

06690121

V-08858/2021



N.C. 1043/2021
 गैर न्यायिक पश्चिम बंगाल WEST BENGAL
 200224565/21
 01/11/21 at Sankli
 6.49 p.m.
 AL

AL 022378

I certify that the document is admitted
 for registration and that the above
 fees and stamp duty have been attached
 and the same is the part of this document
 AL
 AL, Registrar, West Bengal

09 NOV 2021

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

V.C.
1043/21

যিনু কুন্ডল

যিনু কুন্ডল

মিনু কুন্ডল

অজিতা ঘোষ

L.T.G. of
Rekha Kundal

By the Pen of Jayant & Mondal

()

Rofu Mondal

I identified by me

Prakash Jain Adv.

sp/ Sri Braj Sen Jain .

200/1 Srish Chandra Choudhary

lane, Kolkata - 700002 .

252022

2179

01.11.21

2180

2181

2178

2152

Name
Address
Vendor

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



[Signature]

West Dist. Sub-Registrar, District South of Calcutta

01 NOV 2021

27 OCT 2021

B. K. JAIN & CO
Advocate
6A, Suraj Sen Sarani, Roy Road
Kolkata - 700001

(1) **SMT. REKHA KUNDAL(AADHAAR:769027200752)** wife of Late Paritosh Kundal, by occupation- House Wife (2) **SRI PINTU KUNDAL (AADHAAR:438153534271)** son of Late Paritosh Kundal, by occupation- Cultivation (3) **SRI MINTU KUNDAL (AADHAAR:450489426174)** son of Late Paritosh Kundal, by occupation- Cultivation(4) **SMT. AJANTA GHOSH (AADHAAR:303947890679)** Daughter of Late Paritosh Kundal by occupation- House Wife all are by faith Hindu, by nationality- Indian, all are residing at Samali (ct), Thakurpukur, Mahestola, 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 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:AESPJ0291G)(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 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, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART**;

WHEREAS:

A) **One** Madan Mohan Kundal alias Madan Kundal(since deceased)son of Late Barda Prasad was the owner by way of inheritance being **ALL THAT** piece or parcel of the Land classified as **Sali**.i.e. Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200, under L.R Khatiyani no.- 1161, Area-33.6734 Decimal** out of 101.00 Decimal, **0.3334 Share** out of 1.0000 Share, **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 Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	1161	101.00	0.3334	33.6734
				Total	0.3334	33.6734 Decimal

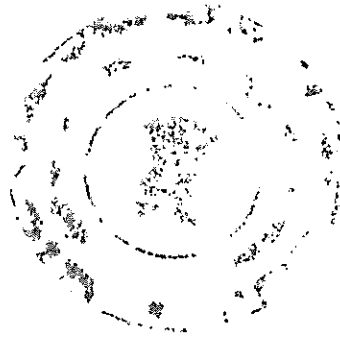
B) **That** the said Madan Mohan Kundal alias Madan Kundal son of Late Barda Prasad died intestate since long leaving behind his wife Radha Rani Kundal and Two (2) sons namely (i) Paritosh Kundal(since deceased) (ii) Ashutosh Kundal as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint 1/3rd owners of the said Land.

Late Madan Mohan Kundal alias Madan Kundal, Kh.-1161 Distribution of Share mention below:-

Legal heirs are	Share(out of 1.0000 Share)	Area out of 101.00 Decimal
1) Radha Rani Kundal	0.1112	11.2312 Decimal
2) Paritosh Kundal(since deceased)	0.1111	11.2211 Decimal
3) Ashutosh Kundal	0.1111	11.2211 Decimal
Total	0.3334 Share	33.6734 Decimal

C) **That** the said Paritosh Kundal died intestate since long leaving behind his wife Rekha Kundal and Two (2) sons namely (i) Pintu Kundal (ii) Mintu Kundal and only married daughter Ajanta Ghosh wife of Ashim Ghosh as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.

D) **That** the said **Radha Rani Kundal** wife of Late Madan Mohan Kundal alias Madan Kundal sold, conveyed and transferred by a registered Deed of Conveyances Dated 20/11/2006, Registered at before A.D.S.R Bishnupur and recorded in Book-I, CD Vol.- 10, Page 3087 to 3106, being no.-03261, Year 2010,



A handwritten signature in black ink, consisting of several fluid, overlapping strokes. The signature is positioned directly below the circular seal.

