

06860/22

I-6768/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 259778

19/08/2022  
 Q-2001308628/2022  
 1-15 P.M.

संश्लेषण हेतु दो दस्तावेजों में संश्लेषण  
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District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Allpore, South 24 Parganas  
 22 JUNE 2022  
 19/6/22  
 22/6/22

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

1-15 P.M.  
 19/6/22

036228

R. L. Goggar  
Advocate  
3rd Floor  
6, Old Post Office Street  
Kolkata - 700001

-2 MAY 2022

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

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

Jafal Mondal

[Fingerprint] 4239

Jafal Mondal

[Fingerprint] 4242

জুনিটা মন্ডল

[Fingerprint] 4243

Prasad Mondal  
Date written by  
ROSE MONDAL

TOLSI MONDAL  
SAMALI  
PIN. 700104



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**SRI SRI SARASWATI MATA THAKURANI** a Deity represented by sebayat of Deity namely **(1) SMT. SUMITA MONDAL(AADHAAR:426815109223)** Wife of Late Prasenjit Mondal, by faith Hindu, by nationality- Indian, by occupation- Sebayat, **(2) SRI PRASAD MONDAL (AADHAAR:277332982845)** Son of Late Prasenjit Mondal, by faith Hindu, by nationality- Indian, by occupation- Sebayat, all vendors are 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 "**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;**



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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) Sumita Mondal Wife of Late Prasenjit Mondal and (ii) Prasad Mondal Son of Late Prasenjit 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- 7.2215(Seven Point Two Two One Five) Decimal** out of 65.00 Decimal, **0.1111 Share** 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:-



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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	0.1111	7.2215
					<b>Total</b>	<b>7.2215 Decimal</b>

(hereinafter referred to as the 'SAID LAND')

- B) 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.
- C) 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.
- D) 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/-(Rupees Three Lakhs) as and by way of consideration amount.
- E) 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



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and in favour of the Confirming Party and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendors and the Confirming Party (hereinafter referred to as the **SALE AGREEMENT**). The Confirming Party has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 995** Corresponding **L.R Dag no. 1044**, **Area- 7.2215(Seven Point Two Two One Five) Decimal** out of 65.00 Decimal, **0.1111 Share** 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	0.1111	7.2215
					<b>Total</b>	<b>7.2215 Decimal</b>

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**). hereinafter referred to as the said LAND) out of the said Entire Lands, free from all encumbrances and charges and has requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the said Land directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

- F) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 3,00,000/- (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.
- G) 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.



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



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**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 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- 7.2215(Seven Point Two Two One Five) Decimal** out of 65.00 Decimal, **0.1111 Share** 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. (morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part



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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 lispendens whatsoever or howsoever and the Confirming Party doth hereby release relinquish its right title interest, if any, into or upon the said Land unto and in favour of the Purchaser absolutely and forever.

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

- a) That the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LANDS hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner as aforesaid.



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- 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 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 lispdens 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.



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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 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.



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**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.
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the Said Land.
- vii) To appear and represent in the name of the Vendors before all concerned statutory bodies and/or authorities including the Municipality, local Panchyat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendors for undertaking development of the said land.
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the Said Land.
- ix) **AND THAT** the Vendors and the Confirming party shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag no. 995** Corresponding **L.R Dag no. 1044**, **Area- 7.2215(Seven Point Two Two One Five) Decimal** out of 65.00 Decimal, **0.1111 Share** 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	0.1111	7.2215
Total						7.2215 Decimal

Total area sold by this Deed is 7.2215(Seven Point Two Two One Five) Decimal.

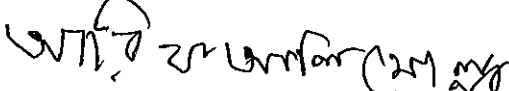
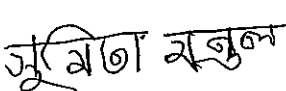
**BUTTED AND BOUNDED BY:-**


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**

1)    
(SUMITA MONDAL)

2) 

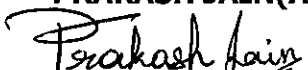
  
(PRASAD MONDAL)

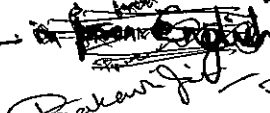
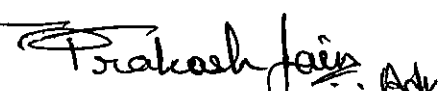
**SIGNED AND DELIVERED BY THE CONFIRMING PARTY At Kolkata in the presence of**

   
(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.

