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I-6766/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 259779

19/08/2022
 05-2001308617/2022
 1-20 P.M.

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District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 22 JUL 2022

19/6/22
 24/6/22

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

1-20 P.M.
 19/6/22

036225

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

-2 MAY 2022

No. _____ Rs. _____
Name _____
Address _____
City _____

CHAKRABORTY
Sriendra Prasad Sarani
700 001

Kajal Mondal

4239

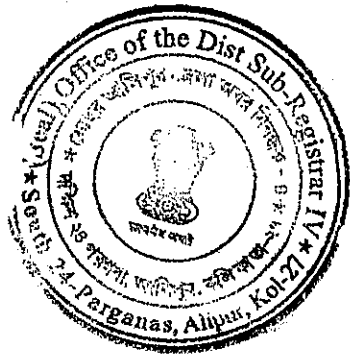
Kajal Mondal

4240

TI of Binapani Mondal by the ten
of Refu Mondal

Identified by -

Refu Mondal
TOLSI MONDAL
SAMALI
PIN-700104



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUN 2022

SRI SRI SARASWATI MATA THAKURANI a Deity represented by sebayat of Deity namely **(1) SMT. BINAPANI MONDAL(AADHAAR:318103676071)** Wife of Late Taruni Kumar Mondal alias Taruni Mondal, by faith Hindu, by nationality- Indian, by occupation- Sebayat, and **(2) SRI AJIT MONDAL alias AJIT KUMER MONDAL(EPIC NO.-WB/17/111 /093 656)** Son of Late Taruni Kumar Mondal alias Taruni Mondal, by faith Hindu, by nationality- Indian, by occupation-Sebayat, residing at Mondal Para, Samali (ct), Nahazari, P.O- Nahazari and F.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **"VENDORS"** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN:AES PJ0291G) (AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART;**

AND

SRI KAJAL MONDAL(PAN:BCEPM2097L)(AADHAAR:467316094862) Son of Ajit Mondal, by faith Hindu, by nationality- Indian, by occupation-Service, residing at Mondal Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART;**

LT 1 of Ajit Mondal
by the pen of
Rajomondal

4241



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WHEREAS:

- A) **One** Taruni Kumar Mondal alias Taruni Mondal(since deceased) son of Late Ambika Mondal was the sebayat of Deity in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 995** Corresponding **L.R Dag no. 1044, Area- 14.443(Fourteen Point Four Four Three) Decimal, under LR Khatian No. 1606, 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.
- B) **THAT** the said Taruni Kumar Mondal alias Taruni Mondal son of Late Ambika Mondal died intestate leaving behind his wife Binapani Mondal and Three sons namely (i) Ajit Kumar Mondal (ii) Prosenjit Mondal(since deceased) and Gopal Mondal(Bachelor) (since deceased) as his legal heirs and are the present sebayat of Deity.
- C) **THAT** the said Gopal Mondal son of Late Taruni Kumar Mondal alias Taruni Mondal died bachelor intestate leaving behind his mother Binapani Mondal and Two brother namely (i) Ajit Kumar Mondal (ii) Prosenjit Mondal(since deceased) as his legal heirs and are the present sebayat of Deity.
- D) **THAT** the said Prosenjit Mondal son of Late Taruni Kumar Mondal alias Taruni Mondal died intestate leaving behind his wife Sumita Mondal and only son Prasad Mondal as his legal heirs and are the present sebayat of Deity.
- E) **THAT** the Vendor is a Deity represented by the legal heirs of the sebayat of Deity namely (i) Binapani Mondal Wife of Late Taruni Kumar Mondal alias Taruni Mondal, and (ii) Ajit Mondal alias Ajit Kumer Mondal Son of Late Taruni Kumar Mondal alias Taruni Mondal, are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 995** Corresponding **L.R Dag no. 1044, Area- 14.443(Fourteen Point Four Four Three) Decimal, under LR Khatian No. 1606, 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,		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)
995	1044	SHALI	1606	65.00	0.2222	14.4430
					Total	14.4430 Decimal