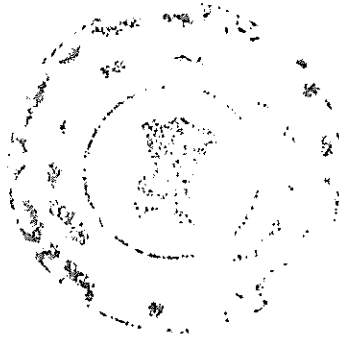
Archi Dis: Sub-Regente: Bistrouchi
District court de Jersey

01 NOV 2021

her **05.6257 Decimal** of Land, **0.0557 Share** to One **Kamaluddin Molla (PAN:CLPPM8302K) (AADHA AR:899283839668)** Son of Kousher Ali Molla.

- E) **That** the said **Ashutosh Kundal** son of Late Madan Mohan Kundal alias Madan Kundal also sold, conveyed and transferred by a same registered Deed of Conveyances Dated 20/11/2006, Registered at before A.D.S.R Bishnupur and recorded in Book-I, CD Vol.- 10, Page 3087 to 3106, being no.-03261, Year 2010, his **11.2211 Decimal** of Land, **0.1111 Share** to One **Kamaluddin Molla (PAN:CLPPM8302K) (AADHAAR:899283839668)** Son of Kousher Ali Molla.
- F) Since after purchase of the "SAID LAND" **KAMALUDDIN MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO, Area- **16.8468 Decimal and 0.1668 Share under Khatiyani no. 2111.**
- G) **That** the unsold area of said **Radha Rani Kundal** is **05.6055 Decimal, 0.0555 Share** and the unsold area of said Legal heirs of **Late Paritosh Kundal** is **11.2211 Decimal, 0.1111 Share, Total measuring 16.8266 Decimal, 0.1666 Share under LR Khatiyani no.- 1161.**
- H) In as much as the said lands are barren and are not being cultivated by the Vendors and/or any person authorised by it the Vendors, on being approached by the Confirming Party, has agreed to sell and transfer the entirety of the said Land unto and in favour of the Confirming Party and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendors and the Confirming Party (hereinafter referred to as the **SALE AGREEMENT**). The Confirming Party has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THAT** piece or parcel of the Land classified as **Salii.e.** Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200, under L.R Khatiyani no.-1161, Area-11.2211 Decimal** out of 101.00 Decimal, **0.1111 Share** out of 1.0000 Share, **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 Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	1161	101.00	0.1111	11.2211
				Total	0.1111	11.2211 Decimal

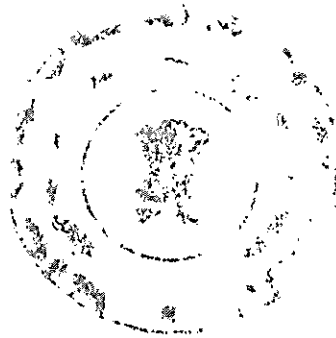


අධිකාරී, දකුණු පළාතේ දිස්ත්‍රික් අධිකරණය
District Court of Jaffna

01 NOV 2021

(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.

- I) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 3,74,000/- (Rupees Three lacs Seventy Four Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 3,40,000/- (Rupees Three Lakhs Forty 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.34,000/- (Rupees Thirty Four Thousand) only**has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.
- J) At or before the execution of this Indenture the Vendors, Confirming Party and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owners of the said Land.
 - ii) **THAT** the said Land is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendors have a marketable title in respect of the said Land.
 - iv) **THAT** the said Land is not being cultivated and/or the Vendors have not been cultivating the said land.
 - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the said Land.

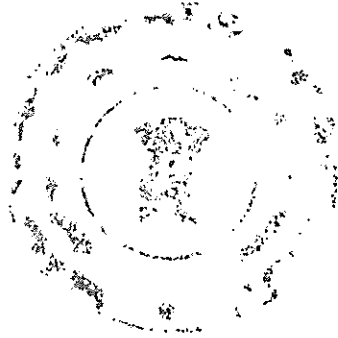


A handwritten signature in black ink, consisting of a stylized, cursive script.

Acad. Dist. Sub-Región Suroriente
Distrito judicial de Toluca

01 NOV 2021

- 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.
- xvi) **THAT** the Legal heirs of Late Madan Mohan Kundal alias Madan Kundal recorded owner have been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.



