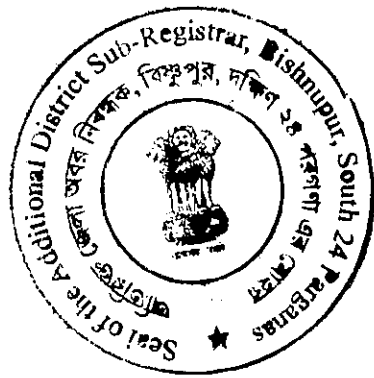
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title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said Lands" from the VENDORS.

NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Lands" being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **16.5008(Sixteen Point Five Zero Zero Eight) Decimal of Land** out of which **(i) 7.0014(Seven Point Zero Zero One Four) Decimal** of Land out of 21.00 Decimal, **0.3334 Share** out of 1.0000 Share comprised in **R.S Dag No. 1007** Corresponding **L.R Dag no. 1056**, **(ii) 05.9994(Five Point Nine Nine Nine Four) Decimal** of Land out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059**, **(ii) 03.50 (Three Point Five Zero) Decimal** , 0.5000 Share out of **1.0000 Share** comprised in **R.S Dag No. 1022** Corresponding **L.R Dag no. 1073**, **all Dags are under LR Khatian No. 86, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Plot of Lands" are (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") 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 is or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or



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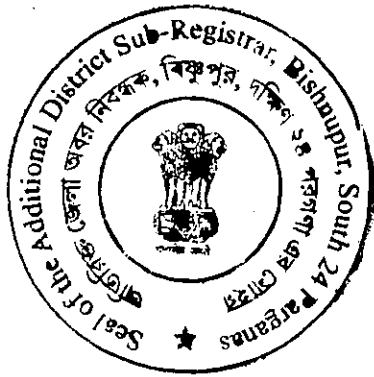
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expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Lands" 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 Lands" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "said Lands" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Lands" 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.

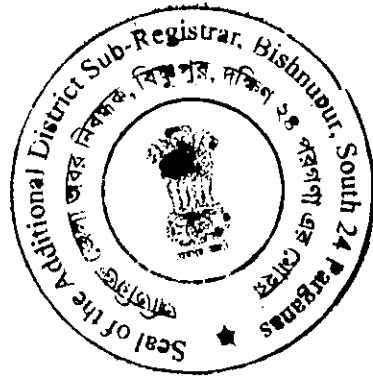


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- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful 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 Lands" by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Lands" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendors never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Lands"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the "said Lands" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time



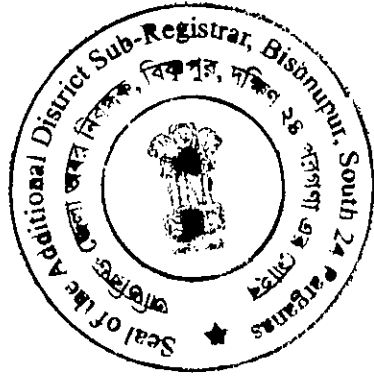
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being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Lands" or any part or portion thereof nor the same has been lying 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 Lands" 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 Lands" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

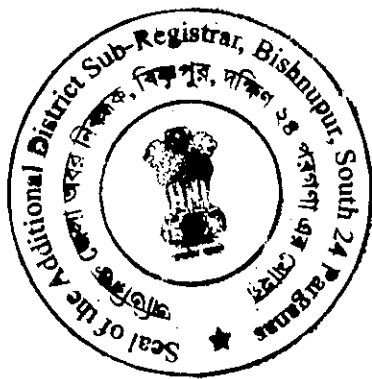
- III AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Lands" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED 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 shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendors doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "said Lands" in its name.
 - ii) To have the soil tested and/or the "said Lands" surveyed.



