

06707/21

V - 06833/2021



V.O. 1040/2021

पश्चिम बंगाल WEST BENGAL

AL 022379

200220414/21

01/11/21 at Samali
5.50 pm

certified that the document is certified
 and registered in the name of the
 owner and single person. This document
 This document is the part of the document
 [Signature]
 [Name]

9 NOV 2021

THIS INDENTURE OF CONVEYANCE is made this 1st day of November TWO
 THOUSAND TWENTY-ONE BETWEEN



Shrip Saankon Kundal.

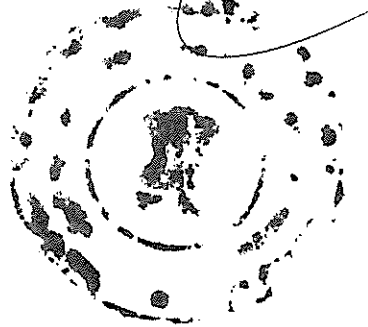
252031

Name:
Address:
Vendor:

B. K. JAIN & CO.
Advocate
6A, Green, Salt Lake, Roy Road
Kolkata - 700001

27 OCT 2021

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



2173
1.11.21

Shrip Saankon Kundal.



2174

Chandra Shekhar Kundal.

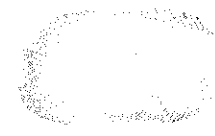
Area Dist. Sub Registrar, Baranagar
District Court, Kolkata

01 NOV 2021



2175

LTI of Biswanath Kundal by
the pen of Souvik Kundal.



2152

Raju Mondal

Identified by me _____

Tarakash Jain
s/o Sri Braj Sen Jain
20B/1 Srish Chandra
Chowdhury Lane
Kolkata - 70002, P.O.P.S. Tala.

SRI BISWANATH KUNDAL(PAN:AMOPK8411D)(AADHAAR:329903892347) Son of Late Kalipada Kundal, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs - 700104, West Bengal, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **ONE PART**;

AND

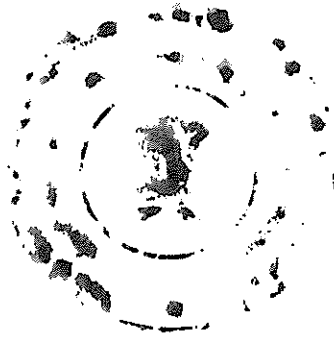
BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK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

AND

(1) SRI RAJU MONDAL(PAN:BNYPM6396K)(AADHAAR:220905648424) Son of Tulsicharan Mondal, by faith Hindu, by nationality- Indian, by occupation- Business, residing at Samali (ct), Nahazari, Thakurpukur Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, **(2) SRI SHIB SANKAR KUNDAL(PAN:CUTPK 4362G)(AADHAAR:813288601017)** **(3) SRI CHANDRA SHEKHAR KUNDAL(PAN:GC XPK7796C) (AADHAAR:665621347477)** Both are Sons of Biswanath Kundal, by faith Hindu, by nationality- Indian, by occupation- Service, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTIES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART**;

WHEREAS:

- A) **THAT** the vendor herein was the owner by way of Registered Deed of conveyance Dated 27/05/1975 Reg. at before Sub Registrar of Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.- 70, Pages 204 to 205, being no.-7520, Year-



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Aras Dis. Sub Region: Sulu
District: South Cotabato

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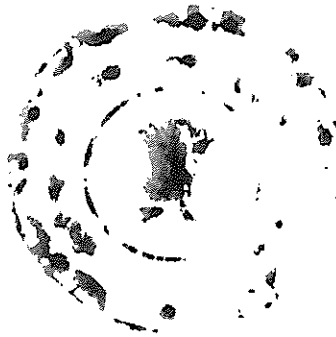
1975 from Amarendra Nath Bangal son of Sri Atul Krishna Bangal being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1154** Corresponding **L.R Dag no 1207, Area-21.50 (Twenty One Point Five Zero) Decimal** out of 43.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under RS Khatiyani no.-58, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1154	1207	Shali	58	43.00	0.5000	21.50
					Total	21.50 Decimal

- B) That the said vendor herein also the owner by way of Registered Deed of conveyance from Jagganath Kundal son of Late Kali Prasad Kundal being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1148** Corresponding **L.R Dag no 1201, Area-16.5033 (Sixteen Point Five Zero Three Three) Decimal** out of 99.00 Decimal, **0.1667 Share** out of 1.0000 Share, **under RS Khatiyani no.-256, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1148	1201	Shali	256	99.00	0.1667	16.5033
					Total	16.5033 Decimal