Archi Dist. Sub Regimul Sibiocului
District south of Iaşoveni

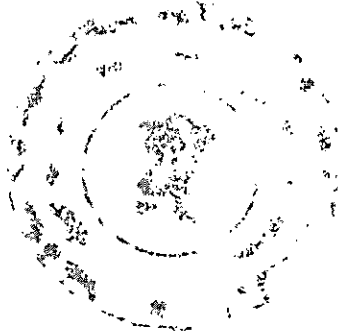
01 NOV 2021

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 VENDORS.

I. NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

THAT in consideration of the said Sale Agreement and in further consideration of a sum of **Rs. 3,40,000/- (Rupees Three Lakhs Forty 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.34,000/- (Rupees Thirty Four 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. 3,74,000/- (Rupees Three lacs Seventy Four 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 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 **Shali**.e. Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200, under L.R Khatiyani no.-1161, Area-11.2211 Decimal** out of 101.00 Decimal, **0.1111 Share** out of 1.0000 Share, **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 Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	1161	101.00	0.1111	11.2211
				Total	0.1111	11.2211 Decimal

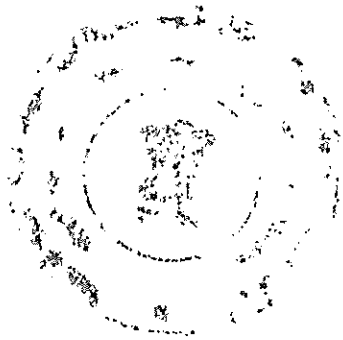


A handwritten signature in black ink, consisting of a stylized, cursive script.

Chennai Dist: Sub Registrar, Registration
District Court at Chennai

01 NOV 2021

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LANDS hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispens 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.



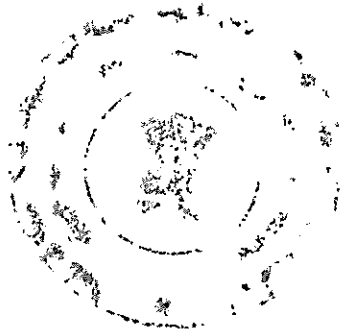
A handwritten signature in black ink, consisting of several fluid, connected strokes.

Jefe Dist. Sub-Región Fronteriza
Distrito Judicial de Tulum

01 NOV 2021

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

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



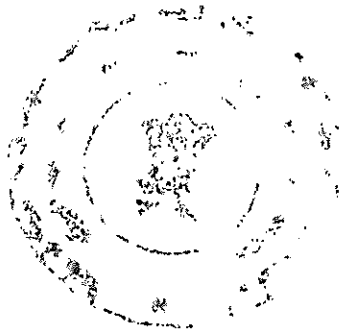
A handwritten signature in black ink, consisting of several fluid, connected strokes.

Atas Nama Sub Regenerasi Mahasiswa
Distrik Court Cirebon, Jawa Barat

01 NOV 2021

expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazna and revenue payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendors never held and does not hold any excess vacant Lands within the meaning of the Urban Lands (Ceiling & Regulation) Act, 1976 and the said land/property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the 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

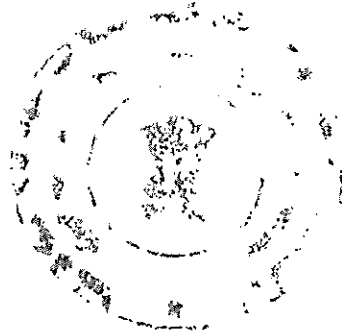


Archi Dist. Sub-Region: Bismarck
District court of Tufesias

01 NOV 2021

any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LANDS or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the Said Land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the Said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- III. AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the Said Lands and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever.
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDORS, CONFIRMING PARTY shall jointly and severally be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and each of the said VENDORS, CONFIRMING PARTY has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendors and the Confirming Party and each one of them doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or



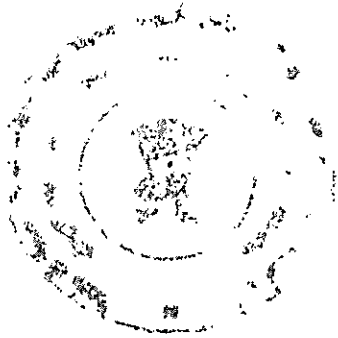
A handwritten signature in black ink, consisting of a stylized, cursive script.