Read over and explained the content of this deed in Bengali by me to vendor no 1   Adv.



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

19 JUN 2022







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

19 JUN 2022

623

# SPECIMEN FORM FOR TEN FINGERPRINTS



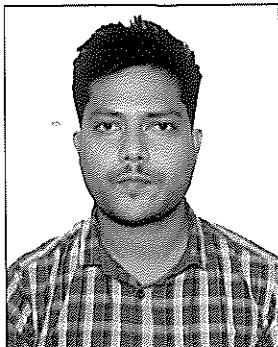
Mahankar Jayodip

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



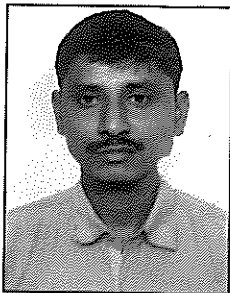
na Korelone

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



Prasad Mendel

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



Kapil Mendel

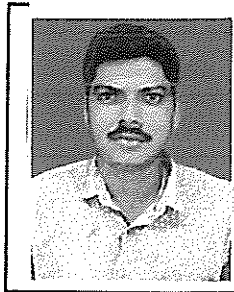
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



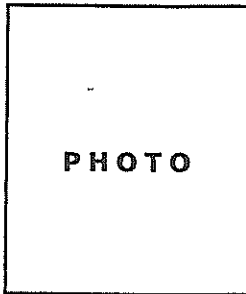
District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 JUN 2022

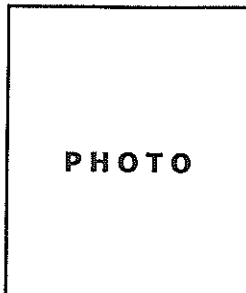
# SPECIMEN FORM FOR TEN FINGERPRINTS



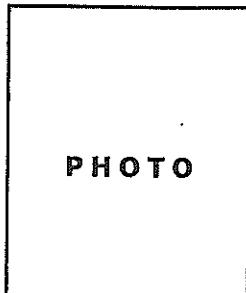
<b>ROSE MOMBAR</b>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						



	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



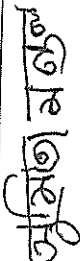
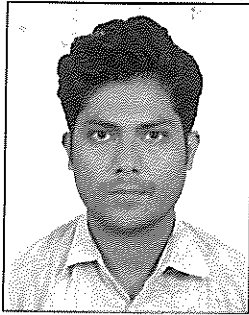


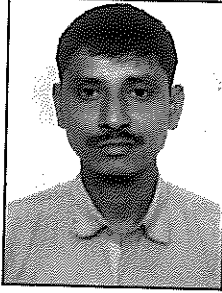

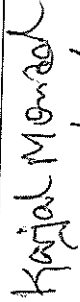
19 JUN 2022



Government of West Bengal

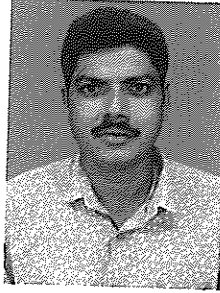

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042001308626/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUMITA MONDAL Mondal Para, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Represent ative of Seller [SRI SRI SARASW ATIMATA THAKURA NI ]			 19.6.22.
2	Mr PRASAD MONDAL Mondal Para, Samali (ct), City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Represent ative of Seller [SRI SRI SARASW ATIMATA THAKURA NI ]			 19/06/22
3	Mr KAJAL MONDAL Mondal Para, Samali(CT), City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 19/06/22





Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJU MONDAL Son of Mr TULSICHARAN MONDAL SAMALI, NAHAZARI, City:- , P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Mr MAYANK JAJODIA ,			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: 192022230019598511 Payment Mode: Online Payment  
GRN Date: 04/05/2022 15:48:38 Bank/Gateway: HDFC Bank  
BRN : 1784100924 BRN Date: 04/05/2022 15:50:26  
Payment Status: Successful Payment Ref. No: 2001308626/5/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Balaji Coinstruction Pvt Ltd  
Address: 82 Bentinck Street Kolkata- 700001  
Mobile: 9007830098  
Depositor Status: Buyer/Claimants  
Query No: 2001308626  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2001308626/5/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001308626/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	14398
2	2001308626/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	6640
			<b>Total</b>	<b>21038</b>

IN WORDS: TWENTY ONE THOUSAND THIRTY EIGHT ONLY.



सत्यमेव जयते

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

Query No / Year	2001308626/2022	Office where deed will be registered
Query Date	03/05/2022 3:34:11 PM 15/7/22	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	[4311] Receipt [Rs : 1,80,000/-]	
Set Forth value	Market Value	
Rs. 3,00,000/-	Rs. 4,82,576/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 14,478/- (Article:23)	Rs. 6,626/- (Article:A(1), 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 User OR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1044 (RS :-)	LR-1606	Organisati on	Shali	7.2215 Dec	3,00,000/-	4,82,576/-	Property is on Road
Grand Total :					7.2215Dec	3,00,000 /-	4,82,576 /-	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mrs SUMITA MONDAL Wife of Late PRASENJIT 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: House wife, Citizen of: India, Aadhaar No.: 42xxxxxxx9223, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001308626 of 2022, Printed On : May 3 2022 3:36PM, Generated from wbregistration.gov.in

2	Mr PRASAD MONDAL Son of Late PRASENJIT 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, Aadhaar No.: 27xxxxxxx2845, 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:- Not Specified, 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. BCxxxxx7L, 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 :**

SI No	Name & address	Status	Execution Admission Details :
1	BALAJI CONSTRUCTION PRIVATE LIMITED ( Private Limited Company ) ,82 BENTINCK STREET, GROUND FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 PAN No. AAxxxxx0C, ,Aadhaar No Not Provided by UIDAI Status :Organization, Not Executed	Organization	Not Executed

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr MAYANK JAJODIA Son of Mr Mahesh Kant Jajodia5, Bentinck Street, Labazar, 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. AExxxxx1G , Aadhaar No.: 55xxxxxxx8334	BALAJI CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr RAJU MONDAL Son of Mr TULSICHARAN MONDAL SAMALI, NAHAZARI, 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 SUMITA MONDAL , Mr PRASAD MONDAL , Mr MAYANK JAJODIA , Mr KAJAL MONDAL

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs SUMITA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-3.61075 Dec
2	Mr PRASAD MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-3.61075 Dec



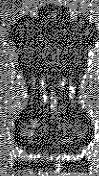
Note:

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: [banglarbhumii.gov.in](http://banglarbhumii.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



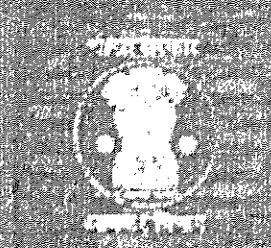


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BALAJI CONSTRUCTION  
PRIVATE LIMITED



06/02/2004

Permanent Account Number

AACCB3820C

Signature

BALAJI CONSTRUCTION PVT LTD

*Mangalajay Rajodis*

Director



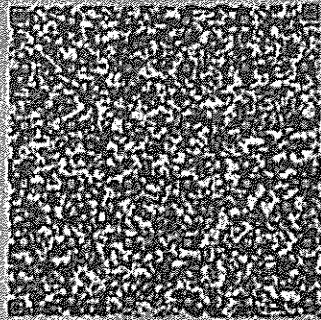
आयकर विभाग  
INCOME TAX DEPARTMENT



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







ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

অনিকাঙ্কিত আই ডি / Enrollment No. : 0649/43322/01698

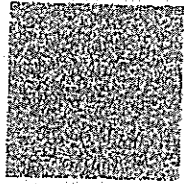
To  
Sumita Mondal  
সুমিতা মন্ডল  
W/O: Prasenjit Mondal,