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- iii) To apply for and obtain permission for conversion of the user of the "said Lands".
- 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 Lands".
- vii) To appear and represent in the name of the Vendors before all concerned statutory bodies and/or authorities including the Municipality, local Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendors for undertaking development of the "said Lands".
- 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 Lands".
- ix) **AND THAT** the Vendors shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **16.5008(Sixteen Point Five Zero Zero Eight) Decimal of Land** out of which **(i) 7.0014(Seven Point Zero Zero One Four) Decimal** of Land out of 21.00 Decimal, **0.3334 Share** out of 1.0000 Share comprised in **R.S Dag No. 1007** Corresponding **L.R Dag no. 1056**, **(ii) 05.9994(Five Point Nine Nine Nine Four) Decimal** of Land out of 18.00 Decimal, **0.3333 Share** out of 1.0000 Share comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059**, **(ii) 03.50 (Three Point Five Zero) Decimal**, 0.5000 Share out of **1.0000 Share** comprised in **R.S Dag No. 1022** Corresponding **L.R Dag no. 1073**, all Dags are under LR Khatian No. 86, 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	Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1007	1056	Shali	86	21.00	0.3334	07.0014
1010	1059	Shali	86	18.00	0.3333	05.9994
1022	1073	Shali	86	07.00	0.5000	03.5000
					Total	16.5008 Decimal

Total area sold by this Deed is **16.5008(Sixteen Point Five Zero Zero Eight) Decimal**.

BUTTED AND BOUNDED BY:-

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1007	1056	Sali Land LR Dag-1068	Sali Land LR Dag-1057	Sali Land LR Dag-1055	Sali Land LR Dag-1204
1010	1059	Sali Land LR Dag-1057	Sali Land LR Dag-1060	Sali Land LR Dag-1057	Sali Land LR Dag-1058,1203
1022	1073	Sali Land LR Dag-1074	Sali Land LR Dag-1076	Sali Land LR Dag-1072	Sali Land LR Dag-1069

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

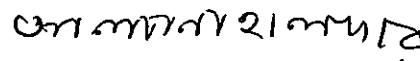
At Kolkata in the presence of



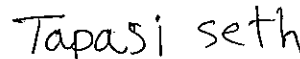
(1) **DIPALI NAYAK**



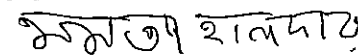
(2) **BAPI NAYAK**



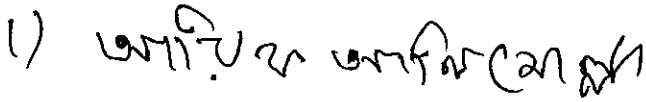
(3) **ALPANA HALDER**

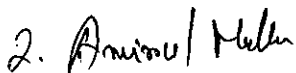


(4) **TAPASI SETH**

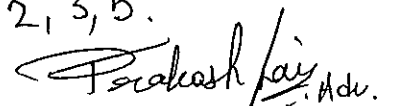


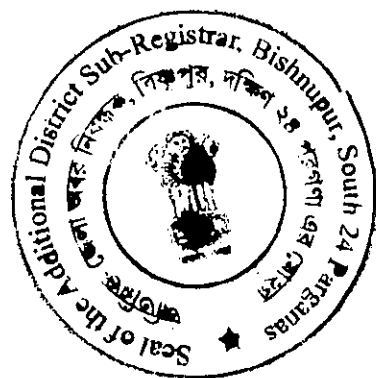
(5) **MAMATA HALDER**

1) 

2. 

Read over and explained the content of this deed in Bengali by me to the vendor no 1, 2, 3, 5.

 Adv.



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

11 MAY 2022

PURCHASER the within mentioned sum of
**Rs. 4,50,000/- (Rupees Four Lakhs Fifty
 Thousand) only** being the entirety of The
 Consideration Amount payable under these
 presents as per Memo below:

Rs. 4,50,000.00

MEMO OF CONSIDERATION

1) By Pay Order No. 726337 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 90,000.00
2) By Pay Order No. 726338 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 90,000.00
3) By Pay Order No. 726339 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.3	Rs. 90,000.00
4) By Pay Order No. 726340 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.4	Rs. 90,000.00
5) By Pay Order No. 726341 dated 04/05/2022 Drawn on SBI, Kolkata Br. In favour of Vendor no.5	Rs. 90,000.00
(Rupees Four Lakhs Fifty Thousand) only Total	Rs. 4,50,000.00

WITNESSES

VENDORS

1) *Handwritten signature*

Handwritten signature

(1) DIPALI NAYAK

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(2) BAPI NAYAK

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(3) ALPANA HALDER

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(4) TAPASI SETH

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2. *Amirul Molla*

Mobi Ali Molla

Seembi, 700104

(5) MAMATA HALDER

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain

Sealdah Civil Court, Kolkata.