अधीन डिस्ट्रिक्ट कोर्ट जहार्खण्ड
District Court of Jharkhand

01 NOV 2021

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.



A handwritten signature in black ink, consisting of a stylized, cursive script.

Korid Dist Sub Registrar Kishnupri
District Court of Jember

01 NOV 2021

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Salii.e.** Agricultural land comprised in **R.S Dag No. 1119/1512** Corresponding **L.R Dag no. 1200**, under **L.R Khatiyān no.-1161**, **Area-11.2211 Decimal** out of 101.00 Decimal, **0.1111 Share** out of 1.0000 Share, **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,		RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119/1512	1200	Shali	1161	101.00	0.1111	11.2211
				Total	0.1111	11.2211 Decimal

Total area sold by this Deed is 11.2211(Eleven Point Two Two One One) Decimal.

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1119/1512	1119/1512	Sali Land Dag- RS 1119	Sali Land Dag- RS 1147	Sali Land Dag- RS 1148	Sali Land Dag- RS 1345

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. Jayanta Mondal
of Samali

অজিতা গোস্বামী

L. T. D. of
Rekha Kundal By the
(REKHA KUNDAL) Pan of Jayanta Mondal,

পিন্টু কুন্ডাল

(PINTU KUNDAL)

মিন্টু কুন্ডাল

(MINTU KUNDAL)

অজিতা গোস্বামী

(AJANTA GHOSH)

SIGNED AND DELIVERED BY THE CONFIRMING PARTYAt Kolkata in the presence of
Jayanta Mondal.

Rajumondal
(RAJU MONDAL)

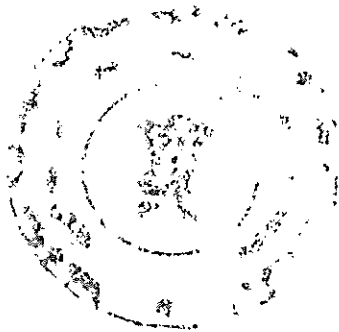
Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR. on behalf of purchaser

Drafted & Prepared by:-
PRAKASH JAIN(Advocate)

Prakash Jain Adv.

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

Read over & Explain the Content of this deed to No. 2, 3, 4
By Mr Jayanta Mondal,



A handwritten signature in black ink, consisting of a stylized, cursive script.

Acting Dist. Sub-Registrar, St. Leonards
District Court St. Leonards

01 NOV 2021

PURCHASER the within mentioned sum of
**Rs. 3,74,000/- (Rupees Three Lakhs Seventy
 Four Thousand) only** being the entirety
 of the Consideration Amount payable under
 these presents as per Memo below:

Rs. 3,74,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 583676 dated 29/10/2021 Drawn on S.B.I, I.F.B Bank Kolkata Br. In favour of Vendor no.1	Rs. 1,60,000.00
2. By Pay Order No. 583677 dated 29/10/2021 Drawn on S.B.I, I.F.B Bank Kolkata Br. In favour of Vendor no.2	Rs. 85,000.00
3. By Denomination of Reserve Bank of India notes Paid to Vendor In favour of Vendor no.3	Rs. 10,000.00
4. By Pay Order No. 583678 dated 29/10/2021 Drawn on S.B.I, I.F.B Bank Kolkata Br. In favour of Vendor no.4	Rs. 85,000.00
5. By Pay Cheque No. 075905 dated 29/10/2021 Drawn on S.B.I Bentinck St. Br. In favour of Confirming Party	Rs. 34,000.00
(Rupees Three Lakhs Seventy Four Thousand) only Total	Rs. 3,74,000.00

WITNESSES


1. Jayanta Mondal
S.P.O., Kankarni Model
of Samek

আজিত র মোদল

সিও - কান্ধাই মোদল

সংসদ

VENDORS

 L. T. D, of
Rekha Kundal By the
Pan of Jayanta Mondal.

(REKHA KUNDAL)

পিন্টু কুন্ডল

(PINTU KUNDAL)

মিন্টু কুন্ডল

(MINTU KUNDAL)

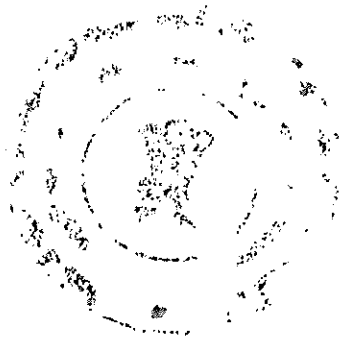
অজন্তা গোস্বামী

(AJANTA GHOSH)

Rajumondal

(CONFIRMING PARTY)

(RAJU MONDAL)



A handwritten signature in black ink, consisting of several stylized, overlapping loops and lines.