- C) Since after purchase & by way of inheritance of the "said Land" **BISWANATH KUNDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyani no.1091**.
- D) In as much as the said lands are barren and are not being cultivated by the Vendor and/or any person authorised by it the Vendor, 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 Parties and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendor and the Confirming Parties (hereinafter referred to as the **SALE AGREEMENT**).The



Area Dist. Sub-Register Stationery
District south of the river

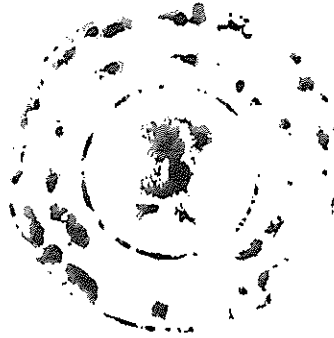
01 NOV 2021

Confirming Parties has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **38.0033 (Thirty Eight Point Zero Zero Three Three) Decimal**, comprised in (i) **R.S Dag No. 1148** Corresponding **L.R Dag no 1201, Area-16.5033 Decimal** and (ii) **R.S Dag No 1154** Corresponding **L.R Dag no. 1207, Area-21.50 Decimal** both under **Khatian No. 1091, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail,of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1148	1201	Shali	1091	99.00	0.1667	16.5033
1154	1207	Shali	1091	43.00	0.5000	21.5000
					Total	38.0033 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 Vendor to execute the Deed of Conveyance and/or transfer in respect of the said Land directly in favour of the Purchaser herein which the Vendor have agreed to do subject to the terms and conditions hereinafter appearing.

- E) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 12,66,000/- (Rupees Twelve Lacs Sixty Six) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 10,000/- (Rupees Ten Thousand) only** has been agreed to be paid by the Purchaser to the Vendor for sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs.12,56,000/- (Rupees Twelve lacs Fifty Six Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Parties as and by way of Nomination Costs.
- F) At or before the execution of this Indenture the Vendor, Confirming Parties and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is 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 Vendor has a marketable title in respect of the said Land.

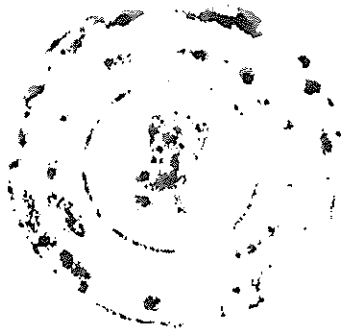


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Local Dist. Sub-Registry Registrar
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- iv) **THAT** the said Land is not being cultivated and/or the Vendor has not been cultivating the said land.
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the said Land.
- vi) **THAT** the Vendor is 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 Vendor 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 Vendor has 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 Vendor is in khas possession of the entirety of the said Land.
- xi) **THAT** no person excepting the Vendor has 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 Parties 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.



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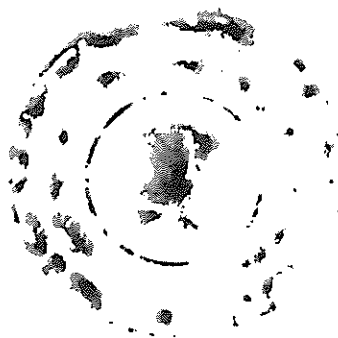
Act 018: Sub-Regime Regional
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- xv) **THAT** the said Land is barren and is not being cultivated by the Vendor or any person authorised by the Vendor and/or by the Confirming Party.
- xvi) That since the date of the said Deed of Sale dated 27/05/1975, the Vendor has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.
- G) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the said Land from the VENDOR.

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. 10,000/- (Rupees Ten Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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.12,56,000/- (Rupees Twelve lacs Fifty Six Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Parties at or before the execution of these presents as and by way of Nomination Costs (the receipt whereof the Confirming Parties doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) thus aggregating **Rs.12,66,000/- (Rupees Twelve lacs Sixty Six Thousand) 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 Vendor with the consent and concurrence of the Confirming Parties and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser herein **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **38.0033 (Thirty Eight Point Zero Zero Three Three) Decimal**, comprised in **(i) R.S Dag No. 1148** Corresponding **L.R Dag no 1201, Area-16.5033 Decimal** and **(ii) R.S Dag No 1154** Corresponding **L.R Dag no.**



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1207, Area-21.50 Decimal both under Khatian No. 1091, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1148	1201	Shali	1091	99.00	0.1667	16.5033
1154	1207	Shali	1091	43.00	0.5000	21.5000
					Total	38.0033 Decimal

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendor 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 Vendor or any person or persons from whom the Vendor 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



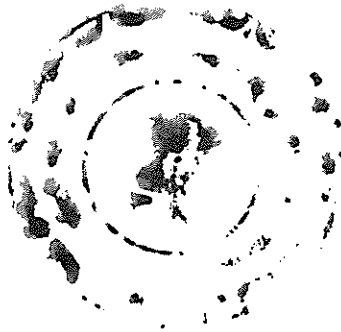
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District Court of Maryland

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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 Parties 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 VENDOR AND THE CONFIRMING PARTIES AND EACH ONE OF THEM DOTH HEREBY JOINTLY AND/OR SEVERALLY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendor is 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 Vendor has 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 Vendor 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 Vendor done executed or knowingly suffered to the contrary the Vendor 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 Vendor 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.