(hereinafter referred to as the 'SAID LAND')

- F) The Sebaitis for the purpose of carrying out daily Sebha and also to perform various rituals for the said Deity have decided to sell and transfer the said Private debotter land unto and in favour of the Purchaser herein.
- G) At or before execution of this Deed, the Sebaitis and each one of them has represented and assured the Purchaser that:
- i) The said Sebaitis are the present Sebaitis of the said Deity.
 - ii) The said land is free from all encumbrances, charges, liens, lispens, trust, attachment whatsoever and howsoever.
 - iii) That the Sebaitis are duly empowered or legally competent to sell and transfer of the said land.
 - iv) The sale and transfer of the said land for the beneficial of the Deity are necessary and for the purpose of carrying out daily sebha and also various rituals are needed and/or required for the Deity.
 - v) That the Sebaitis have not entered into any Agreement for Sale or transfer nor created any right or interest of the third party into or upon the said land.
- H) Relying on the aforesaid representation, believing the same to be true and acting on good faith thereof, the Purchaser has agreed to purchase and acquire the said Land free of all encumbrances, charges, liens, lispens, trust, attachment whatsoever and howsoever and parted with the sum of **Rs. 3,00,000/- (Three Lakhs Only)** as and by way of consideration amount.
- I) 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



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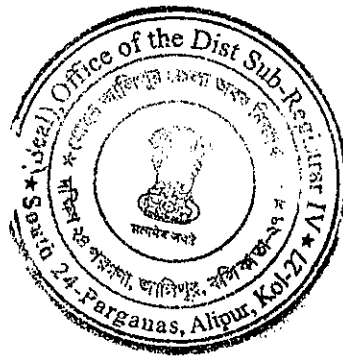
19 JUN 2022

acquiring **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 995** Corresponding **L.R Dag no. 1044**, **Area- 14.443(Fourteen Point Four Four Three) Decimal**, under **LR Khatian No. 1606**, 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)
995	1044	SHALI	1606	65.00	0.2222	14.4430
					Total	14.4430 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.

- J) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 3,00,000/- (Rupees Three Lakhs) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 1,20,000/- (Rupees One Lakh Twenty 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. 1,80,000/- (Rupees One Lakh Eighty Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.
- K) 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.



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- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the said Land.
 - vi) **THAT** the Vendors are liable and have paid all municipal rates taxes and other outgoings including khazana payable in respect of the said Land upto the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the said Land.
 - viii) **THAT** the said Land is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
 - ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor have created any interest of any third party into or upon the said Land or any part or portion thereof.
 - x) **THAT** the Vendors are in khas possession of the entirety of the said Land.
 - xi) **THAT** no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over and in respect of the said Land.
 - xii) **THAT** there is no right of way from or through the said Land.
 - xiii) **THAT** nobody has any right of easement over and in respect of the said Land or any part thereof.
 - xiv) **THAT** the Confirming Party shall be entitled to nominate any other person and/or persons in its place and stead under the said Sale Agreement for acquiring the said Land.
 - xv) **THAT** the said Land is barren and is not being cultivated by the Vendors or any person authorised by the Vendors and/or by the Confirming Party.
- H) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the said Land from the 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. 1,20,000/- (Rupees One Lakh Twenty Thousand) only** of the lawful



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money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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. 1,80,000/- (Rupees One Lakh Eighty 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. 3,00,000/- (Rupees Three Lakhs) only** and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the Said Land hereby intended to be sold transferred and conveyed) the Vendors with the consent and concurrence of the Confirming Party and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 995** Corresponding **L.R Dag no. 1044, Area-14.443(Fourteen Point Four Four Three) Decimal, under LR Khatian No. 1606, 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)
995	1044	SHALI	1606	65.00	0.2222	14.4430
					Total	14.4430 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 lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all



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yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LANDS hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and 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.



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- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LANDS hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby 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



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at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.

- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazna and revenue payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendors never held and does not hold any excess vacant Lands within the meaning of the Urban Lands (Ceiling & Regulation) Act, 1976 and the said land/property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the Said Land or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the 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



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time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III. AND THIS DEED FURTHER WITNESSETH that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the Said Lands and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever.