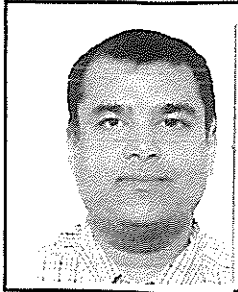
Enrolment No. F-2027/1987/2017.



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

11 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Mangank Jaisid

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



Sini No 12011211

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



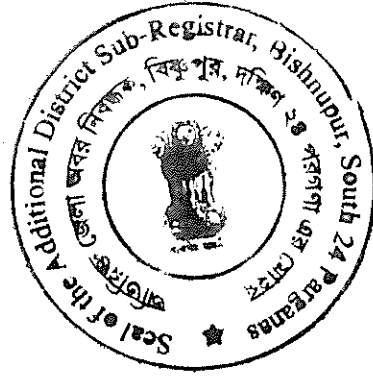
Sidi Jone

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



Rihw 12121212

	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

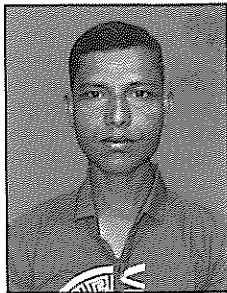
SPECIMEN FORM FOR TEN FINGERPRINTS



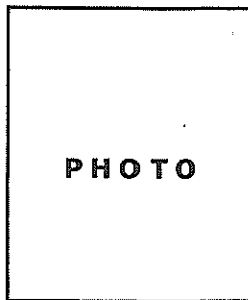
<i>Tapasi Seth</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



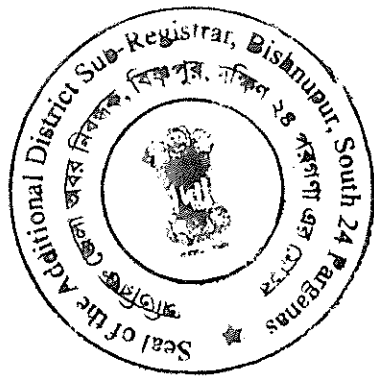
<i>Pratibha Kapse</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Manoj Kumar Desai</i>	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: 192022230019257621 **Payment Mode:** Online Payment
GRN Date: 03/05/2022 16:01:26 **Bank/Gateway:** HDFC Bank
BRN : 1783117347 **BRN Date:** 03/05/2022 16:03:20
Payment Status: Successful **Payment Ref. No:** 2001295934/3/2022
[Query No*/Query Year]

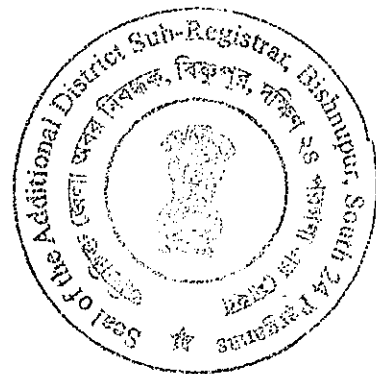
Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD
Address: 82 BENTICK STREET KOLKATA- 700001
Mobile: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2001295934
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001295934/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295934/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	31161
2	2001295934/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10420
Total				41581

IN WORDS: FORTY ONE THOUSAND FIVE HUNDRED EIGHTY ONE ONLY.



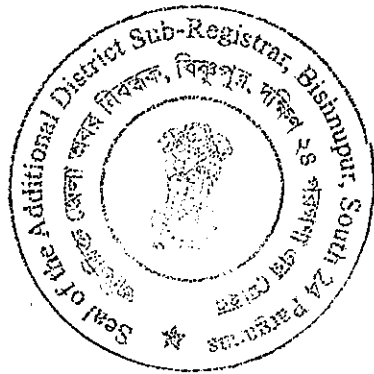
Major Information of the Deed

Deed No :	I-1613-03888/2022	Date of Registration	26/05/2022
Query No / Year	1613-2001295934/2022	Office where deed is registered	
Query Date	30/04/2022 3:32:25 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 10,42,028/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,261/- (Article:23)	Rs. 10,420/- (Article:A(1))		
Remarks			






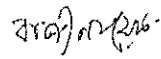
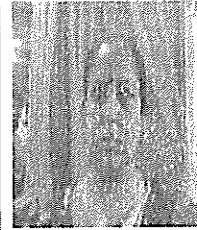