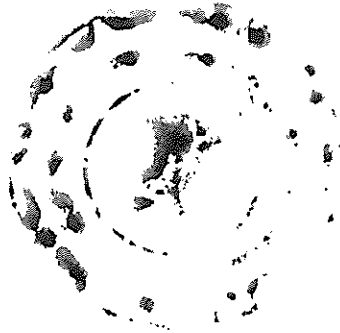


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Arch. Dir. Sub Register Semarang
Dinas Kependidikan dan Kebudayaan

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- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- 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 Vendor 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 Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor 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 Vendor 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 Vendor 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 Vendor 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 Vendor has 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



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2021 016: Sub Registrar Rikindan
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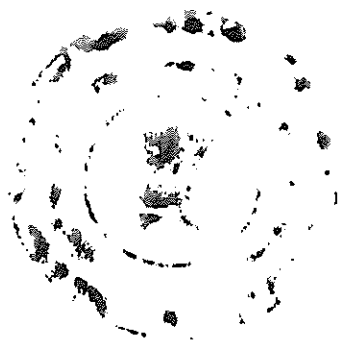
attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the Said Land or any part thereof from through under or in trust for the Vendor shall and will from 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 Vendor has 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 VENDOR, CONFIRMING PARTIES 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 VENDOR, CONFIRMING PARTIES 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 Vendor and the Confirming Parties 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:

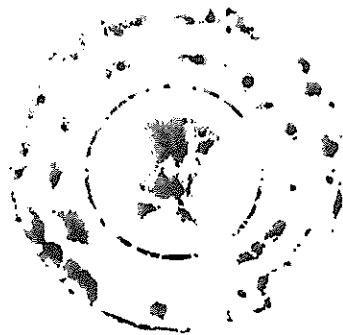
- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said Land surveyed.
- iii) To apply for and obtain permission for conversion of the user of the Said Land.



Acad. Dir. Sub Reg. & Examinations
Central Board of Secondary Education

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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 Vendor 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 Vendor 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 Vendor and the Confirming Parties 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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ALDI DIS. SUB-REGIONAL SAMPURAN
BENTENG SOUT IN. 10/11/2021

01 NOV 2021

THE SCHEDULE ABOVE REFERRED TO

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MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA						
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1154	1207	Shali	1091	43.00	0.5000	21.5000
					Total	38.0033 Decimal

Total area sold by this Deed is **38.0033 (Thirty Eight Point Zero Zero Three Three) Decimal**.

BUTTED AND BOUNDED BY:-

RS Dag	LR Dag	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1148	1201	Sali Land Dag-RS 1151	Sali Land Dag- RS 1119/1512	Sali Land Dag- RS 1154	Sali Land Dag- RS 1345
1154	1207	Sali Land Dag-RS 1152	Sali Land Dag-RS 1148	Sali Land Dag- RS 1155	Sali Land Dag-RS 1159

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 VENDOR

At Kolkata in the presence of

① Sourin Kundal.

② Suman Kundal

LTI of Biswanath Kundal by the pen of Sourin Kundal.
(BISWANATH KUNDAL)

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

① Sourin Kundal.

② Suman Kundal

Rofu Mondal
(1) SRI RAJU MONDAL

Shib Sankar Kundal,
(2) SRI SHIB SANKAR KUNDAL

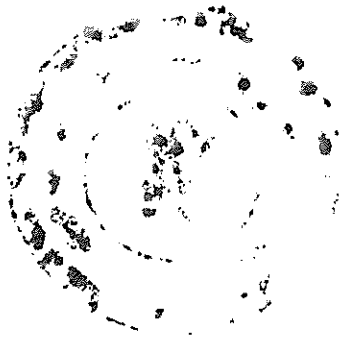
Chandray Shekhar Kundal
(3) SRI CHANDRA SHEKHAR KUNDAL

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

Drafted & Prepared by:-
PRAKASH JAIN(Advocate)

Prakash Jain Adv.

Sealdah Civil Court, Kolkata.
Enrolment No. F-2027/1987/2017.