IV. THIS DEED FURTHER WITNESSTH that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDORS, CONFIRMING PARTY shall jointly and severally be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and each of the said VENDORS, CONFIRMING PARTY has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.

V. AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that the Vendors and the Confirming Party and each one of them doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

- 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.



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- 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.



Office of the Dist. Sub-Registrar-IV
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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. 995** Corresponding **L.R Dag no. 1044**, **Area- 14.443(Fourteen Point Four Four Three) Decimal** out of 65.00 Decimal, **Share 0.2222** out of 1.0000 Share, under **LR Khatian No. 1606**, **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)
995	1044	SHALI	1606	65.00	0.2222	14.4430
					Total	14.4430 Decimal

Total area sold by this Deed is **14.4430(Fourteen Point Four Four Three) Decimal**.


BUTTED AND BOUNDED BY:-


RS Dag	LR Dag.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
995	1044	Sali Land Dag-996	Sali Land Dag-1071	Sali Land Dag-1041 & 1042	Sali Land Dag-1045 & 1049

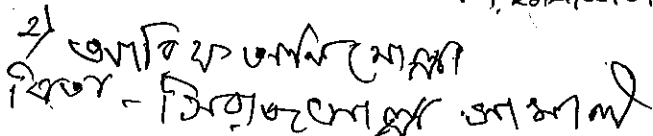
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED BY THE VENDORS

At Kolkata in the presence of

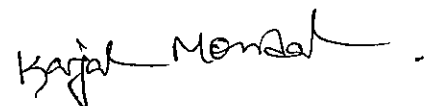

 LT1 of Binapani Mondal
 by the pen of Prasad Mondal
 (BINAPANI MONDAL)


 LT1 of Ajit Mondal
 by the pen of Rofu Mondal
 (AJIT MONDAL alias AJIT KUMAR MONDAL)

1/ Prasad Mondal ..
 S/o - L.T. Prasannik Mondal ..
 Mondal Para Samali (GT)
 PO - Nandazari, P.S. Bishnupur, Kol-700104
 2/ 
 Rofu Mondal ..

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

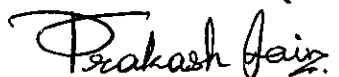

 Prasad Mondal ..


 Kajal Mondal ..

(KAJAL MONDAL)

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.

10.15



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allipore, South 24 Parganas

19 JUN 2022

PURCHASER the within mentioned sum of
Rs. 3,00,000/- (Rupees Three Lakhs) only
 being the entirety of the Consideration Amount
 payable under these presents as per Memo below:

Rs. 3,00,000.00

MEMO OF CONSIDERATION

1. By Cheque No. 938289 dated 02/05/2022 Drawn on S.B.I,Rasoi Court Building,Kolkata Branch, In favour of Vendor no.1	Rs. 60,000.00
2. By Cheque No. 938300 dated 02/05/2022 Drawn on S.B.I,Rasoi Court Building,Kolkata Branch, In favour of Vendor no.2	Rs. 60,000.00
3. By Cheque No. 938291 dated 02/05/2022 Drawn on S.B.I,Rasoi Court Building,Kolkata Branch, In favour of <u>Confirming Party</u>	<u>Rs. 1,80,000.00</u>
<u>(Rupees Three Lakhs) only, Total</u>	<u>Rs. 3,00,000.00</u>

WITNESSES

VENDORS

① Prasad Mondal

LTI of Binapani Mondal
 by the Perm of Prasad Mondal



(BINAPANI MONDAL)

Rosumondal

১০ জনের মধ্যে ১০ জন
 বিক্রয় - বিক্রয় কার্ড
 ২০০০ টাকা
 ১০/০৫/২০২২
 ১০/০৫/২০২২

Ajit Mondal



(AJIT MONDAL alias AJIT KUMAR MONDAL)