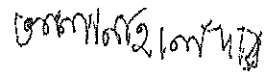
Land Details :

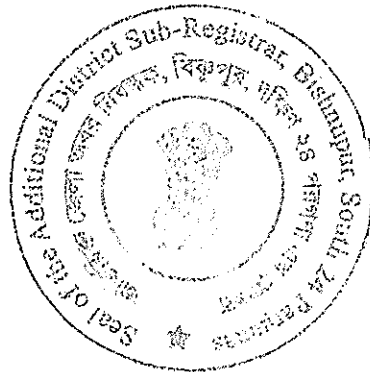
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104





Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1056 (RS :-)	LR-86	Organisati on	Shali	7.0014 Dec	1,91,000/-	4,67,869/-	Property is on Road
L2	LR-1059 (RS :-)	LR-86	Organisati on	Shali	5.9994 Dec	1,63,000/-	4,00,909/-	Property is on Road
L3	LR-1073 (RS :-)	LR-86	Organisati on	Shali	3.5 Dec	96,000/-	1,73,250/-	Property is on Road
		TOTAL :			16.5008Dec	4,50,000 /-	10,42,028 /-	
		Grand Total :			16.5008Dec	4,50,000 /-	10,42,028 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs DIPALI NAYAK (Presentant) Wife of Late Ashok Nayak 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, Samli, 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, PAN No.:: CTxxxxxx6Q, Aadhaar No: 96xxxxxxxx6784, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
2	Name Mr BAPI NAYEK Son of Late ASHOK NAYEK 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, 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, PAN No.:: AMxxxxxx9J, Aadhaar No: 96xxxxxxxx6784, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
3	Name Mrs ALPANA HALDER Daughter of Late Haradhan Halder 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	
Brahma Samaj Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx7G, Aadhaar No: 45xxxxxxxx8221, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	Mrs TAPASI SETH Wife of Mr Biswajit Seth Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			<i>Tapasi Seth</i>
		11/05/2022	LTI 11/05/2022	11/05/2022
36, Roy Bahadur Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FDxxxxxx9G, Aadhaar No: 37xxxxxxxx5566, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs MAMATA HALDER Wife of Mr Swapan Halder Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			<i>Mamata Halder</i>
		11/05/2022	LTI 11/05/2022	11/05/2022
36, Roy Bahadur Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx4R, Aadhaar No: 34xxxxxxxx8746, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office				

Buyer Details :

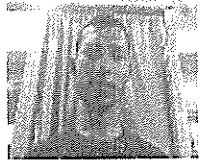

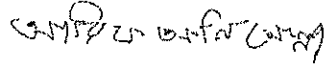
Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentink Street, City:- Kolkata, P.O:- G P O, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAXxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MAYANK JAJODIA Son of Mr Mahesh Kant Jajodia 5, Bentinck Street, Lalbazar,, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)



Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARIF ALI MOLLA Son of Mr Siraj Ali Molla Samli(CT), City:- Not Specified, 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 DIPALI NAYAK , Mr BAPI NAYEK, Mrs ALPANA HALDER, Mrs TAPASI SETH, Mrs MAMATA HALDER, Mr MAYANK JAJODIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs DIPALI NAYAK	BALAJI CONSTRUCTION PRIVATE LIMITED-1.40028 Dec
2	Mr BAPI NAYEK	BALAJI CONSTRUCTION PRIVATE LIMITED-1.40028 Dec
3	Mrs ALPANA HALDER	BALAJI CONSTRUCTION PRIVATE LIMITED-1.40028 Dec
4	Mrs TAPASI SETH	BALAJI CONSTRUCTION PRIVATE LIMITED-1.40028 Dec
5	Mrs MAMATA HALDER	BALAJI CONSTRUCTION PRIVATE LIMITED-1.40028 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs DIPALI NAYAK	BALAJI CONSTRUCTION PRIVATE LIMITED-1.19988 Dec
2	Mr BAPI NAYEK	BALAJI CONSTRUCTION PRIVATE LIMITED-1.19988 Dec
3	Mrs ALPANA HALDER	BALAJI CONSTRUCTION PRIVATE LIMITED-1.19988 Dec
4	Mrs TAPASI SETH	BALAJI CONSTRUCTION PRIVATE LIMITED-1.19988 Dec
5	Mrs MAMATA HALDER	BALAJI CONSTRUCTION PRIVATE LIMITED-1.19988 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs DIPALI NAYAK	BALAJI CONSTRUCTION PRIVATE LIMITED-0.7 Dec
2	Mr BAPI NAYEK	BALAJI CONSTRUCTION PRIVATE LIMITED-0.7 Dec
3	Mrs ALPANA HALDER	BALAJI CONSTRUCTION PRIVATE LIMITED-0.7 Dec
4	Mrs TAPASI SETH	BALAJI CONSTRUCTION PRIVATE LIMITED-0.7 Dec
5	Mrs MAMATA HALDER	BALAJI CONSTRUCTION PRIVATE LIMITED-0.7 Dec