ALDI DIS. Sub-Region: Sardinia
District south to Varese

01 NOV 2021

PURCHASER the within mentioned sum of
**Rs. 12,66,000.00/- (Rupees Twelve Lacs
 Sixty Six Thousand) only** being the entirety
 of the Consideration Amount payable under these
 presents as per Memo below:

Rs. 12,66,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 583756 dated 01/11/2021 Drawn on S.B.I, IFB, Kolkata Branch In favour of Vendor	Rs. 10,000.00
2. By Cheque No. 075900 dated 29/10/2021 Drawn on S.B.I Bentinck Street Branch In favour of Confirming Party no.1	Rs. 2,36,000.00
3. By Pay Order No. 583742 dated 29/10/2021 Drawn on S.B.I, IFB, Kolkata Branch In favour of Confirming Party no.2	Rs. 4,50,000.00
4. By Pay Order No. 583741 dated 29/10/2021 Drawn on S.B.I, IFB, Kolkata Branch In favour of Confirming Party no.3	Rs. 5,70,000.00
(Rupees Twelve Lacs Sixty Six Thousand) only	Total
	Rs. 12,66,000.00

WITNESSES

VENDOR

1) Sourin Kundal.
 S/o - Shibsankar Kundal.
 Ad- vill - Samali Ghosh para,
 P.O - Mahazari, P.S - Bishnu-
 pur, pin - 700104

LT I of Biswanath Kundal by the
 Pen of Sourin Kundal.
 (BISWANATH KUNDAL)

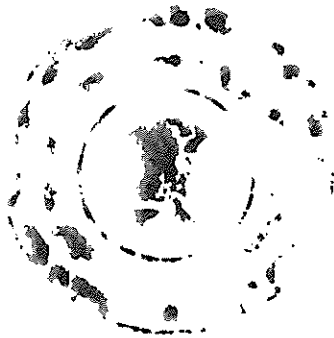
2) Suman Kumal
 S/o Chandra Shekhar Kundal
 Add - Samali Ghosh Para
 P.O - Mahazari
 P.S - Bishnupur
 pin - 700104

(CONFIRMING PARTIES)

Raju Mondal
 (RAJU MONDAL)

Shibsankar Kundal.
 (SHIB SANKAR KUNDAL)

Chandra Shekhar Kundal,
 (CHANDRA SHEKHAR KUNDAL)



A handwritten signature in black ink, consisting of several fluid, connected strokes. The signature is positioned centrally below the stamp.

Acad. Disi. Sub-Regional Kalimantan
District South Kalimantan

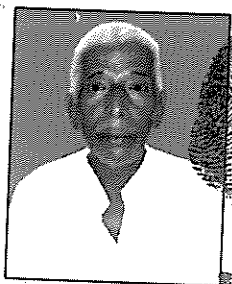
01 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



Mayank Tejodia

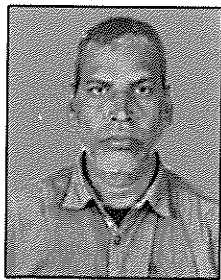
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



.TI of Biswanathi Kundal
by the pen of Sourin Kundal

Sourin Kundal

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



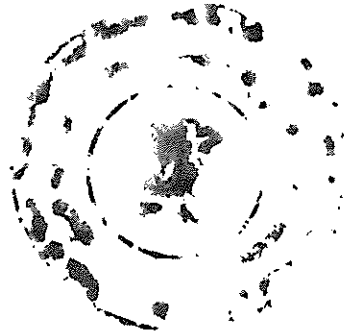
Shripankar Kundal

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



Chandan Shekhar Kundal

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



A handwritten signature or mark, consisting of several overlapping, fluid lines that form a stylized, abstract shape. It appears to be a personal or official signature.

Arad Dis. Sub Region - Romania
District Court - Arad

01 NOV 2021



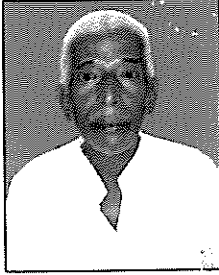

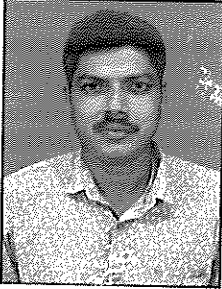

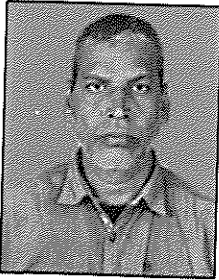

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132002220414/2021

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 Biswanath Kundal Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			LTI of Biswanath Kundal by the pen of Dourin Kundal. Date - 01/11/2021
2	Mr Raju Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Raju Mondal 1-11-2021
3	Mr SHIB SANKAR KUNDAL Samali (ct), Nahazari, Thakurpukur Mahestola, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Shib Sankar Kundal 1.11.2021

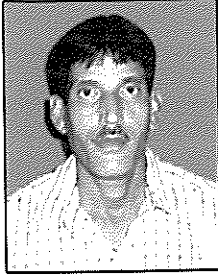

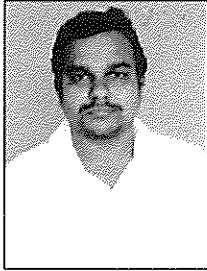



A handwritten signature in black ink, consisting of several fluid, overlapping strokes.