MONDAL PARA,  
VTC: Samal(c), PO: Nahazari,  
Sub District: Thakurpukur Mahesola, District: South 24 Pargar  
State: West Bengal, PIN Code: 700104,  
Mobile: 8017141488

34270047



KF342700470FI



আপনার আধার সংখ্যা / Your Aadhaar No. :


**4268 1510 9223**

আমার আধার, আমার পরিচয়

ভারত সরকার

Sumita Mondal  
সুমিতা মন্ডল  
তারিখ / DOB: 01/07/1975  
বয়স / Female

Issue Date: 28/09/2014



আধার

**4268 1510 9223**

আমার আধার, আমার পরিচয়

সুমিতা মন্ডল



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনিকাঙ্কিত আই ডি / Enrollment No. : 2010/96515/04556

28/09/2014

To  
 Prasad Mondal  
 প্রসাদ মন্ডল  
 S/O: Prasenjit Mondal  
 MONDAL PARA  
 Samal(ct)  
 Nahazari, South 24 Parganas  
 West Bengal - 700104



KH033205466FT  
 3320546



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2773 3298 2845**



আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

প্রসাদ মন্ডল  
 Prasad Mondal  
 পিতা : প্রসেনজিৎ মন্ডল  
 Father : Prasenjit Mondal

জন্মতারিখ / DOB: 31/12/1993  
 পুরুষ / Male

**2773 3298 2845**

আধার - সাধারণ মানুষের অধিকার

*Prasad Mondal*  
*Prasad Mondal*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

অনিকার্ডের আই ডি / Enrollment No. : 2010/96515/04519

28/09/2014

To  
Kajal Mondal  
কাজল মন্ডল  
S/O: Ajit Mondal  
MONDAL PARA  
Samali(ct)  
Nahazari, South 24 Parganas  
West Bengal - 700104



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 Mandal

জন্মতারিখ / DOB: 03/06/1978  
পুরুষ / Male

**4673 1609 4862**



আধার - সাধারণ মানুষের অধিকার

*Kajal Mondal*



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার 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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India™

ঠিকানা: / অজিত মন্ডল,  
মন্ডল পাড়া, সামালি (সিটি), নহাজারী  
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Ajit Mondal, ..  
MONDAL PARA, Samali(ct),  
South 24 Parganas,  
Nahazari, West Bengal,  
700104

4673 1609 4862



1947

hello@uidai.gov.in

www.uidai.gov.in





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

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

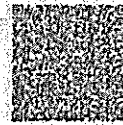
To  
 রাজু মণ্ডল  
 Raju Mondal  
 S/O Tulsicharan Mondal

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

Download Date: 11/07/2017

Generation Date: 06/07/2017

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  
 পুরুষ / MALE



**2209 0564 8424**

আমার আধার, আমার পরিচয়

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

RAJU MONDAL  
 TULSICHARAN MONDAL

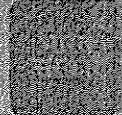
03/10/1979

Permanent Account Number

BNYPM6396K

*Raju Mondal*

Signature



1178/39118/30130



भारत सरकार  
GOVERNMENT OF INDIA



ভূখা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- 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.

- প্রাপ্তের 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 .



ভারতীয় পরিচয় প্রমাণ  
Unique Identification Authority of India

ঠিকানা:  
S/O তুসিচারন 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



help@uidai.gov.in

www.uidai.gov.in

যদি কার্ড হারানো / পাওয়া যায় বা কেউ চুরি করে / লোহা  
আমাদের সাথে যোগাযোগ করুন। যোগাযোগের  
সীলন করা হলে, আমাদের কাছে  
আমাদের বিজ্ঞান বিভাগে জমা করুন।  
সংসদ-ঘর - 411 045

If this card is lost / someone's lost card is found,  
Please inform / return to  
Income Tax EAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Banner Telephone Exchange,  
Bandra, Pune - 411 045