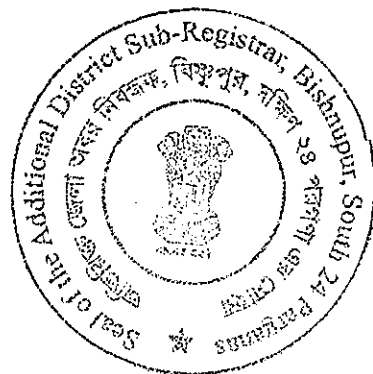
Land Details as per Land Record

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:- 1056, LR Khatian No:- 86	Owner:অশোক কুমার নায়েক, Gurdian:কালাই , Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.



L2	LR Plot No:- 1059, LR Khatian No:- 86	Owner:অশোক কুমার নায়েক, Gurdian:কানাই , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1073, LR Khatian No:- 86	Owner:অশোক কুমার নায়েক, Gurdian:কানাই , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 11-05-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:04 hrs on 11-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Mrs DIPALI NAYAK , 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 10,42,028/-

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

Execution is admitted on 11/05/2022 by 1. Mrs DIPALI NAYAK , Wife of Late Ashok Nayak , Dhali Para, Samli, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Mr BAPI NAYEK, Son of Late ASHOK NAYEK, Dhali Para, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mrs ALPANA HALDER, Daughter of Late Haradhan Halder, Road: Brahma Samaj Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Mrs TAPASI SETH, Wife of Mr Biswajit Seth , 36, Road: Roy Bahadur Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 5. Mrs MAMATA HALDER, Wife of Mr Swapan Halder , 36, Road: Roy Bahadur Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr ARIF ALI MOLLA, , Son of Mr Siraj Ali Molla , Samli(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 10,420/- (A(1) = Rs 10,420/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,420/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2022 4:03PM with Govt. Ref. No: 192022230019257621 on 03-05-2022, Amount Rs: 10,420/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783117347 on 03-05-2022, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,261/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 31,161/-

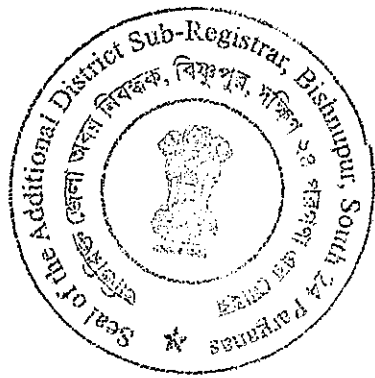
Description of Stamp

1. Stamp: Type: Impressed, Serial no AG23298, 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 03/05/2022 4:03PM with Govt. Ref. No: 192022230019257621 on 03-05-2022, Amount Rs: 31,161/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1783117347 on 03-05-2022, Head of Account 0030-02-103-003-02



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



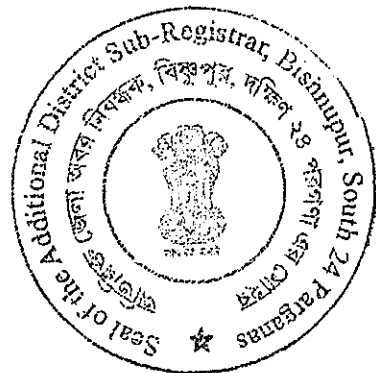
On 26-05-2022

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.

fatta

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 98505 to 98529

being No 161303888 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.06.01 16:26:38 +05:30
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/06/01 04:26:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)