LTI of ~~Binapani~~
 Ajit Mondal
 by the Perm of
 Rosumondal

Kajal Mondal

(KAJAL MONDAL)

(CONFIRMING PARTY)

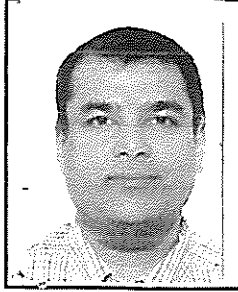


District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUN 2022

62A

SPECIMEN FORM FOR TEN FINGERPRINTS

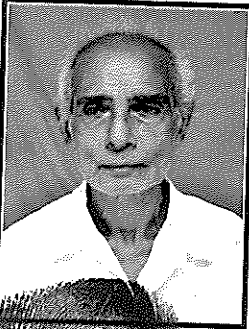


Handwritten name: Haganak Tajiode

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

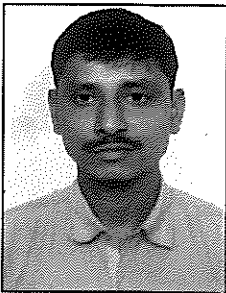


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Handwritten name: Raju Mondal

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



Handwritten name: Rajul Mondal

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

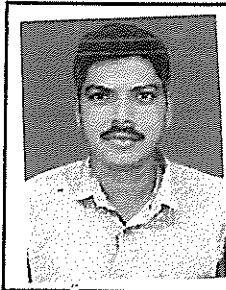
Handwritten notes:
 LTI of Simulane
 Mandul by the Pm
 of - Pans of Mandul.
 of Mondal
 of Raju Mondal
 by the Pm of Raju Mondal



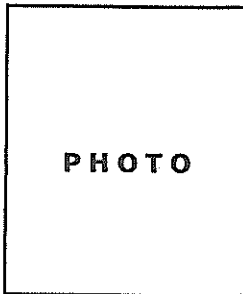
Act Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUN 2022

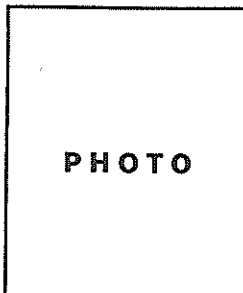
SPECIMEN FORM FOR TEN FINGERPRINTS



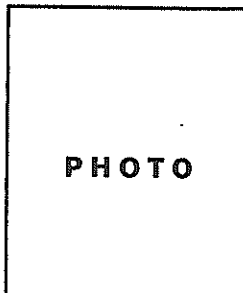
<i>Rofu Mombaz</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						



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



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



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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

19 JUN 2022



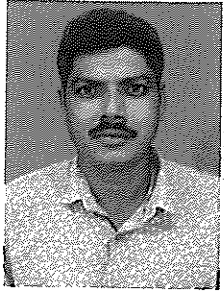

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001308617/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Kajal Mondal Mondal Para, Samali (ct), Nahazari, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Kajal Mondal 19/06/22
2	Mrs BINAPANI MONDAL Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Representative of Seller [Sri Sri Saraswati Mata Thakurani]			LTI of Bina Poni Mondal by the pen of Rajju Mondal 19.6.22
3	Mr Ajit Mondal Alias Mr Ajit Kumer Mondal Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Representative of Seller [Sri Sri Saraswati Mata Thakurani]			LTI of Ajit Mondal by the pen of Rajju Mondal



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Samali (ct), Nahazari, Thakurpukur, Mahestola, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Mr Kajal Mondal, Mr Mayank Jajodia, Mrs BINAPANI MONDAL, Mr Ajit Mondal			Raju Mondal 19-6-22

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





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

GRN Details

GRN: 192022230019599171 Payment Mode: Online Payment
GRN Date: 04/05/2022 15:51:12 Bank/Gateway: HDFC Bank
BRN : 1784104504 BRN Date: 04/05/2022 15:52:55
Payment Status: Successful Payment Ref. No: 2001308617/3/2022
[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: 2001308617
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2001308617/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001308617/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	28876
2	2001308617/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	11466
			Total	40342