Armi Dis: Sub-Regente: Sistrucum
District court of Columbia

01 NOV 2021





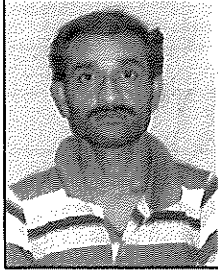

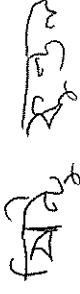
Government of West Bengal

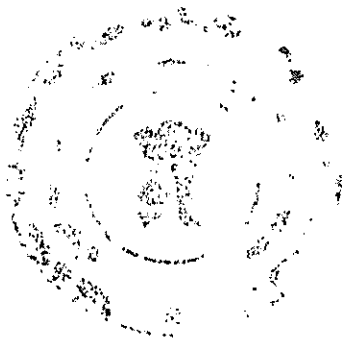
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132002245652/2021

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 Rekha Kundal Samali (ct), Thakurpukur, Mahestola, Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			L.T.S. of Rekha Kundal By the Pen of Jayanta Kundal. 1.11.21
2	Mr Pintu Kundal Samali (ct), Thakurpukur, Mahestola, Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 1.11.2021

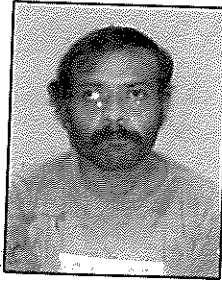
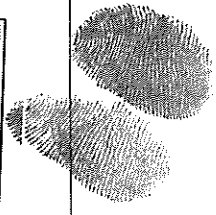




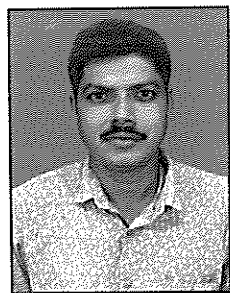

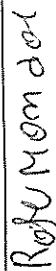


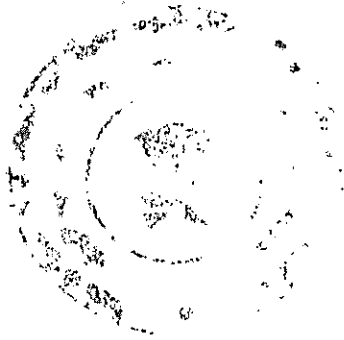
A handwritten signature or scribble, possibly in ink, consisting of several overlapping loops and a vertical stroke.

Mini Dist. Sub-Regional Registrar
District South Bangalore

01 NOV 2021

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

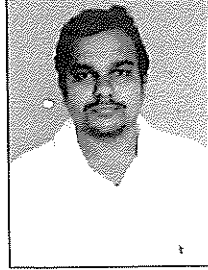

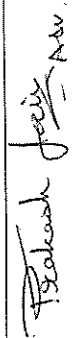
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Mintu Kundal Samali (ct), Thakurpukur, Mahestola, Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 1.11.21
4	Mrs Ajanta Ghosh Samali (ct), Thakurpukur, Mahestola, Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 12/11/21
5	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			 1.11.2021



A handwritten signature in black ink, consisting of a vertical stroke that curves into a loop at the bottom.

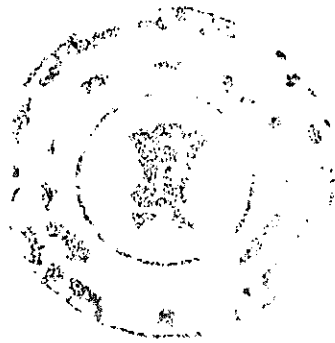
Dist. Sub-Register of Srinagar
District Srinagar Jammu and Kashmir

01 NOV 2021

SI 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	Mrs Rekha Kundal, Mr Pintu Kundal, Mr Mintu Kundal, Mrs Ajanta Ghosh, Mr Raju Mondal Mr MAYANK JAJODIA			 1.11.2021.