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

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

**BETWEEN**

**SUMITA MONDAL**

and

**PRASAD MONDAL**

.....**VENDORS**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**



## Major Information of the Deed

Deed No :	I-1604-06768/2022	Date of Registration	22/06/2022
Query No / Year	1604-2001308626/2022	Office where deed is registered	
Query Date	03/05/2022 3:34:11 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. 4,82,576/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,498/- (Article:23)	Rs. 6,672/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1044 (RS :- )	LR-1606	Organisati on	Shali	7.2215 Dec	3,00,000/-	4,82,576/-	Property is on Road
<b>Grand Total :</b>					<b>7,2215Dec</b>	<b>3,00,000 /-</b>	<b>4,82,576 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SRI SRI SARASWATIMATA THAKURANI</b> City:- Not Specified, 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

2	<b>Mr KAJAL MONDAL (Presentant)</b> Son of Mr AJIT MONDAL Mondal Para, Samali(CT), City:- Not Specified, 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: 46xxxxxxxx4862, 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
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**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 82 BENTINCK STREET, GROUND FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAYANK JAJODIA</b> 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)
2	<b>Mrs SUMITA MONDAL</b> Daughter of Late Prasenjit Mondal Mondal Para, 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: 42xxxxxxxx9223 Status : Representative, Representative of : SRI SRI SARASWATIMATA THAKURANI (as SEBAYAT)
3	<b>Mr PRASAD MONDAL</b> Son of Late Prasenjit Mondal Mondal Para, Samali (ct), City:- Not Specified, 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: 27xxxxxxxx2845 Status : Representative, Representative of : SRI SRI SARASWATIMATA THAKURANI (as SEBAYAT)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJU MONDAL</b> Son of Mr TULSICHARAN MONDAL SAMALI, NAHAZARI, City:- , P.O:- NAHAZARI, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104			
Identifier Of Mr MAYANK JAJODIA , Mrs SUMITA MONDAL , Mr PRASAD MONDAL , Mr KAJAL MONDAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SRI SRI SARASWATIMATA THAKURANI	BALAJI CONSTRUCTION PRIVATE LIMITED-7.2215 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 4,82,576/-

*(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 01:15 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), 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, NAHAZARI, 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 SUMITA MONDAL , SEBAYAT, SRI SRI SARASWATIMATA THAKURANI (Others), City:- Not Specified, 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, NAHAZARI, 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 PRASAD MONDAL , SEBAYAT, SRI SRI SARASWATIMATA THAKURANI (Others), City:- Not Specified, 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, NAHAZARI, 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 6,672/- ( A(1) = Rs 4,826/- ,B = Rs 1,800/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 6,640/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/05/2022 3:50PM with Govt. Ref. No: 192022230019598511 on 04-05-2022, Amount Rs: 6,640/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1784100924 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. 14,498/- and Stamp Duty paid by by online = Rs 14,398/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/05/2022 3:50PM with Govt. Ref. No: 192022230019598511 on 04-05-2022, Amount Rs: 14,398/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1784100924 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 6,672/- ( A(1) = Rs 4,826/- ,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. 14,498/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 36226, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: I Chakraborty

*(Signature)*

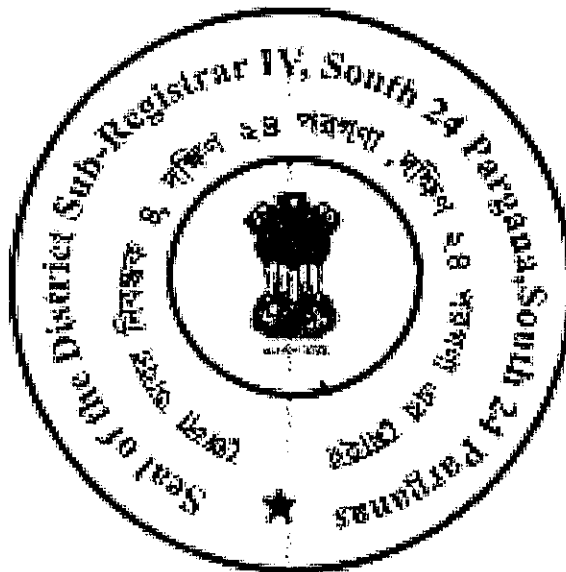
Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 221090 to 221115

being No 160406768 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.06.29 11:24:51 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/06/29 11:24:51 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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