IN WORDS: FORTY THOUSAND THREE HUNDRED FORTY TWO ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001308617/2022	Office where deed will be registered
Query Date	03/05/2022 3:28:13 PM 15/5/2022	Deed can be registered in any of the offices mentioned on Note: 11
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] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,80,000/-]	
Set Forth value	Market Value	
Rs. 3,00,000/-	Rs. 9,65,154/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 28,976/- (Article:23)	Rs. 11,466/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: 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-1044 (RS :-)	LR-1606	Organisati on	Shali	14.443 Dec	3,00,000/-	9,65,154/-	Property is on Road
Grand Total :					14.443Dec	3,00,000 /-	9,65,154 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Binapani Mondal Wife of Late Taruni Kumar Mondal, Mondalpara, Samali (ct), Nahazari, City:- , 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.: 31xxxxxxx6071, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001308617 of 2022, Printed On : May 3 2022 3:39PM, Generated from wbregistration.gov.in

2	Mr Ajit Mondal, (Alias: Mr Ajit Kumer Mondal) Son of Late Taruni Kumar Mondal, Mondal Para, Samali (Ct), Nahazari, City:- , 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 Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Kajal Mondal Son of Mr Ajit Mondal, Mondal Para, Samali (ct), Nahazari, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCxxxxxx7L, Aadhaar No.: 46xxxxxxx4862, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Balaji Construction Private Limited (Private Limited Company) ,82, Bentick Street, Ground Floor, Abhay Halder Lane, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 PAN No. AAxxxxxx0C, Aadhaar No Not Provided by UIDAI Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
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.: 55xxxxxxx8334	Balaji Construction Private Limited (as Director)

Identifier Details :

Name & address
Mr Raju Mondal Son of Mr Tulsicharan Mondal Samali (ct), Nahazari, Thakurpukur, Mahestola, City:- , 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, Identifier Of Mrs Binapani Mondal, Mr Ajit Mondal, Mr Kajal Mondal, Mr Mayank Jajodia

Transfer of property for L1

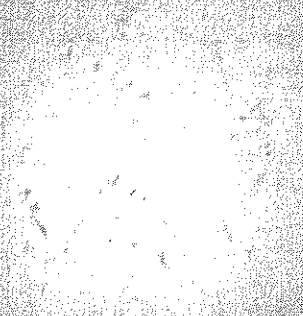
Sl.No	From	To. with area (Name-Area)
1	Mrs Binapani Mondal	Balaji Construction Private Limited-7.2215 Dec
2	Mr Ajit Mondal	Balaji Construction Private Limited-7.2215 Dec

Note:

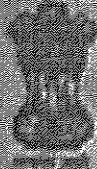


1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-06-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 02-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BISHNUPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



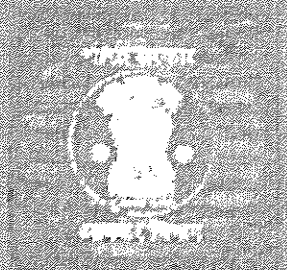


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BALAJI CONSTRUCTION
PRIVATE LIMITED



06/02/2004

Permanent Account Number

AACCB3820C

Signature

BALAJI CONSTRUCTION PVT LTD

Mayank Tajodi's
Director

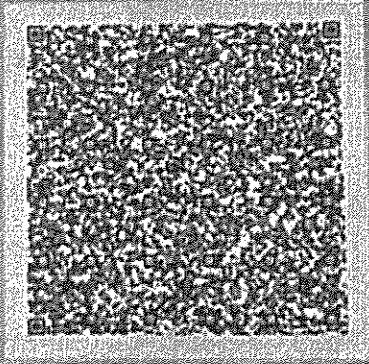
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AESPJ0291G



नाम/Name
MAYANK JAJODIA

पिता का नाम/Father's Name
MAHESH KANT JAJODIA

19032020

जन्म की तारीख/
Date of Birth
17/10/1978

Mayank Jajodia
हस्ताक्षर/Signature

BALAJI CONSTRUCTION PVT LTD

Mayank Jajodia
Director



भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT OF INDIA

ठिकाण:

५, बेंटिन्क स्ट्रीट, लालबाजार,
कोलकाता जे. नि. ३,
(कोलकाता),
पश्चिम बंगाल - 700001

Address

5, BENTINCK STREET,
LALBAZAR, Kolkata
G.P.O., Kolkata,
West Bengal - 700001



help@uidai.gov.in



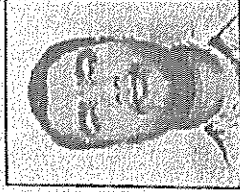
www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

1800 300 1947



भारत सरकार
GOVERNMENT OF INDIA



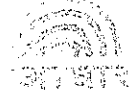
मयांक जाजुदिया
Mayank Jaodia
जन्मतिथि/ DOB: 17/10/1978
पुरुष / MALE



5576 9624 8334

आधार - साधारण मानुषेर अधिकार

Mayank Jaodia



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No. : 2010/96513/01546

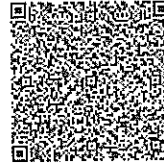
To
Binapani Mondal
বীনাপানি মন্ডল
W/O: Taruni Mondal
samali
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104

01/10/2014



KH033222433FT

3322243



আপনার আধার সংখ্যা / Your Aadhaar No. :

3181 0367 6071

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

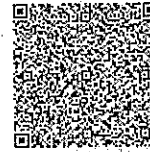
Government of India



বীনাপানি মন্ডল
Binapani Mondal
পিতা : হিরুলাল নস্কর
Father : Hirulal Naskar

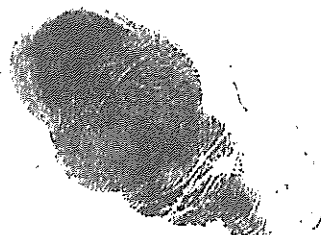
জন্মতারিখ / DOB: 01/01/1935
মহিলা / Female

3181 0367 6071



আধার - সাধারণ মানুষের অধিকার

LTI of Binapani Mondal
by the hand of Binapani
Mondal





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 17 / 111 / 093656

পরিচয় পত্র



Elector's Name	Mondal Ajit
নির্বাচকের নাম	মন্ডল অজিত
Father/Mother/ Husband's Name	Taruni
পিতা/মাতা/স্বামীর নাম	তারুণী
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	45
১.১.১৯৯৫-এ বয়স	৪৫

Ajit Mondal

Address

Mondal Para, Samali, Bishnupur,
South 24 Parganas.

ঠিকানা

মন্ডল পাড়া, সামালী, বিষ্ণুপুর,
দক্ষিণ ২৪ পরগণা।

(Signature)

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 111-BISHNUPUR WEST
Assembly Constituency

১১১-বিষ্ণুপুর পশ্চিম
বিধানসভা নির্বাচন ক্ষেত্র

Place	Alipore
স্থান	আলিপুর
Date	15.01.96
তারিখ	১৫.০১.৯৬



ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

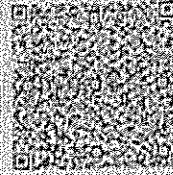
অনুসন্ধান নং / Enrolment No.: 2010/96515/04519

28/09/2014

To
Kajal Mondal
কাজল মন্ডল
S/O. Ajit Mondal
MONDAL PARA
Sarnali(cel)
Nahazari, South 24 Parganas
West Bengal - 760104



KH033202283FT
3320228



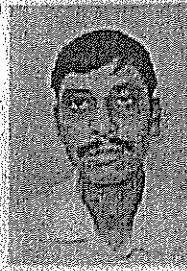
আপনার আধার সংখ্যা / Your Aadhaar No.:

4673 1609 4862

আধার - সাধারণ মানুষের অধিকার



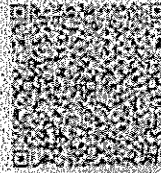
ভারত সরকার
Government of India



কাজল মন্ডল
Kajal Mondal
পিতা - অজিত মন্ডল
Father - Ajit Mondal

জন্ম তারিখ / DOB: 03/06/1978
সঙ্গ / Male

4673 1609 4862



আধার - সাধারণ মানুষের অধিকার

Kajal Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAJAL MONDAL

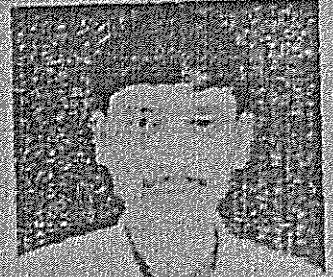
AJIT MONDAL

03/06/1978

Permanent Account Number

BCEPM2097L

Signature



Kajal Mondal



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1178/39118/30130

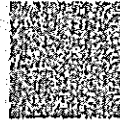
Download Date: 11/07/2017

Generation Date: 06/07/2017

To
 রাজু মণ্ডল
 Raju Mondal
 S/O Tulsicharan Mondal

VILL- SAMALI
 P.O- NAHAZARI
 Nahazari
 South 24 Parganas Nahazari
 West Bengal - 700104
 9831094036

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2209 0564 8424

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



রাজু মণ্ডল
 Raju Mondal
 জন্মতারিখ/ DOB: 03/10/1979
 পুং / MALE



2209 0564 8424

আমার আধার, আমার পরিচয়

আয়কর বিভাগ
 INCOME TAX DEPARTMENT

ভারত সরকার
 GOVT OF INDIA

RAJU MONDAL

TULSICHARAN MONDAL

03/10/1979

Permanent Account Number

BNYPM6396K

Signature

Signature





Government of India

www.aadhaar.gov.in



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচ্য করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধারের সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ভারতীয় পরিচয় পরিষদ

Unique Identification Authority of India

ঠিকানা:
S/O তুলসীচরণ মণ্ডল, পোস্ট-
নাহাজারী, গ্রাম- সামালী, নাহাজারী,
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700104

Address:
S/O Tulsicharan Mondal,
P.O- NAHAZARI, VILL- SAMALI,
Nahazari, South 24 Parganas,
West Bengal - 700104

2209 0564 8424



1947



help@uidai.gov.in



www.uidai.gov.in

যদি কার্ড হারানো / কার্ড খুঁজে পাওয়া যায় / লোটার
আবশ্যক হলে ন্যাশনাল ইনসিডেন্ট রিসপন্স ইউনিট
সহায়তা প্রদান করে দেওয়া হবে।
হাটের টেলিফোন এক্সচেঞ্জের নিকট,
হাটের ঘর - 411045

If this card is lost / someone's lost card is found,
Please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Banner Telephone Exchange,
Bayer, Pune - 411045

Tel: 91-20-2721-8080, Fax: 91-20-2721-8081
e-mail: Income@nsdl.co.in

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

BETWEEN

BINAPANI MONDAL

And

AJIT MONDAL alias AJIT KUMAR MONDAL

.....**VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1604-06766/2022	Date of Registration	22/06/2022
Query No / Year	1604-2001308617/2022	Office where deed is registered	
Query Date	03/05/2022 3:28:13 PM	D.S.R. - IV SOUTH 24-PARGANAS, 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 : 1,80,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 9,65,154/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,976/- (Article:23)	Rs. 11,498/- (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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1044 (RS :-)	LR-1606	Organisati on	Shali	14,443 Dec	3,00,000/-	9,65,154/-	Property is on Road
Grand Total :					14.443Dec	3,00,000 /-	9,65,154 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Kajal Mondal (Presentant) Son of Mr Ajit Mondal Mondal Para, Samali (ct), Nahazari, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx7L, Aadhaar No: 46xxxxxxx4862, Status :Confirming Party, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 19/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 19/06/2022 ,Place : Pvt. Residence</p>