(Asif Nadim)

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



Anti Dist Sub-Region - Mauritius
District south & central

01 NOV 2021

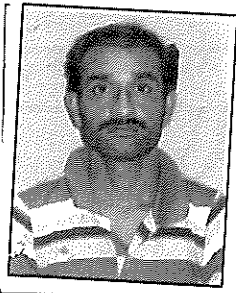
SPECIMEN FORM FOR TEN FINGERPRINTS



Mogank Jajodi's	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					

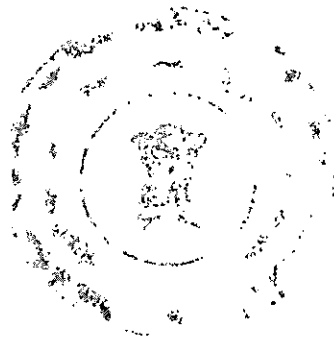


ଅମର କୁମାର	Left Hand					
	Right Hand					



ଅମର କୁମାର	Left Hand					
	Right Hand					

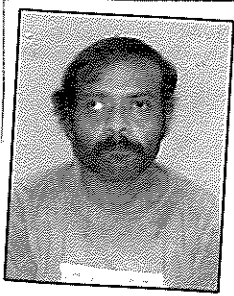
L. T. 9. of Leleha Kunder
By the son of Jajank Mander.



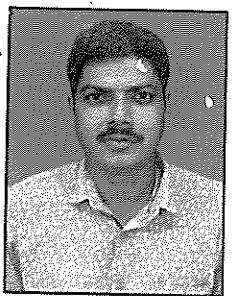
Latvijas Dist. Sub-Registru Sistēmas
Districi sūnīt ar Latvijas

01 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



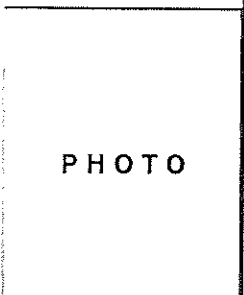
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
S. G. S. G.	Left Hand					
	Right Hand					



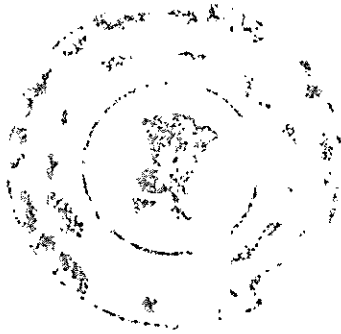
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Rotu Mondal	Left Hand					
	Right Hand					



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



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



A handwritten signature in black ink, consisting of a stylized, cursive script.

Arnt Dis: Sub-Regional Association
District south of Columbia

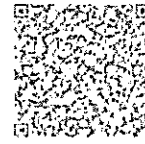
01 NOV 2021



ভারত সরকার
Government of India



প্রদান করা
Prakash 2006
বিষয়: বৃন্দেন চন্দ্র
Father: Brijendra Chandra
Date of Birth: 1949
১৯৪৯



5121 8649 5976

স্বাক্ষরিত: - স্বাক্ষরিত মানুষের অধিকার



ভারত সরকার
Government of India

ঠিকানা:
২২/বি/১, শ্রীশ চন্দ্র চৌধুরী স্ট্রীট,
তাল্লা, ফেরিফোর্ড, কলকাতা,
৭০০০০২

Address:
22/B/1, SRISH CHANDRA
CHOWDHURY LANE, TALA,
KOLKATA, West Bengal,
700002

5121 8649 5976



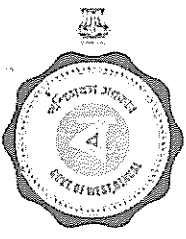
১৯৪৭
২২০ ৩৯০ ১৯৪৭



১৯৪৭



১৯৪৭



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

GRN Details

GRN: 192021220103935731 Payment Mode: Online Payment
GRN Date: 29/10/2021 16:19:21 Bank/Gateway: HDFC Bank
BRN : 1607393689 BRN Date: 29/10/2021 16:10:21
Payment Status: Successful Payment Ref. No: 2002245652/1/2021
[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: 2002245652
Applicant's Name: Mr Prakash Jain
Identification No: 2002245652/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002245652/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	16574
2	2002245652/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	5901
			Total	22475

IN WORDS: TWENTY TWO THOUSAND FOUR HUNDRED SEVENTY FIVE ONLY.