Arif Didi Sub Regenera Harnawan
District Court in Tangerang

01 NOV 2021

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
4	Mr CHANDRA SHEKHAR KUNDAL Samali (ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Chandra Shekhar Kundal. 1.11.2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002	Mr Biswanath Kundal, Mr Raju Mondal, Mr MAYANK JAJODI			Prakash Jain 1.11.21.

(Asif Nadim)

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

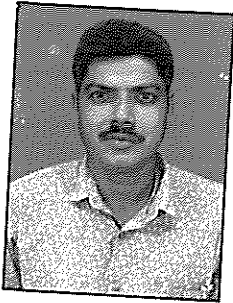


Handwritten signature or initials, possibly 'DW'.

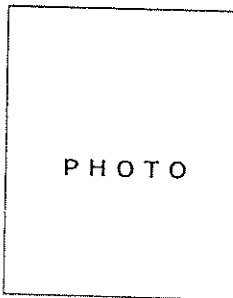
Acad. Dist. Sub-Regist. of Companies
District south de Maryland

01 NOV 2021

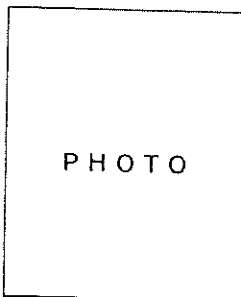
SPECIMEN FORM FOR TEN FINGERPRINTS



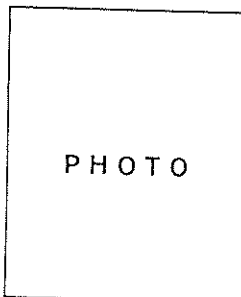
Rofu Mondal		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



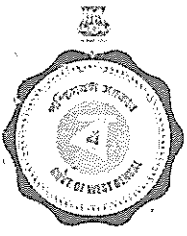
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized, abstract shape.

Acad. Dis. Sub Registra. Fisnoulu
Dispid. aut. in. Fisnoulu

01 NOV 2021



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

GRN Details

GRN:	192021220103892011	Payment Mode:	Online Payment
GRN Date:	29/10/2021 15:37:38	Bank/Gateway:	HDFC Bank
BRN :	1607351745	BRN Date:	29/10/2021 15:10:00
Payment Status:	Successful	Payment Ref. No:	2002220414/3/2021

[Query No*/Query Year]

Depositor Details

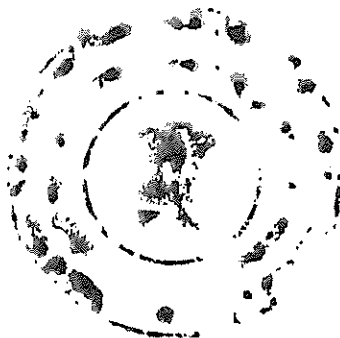
Depositor's Name:	BALAJI CONSTRUCTION PVT LTD
Address:	82 BENTICK STREET KOLKATA- 700001
Mobile:	9007830098
Depositor Status:	Buyer/Claimants
Query No:	2002220414
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2002220414/3/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002220414/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	55923
2	2002220414/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	31238

Total **87161**

IN WORDS: EIGHTY SEVEN THOUSAND ONE HUNDRED SIXTY ONE ONLY.

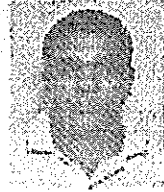


Arif Didi Sub-Regisrasi Sistemasi
Bupati Jawa Tengah

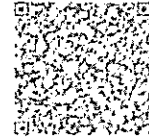
01 NOV 2021



ভারত সরকার
Government of India



প্রকাশ জৈন
Prakash Jais
পিতা - ব্রজেন জৈন
Father - Brajendra Jais
জন্ম তারিখ: Year of Birth: 1969
মাস: May



5121 8649 5976

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

ঠিকানা:
25/বি/1, শ্রীশ চন্দ্র চৌধুরী পেন,
তাল, কোলকাতা, পশ্চিমবঙ্গ
700002

Address:
20/B/1, SRISH CHANDRA
CHOWDHURY LANE, TALA,
KOLKATA, Odisha, West
Bengal, 700012