2	Sri Sri Saraswati Mata Thakurani Mondal Para, Samali (CT), Nahazari, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Balaji Construction Private Limited 82, Bentick Street, Ground Floor, Abhay Halder Lane, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAXxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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: 55xxxxxxx8334 Status : Representative, Representative of : Balaji Construction Private Limited (as Director)
2	Mrs BINAPANI MONDAL Daughter of Late Taruni Kumar Mondal Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No: 31xxxxxxx6071 Status : Representative, Representative of : Sri Sri Saraswati Mata Thakurani (as Sebayat)
3	Mr Ajit Mondal, (Alias Name: Mr Ajit Kumer Mondal) Son of Late Taruni Kumar Mondal Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sri Sri Saraswati Mata Thakurani (as Sebayat)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raju Mondal Son of Mr Tulsicharan Mondal Samali (ct), Nahazari, Thakurpukur, Mahestola, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
Identifier Of Mr Kajal Mondal, Mr Mayank Jajodia, Mrs BINAPANI MONDAL, Mr Ajit Mondal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Sri Sri Saraswati Mata Thakurani	Balaji Construction Private Limited-14.443 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:- 1044, LR Khatian No:- 1606		Seller is not the recorded Owner as per Applicant.

On 16-06-2022

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 9,65,154/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-06-2022

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

Presented for registration at 01:20 hrs on 19-06-2022, at the Private residence by Mr Kajal Mondal , one of the Executants.

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

Execution is admitted on 19/06/2022 by Mr Kajal Mondal, Son of Mr Ajit Mondal, Mondal Para, Samali (ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

Indetified by Mr Raju Mondal, , , Son of Mr Tulsicharan Mondal, Samali (ct), Nahazari, Thakurpukur, Mahestola, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

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

Execution is admitted on 19-06-2022 by Mrs BINAPANI MONDAL, Sebayat, Sri Sri Saraswati Mata Thakurani (Others), Mondal Para, Samali (CT), Nahazari, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Raju Mondal, , , Son of Mr Tulsicharan Mondal, Samali (ct), Nahazari, Thakurpukur, Mahestola, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 19-06-2022 by Mr Ajit Mondal, , Mr Ajit Kumer Mondal Sebayat, Sri Sri Saraswati Mata Thakurani (Others), Mondal Para, Samali (CT), Nahazari, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Raju Mondal, , , Son of Mr Tulsicharan Mondal, Samali (ct), Nahazari, Thakurpukur, Mahestola, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-06-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,498/- (A(1) = Rs 9,652/- ,B = Rs 1,800/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 11,466/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2022 3:52PM with Govt. Ref. No: 192022230019599171 on 04-05-2022, Amount Rs: 11,466/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1784104504 on 04-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,976/- and Stamp Duty paid by by online = Rs 28,876/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2022 3:52PM with Govt. Ref. No: 192022230019599171 on 04-05-2022, Amount Rs: 28,876/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1784104504 on 04-05-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-06-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,498/- (A(1) = Rs 9,652/- ,B = Rs 1,800/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,976/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 36225, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

(Signature)

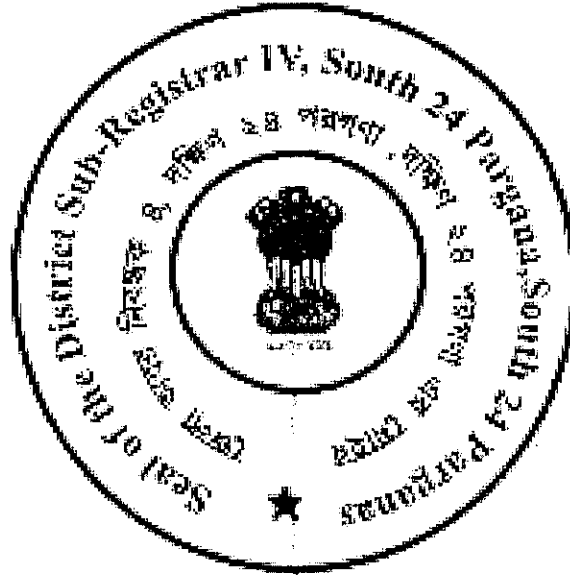
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 221328 to 221354

being No 160406766 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.29 11:34:11 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/06/29 11:34:11 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