5121 8649 5976



1847
1847 1847



help@nic.gov.in



www.india.gov.in

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 Jajodia

Director

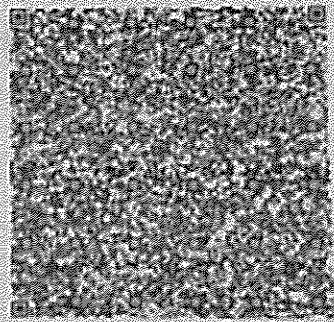
आयकर विभाग
INCOME TAX DEPARTMENT



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

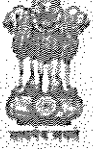
19032020

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

Mayank Jajodia
हस्ताक्षर/ Signature

BALAJI CONSTRUCTION PVT LTD

Mayank Jajodia



भारत सरकार
GOVERNMENT OF INDIA

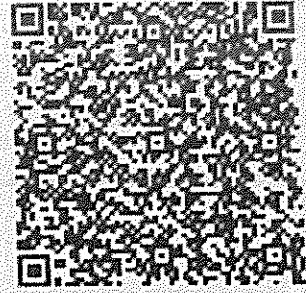


ময়াঙ্ক জাজোদিয়া

Mayank Jajodia

জন্মতারিখ/ DOB: 17/10/1978

পুরুষ / MALE



5576 9624 8334

আধার - সাধারণ মানুষের অধিকার

Mayank Jajodia



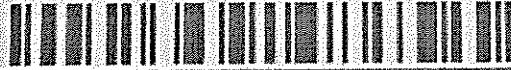
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

५, बेंटिन्क स्ट्रीट, लालबाजार,
कोलकाता जि. पि. ३,
कोलकाता,
पश्चिमबंग - 700001

Address

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



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

Magnum Jagodi



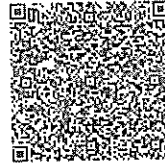
ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No 2010/96512-02008

To
Biswanath Kundal
 বিশ্বনাথ কুন্ডল
 S/O: Kalipada Kundal
 Samali(ct)
 Nahazari, South 24 Parganas
 West Bengal - 700104



KH033222699FT
 3322269



আপনার আধার সংখ্যা / Your Aadhaar No. :

3299 0389 2347

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বিশ্বনাথ কুন্ডল
Biswanath Kundal
 পিতা : কালীপদ কুন্ডল
 Father . Kalipada Kundal
 জন্মতারিখ / DOB 12/09/1940
 পুরুষ / Male



3299 0389 2347

আধার - সাধারণ মানুষের অধিকার



LTI of Biswanath Kundal by the pen of Soumik Kundal.



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.



ঠিকানা: /: কালিপদ কুন্ডল
সামালি (সিটি), নহাজারী
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ.

স্বাধীনতা সংগ্রামের স্মরণার্থে প্রতিষ্ঠিত
Unique Identification Authority of India

Address: S/O: Kalipada
Kundal, Samali(ct), South 24
Parganas, Nahazari, West
Bengal, 700104

3299 0389 2347



1947

www.uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
BISWANATH KUNDAL
KALI PRASAD KUNDAL
12/09/1945
Permanent Account Number
AMOPK8411D
Signature

भारत सरकार
GOVT. OF INDIA



LTI of Biswanath Kundal by the pen of Sourin Kundal



ভারত সরকার
Unique Identification Authority of India
Government of India

অনুলিপি/অই ডি / Enrollment No. : 2010/96512/02007

To
Chandra Shekhar Kundal
চন্দ্রশেখর কুন্ডল
S/O: Biswanath Kundal
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104

08/10/2014



KH043629629FT

4362962



আপনার আধার সংখ্যা / Your Aadhaar No. :

6656 2134 7477

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

চন্দ্রশেখর কুন্ডল

Chandra Shekhar Kundal

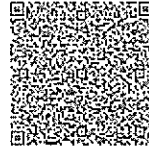
পিতা : বিস্বনাথ কুন্ডল

Father : Biswanath Kundal

জন্মতারিখ/DOB 01/01/1972

পুলন / Male

6656 2134 7477



আধার - সাধারণ মানুষের অধিকার



भारत सरकार



ভূমিকা

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

INFORMATION

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- ▣ 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.



স্বাভাবিক পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা: A/ বিষ্ণুনাথ কুন্ডল
সামালি (সিটি), দক্ষিণ 24
পশ্চিমবঙ্গ, ভারত

Address: S/O. Biswanath
Kundal, Samali(ct), South 24
Parganas, Mahazari, West
Bengal - 741104

সংস্করণ: 2018-19



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GCXPK7796C



नाम/Name
CHANDRA SHEKHAR KUNDAL

पिता का नाम / Father's Name
BISWANATH KUNDAL

जन्म की तारीख / Date of Birth
01/01/1972

Chandra Shekhar Kundal
हस्ताक्षर / Signature



Chandra Shekhar Kundal.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD-Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लाटाए :
आयकर पैन सेवा यूनिट, UTTISI,
प्लॉट नं: 3, सेक्टर 11, सी वी डी बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No. : 2010/96512/02003

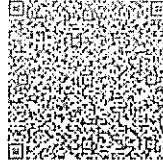
01.10.2014

To
Shibsankar Kundal
শিবশংকর কুন্ডল
S/O Bishwanath Kundal
Samal(ct)
Nahazari, South 24 Parganas
West Bengal - 700104



KH033222671FT

3322267



আপনার আধার সংখ্যা / Your Aadhaar No. :

8132 8860 1017

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

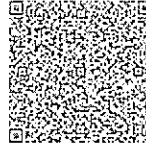
Government of India

শিবশংকর কুন্ডল
Shibsankar Kundal
পিতা শিবশংকর কুন্ডল
Father Biswanath Kundal

জন্মতারিখ / DOB 01/01/1970

পুরুষ / Male

8132 8860 1017



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT
SHIB SANKAR KUNDAL



भारत सरकार
GOVT. OF INDIA

BISWANATH KUNDAL

07/07/1970

Permanent Account Number

CUTPK4362G

Shib Sankar
Kundal
Signature



In case this card is lost or found, kindly inform & return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, BD Belapur,
Navi Mumbai - 400 614

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, बी.डी.बेलपुर,
नवी मुंबई-400 614

Shib Sankar Kundal.



सत्यमेव जयते



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

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

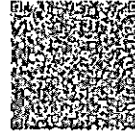
Download Date: 11/07/2017

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

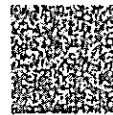
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



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



2209 0564 8424

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJU MONDAL

TULSICHARAN MONDAL

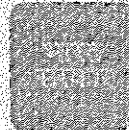
03/10/1979

Permanent Account Number

BNYPM6396K

রাজু মণ্ডল

Signature



03/08/2011

Raju Mondal

রাজু মণ্ডল



Government of India

भारत सरकार
GOVERNMENT OF INDIA



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি পত্র

INFORMATION

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

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



আধার

ভারতীয় পরিচয় পরিচয় প্রমাণ
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

কার্ড হারিয়ে গেলে / কার্ড অন্য কারো হাতে চলে গেলে / কার্ড খোঁজা
আমাদের টোল ফ্রি নাম্বার ১১২২-১১২২ এ ফোন করে
সহায়তা চাওয়া যাবে।
আমাদের টোল ফ্রি নাম্বার ১১২২-১১২২ এ ফোন করে
সহায়তা চাওয়া যাবে।

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 Bannu Telephone Exchange,
Bangalore, Pin - 560045

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE 1st DAY OF November 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

BISWANATH KUNDAL
.....**VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED
.....**PURCHASER**

AND

SRI RAJU MONDAL

SRI SHIB SANKAR KUNDAL

AND

SRI CHANDRA SHEKHAR KUNDAL

.....**CONFIRMING PARTIES**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-06833/2021	Date of Registration	09/11/2021
Query No / Year	1613-2002220414/2021	Office where deed is registered	
Query Date	27/10/2021 12:00:38 PM	1613-2002220414/2021	
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 : 1], [4311] Other than Immovable Property, Receipt [Rs : 12,56,000/-]		
Set Forth value	Market Value		
Rs. 12,66,000/-	Rs. 18,67,055/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 56,023/- (Article:23)	Rs. 31,238/- (Article:A(1), E,)		
Remarks			

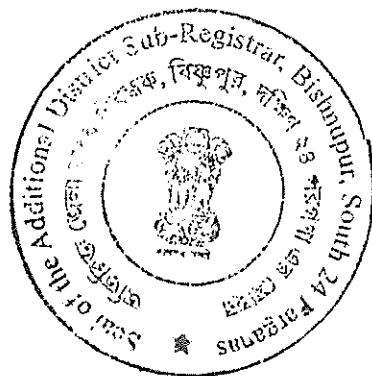
Land Details :

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-1201 (RS :-)	LR-1091	Organisati on	Shali	16.5033 Dec	5,50,000/-	8,10,787/-	Width of Approach Road: 6 Ft.,
L2	LR-1207 (RS :-)	LR-1091	Organisati on	Shali	21.5 Dec	7,16,000/-	10,56,268/-	Width of Approach Road: 6 Ft.,
		TOTAL :			38.0033Dec	12,66,000 /-	18,67,055 /-	
		Grand Total :			38.0033Dec	12,66,000 /-	18,67,055 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Biswanath Kundal Son of Late Kalipada Kundal 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, PAN No.:: AMxxxxxx1D, Aadhaar No: 32xxxxxxx2347, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence



2	<p>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, PAN No.:: BNxxxxxx6K, Aadhaar No: 22xxxxxxxx8424, Status :Confirming Party, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>
3	<p>Mr SHIB SANKAR KUNDAL (Presentant) Son of Mr Biswanath Kundal 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, PAN No.:: CUxxxxxx2G, Aadhaar No: 81xxxxxxxx1017, Status :Confirming Party, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>
4	<p>Mr CHANDRA SHEKHAR KUNDAL Son of Mr Biswanath Kundal 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: Business, Citizen of: India, PAN No.:: GCxxxxxx6C, Aadhaar No: 66xxxxxxxx7477, Status :Confirming Party, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>

Buyer Details :

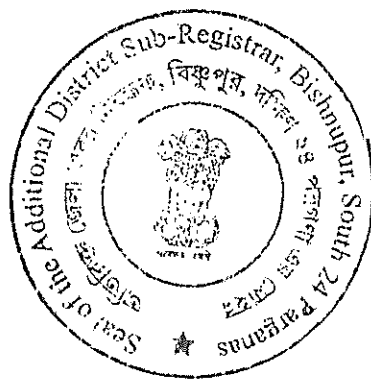
SI No	Name,Address,Photo,Finger print and Signature
1	<p>BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentinck Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002</p>			
Identifier Of Mr Biswanath Kundal, Mr Raju Mondal, Mr MAYANK JAJODIA , Mr SHIB SANKAR KUNDAL , Mr CHANDRA SHEKHAR KUNDAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Kundal	BALAJI CONSTRUCTION PRIVATE LIMITED-16.5033 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Kundal	BALAJI CONSTRUCTION PRIVATE LIMITED-21.5 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:- 1201, LR Khatian No:- 1091	Owner:বিশ্বনাথ কুন্ডল, Gurdian:কালীপ্রসাদ , Address:নিজ , Classification:শালি, Area:0.17000000 Acre,	Mr Biswanath Kundal
L2	LR Plot No:- 1207, LR Khatian No:- 1091	Owner:বিশ্বনাথ কুন্ডল, Gurdian:কালীপ্রসাদ , Address:নিজ , Classification:শালি, Area:0.22000000 Acre,	Mr Biswanath Kundal

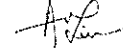


Endorsement For Deed Number : I - 161306833 / 2021

On 30-10-2021

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 18,67,055/-



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

On 01-11-2021

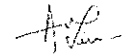
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:50 hrs on 01-11-2021, at the Private residence by Mr SHIB SANKAR KUNDAL , one of the Executants.

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

Execution is admitted on 01/11/2021 by 1. Mr Biswanath Kundal, Son of Late Kalipada Kundal, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. 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, 3. Mr SHIB SANKAR KUNDAL , Son of Mr Biswanath Kundal , Samali (ct), Nahazari, Thakurpukur Mahestola, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 4. Mr CHANDRA SHEKHAR KUNDAL , Son of Mr Biswanath Kundal , Samali (ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr Prakash Jain, , Son of Mr Brajsen Jain, 20B/1, Srish Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate



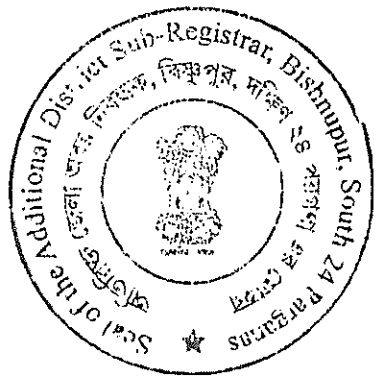
Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 08-11-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 31,238/- (A(1) = Rs 18,671/- ,B = Rs 12,560/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 31,238/-

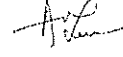
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 3:40PM with Govt. Ref. No: 192021220103892011 on 29-10-2021, Amount Rs: 31,238/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607351745 on 29-10-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,023/- and Stamp Duty paid by by online = Rs 55,923/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 3:40PM with Govt. Ref. No: 192021220103892011 on 29-10-2021, Amount Rs: 55,923/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607351745 on 29-10-2021, Head of Account 0030-02-103-003-02



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

On 09-11-2021

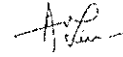
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

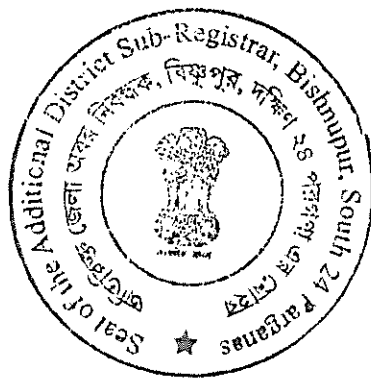
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,023/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 022379, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 180560 to 180595
being No 161306833 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.11.16 16:52:57 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/11/16 04:52:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)