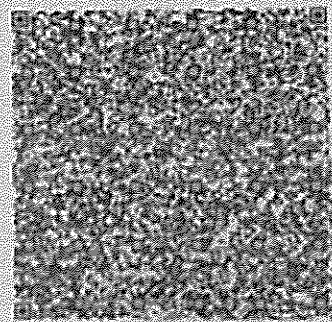
आयकर विभाग
INCOME TAX DEPARTMENT



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

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

Mayank Jajodia
हस्ताक्षर/ Signature

19032020

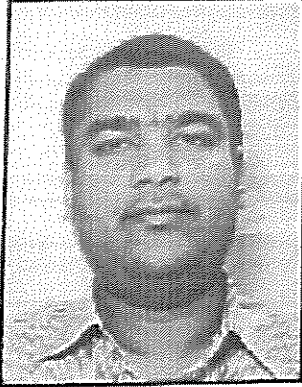
BALAJI CONSTRUCTION PVT LTD

Mayank Jajodia
Director



भारत सरकार

GOVERNMENT OF INDIA

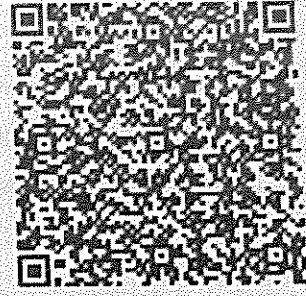


मयांक जाजोदिया

Mayank Jajodia

जन्मतिथि / DOB: 17/10/1978

पुरुष / MALE



5576 9624 8334

आधार - साधारण मानुषेअ अधिकार

Mayank Jajodia



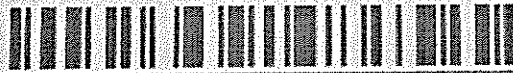
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

५, बेंटिन्क स्ट्रीट, लालबाजार,
कोलकाता जि. पि. ३,
कोलकाता,
पश्चिमबंग - ७००००१

Address

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



1947
1800 300 1947



help@uidai.gov.in

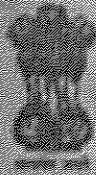


www.uidai.gov.in

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

Mayank Jyoti

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 Jayodra

Director



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2010/96510/05642

To
মিন্টু কুন্ডল
Mintu Kundal
S/O: Paritosh Kundal
Samali(ct)
Nahazari
Thakurpukur Mahesiola South 24 Parganas
West Bengal 700104
229042321
MP290423218FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

4504 8942 6174

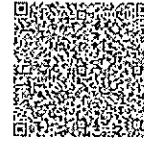
সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মিন্টু কুন্ডল
Mintu Kundal
পিতা : পরিতোষ কুন্ডল
Father : PARITOSH KUNDAL
জন্মতারিখ / DOB : 11/10/1969
পুরুষ / Male



4504 8942 6174

সাধারণ - সাধারণ মানুষের অধিকার

মিন্টু কুন্ডল



কৃত্য

- ❖ 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 প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: পরিতোষ কুন্ডল, সামালি
(সিটি), দক্ষিণ ২৪ পরগনা,
নহাঙ্গারী, পশ্চিম বঙ্গ, 700104

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

4504 8942 6174

1847
1800 300 1847

✉
help@uidai.gov.in

www.uidai.gov.in



ভারতীয় নিশিষ্ট পরিচয় আধিকার
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96510/05638

To
Rekha Kundal
রেকা কুন্ডল
W/O: Paritosh Kundal
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104

17/03/2015



KH270693689FT

27069368



আপনার আধার সংখ্যা / Your Aadhaar No. :

7690 2720 0752

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রেকা কুন্ডল
Rekha Kundal
পিতা : অষ্ট ঘোষ
Father : ASTHA GHOSH

জন্মতারিখ / DOB: 06/05/1970
মহিলা / Female

7690 2720 0752



আধার - সাধারণ মানুষের অধিকার

L. T. G. of Rekha Kundal
By the Sen of Jayanta Kundal



জ্ঞপ্তি

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

INFORMATION

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

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



পারিতোষ বিশিষ্ট পণ্ডিত্য প্রমাণিকরণ
Unique Identification Authority of India

ঠিকানা: এ. পারিতোষ কল্যাণ
সামালি (সিটি), নহাযারি
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ

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

7690 2726 0752



1947

help@uidai.gov.in

www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/96510/05639

To
পিন্টু কুন্ডল
Pintu Kundal
S/O: Paritosh Kundal
Samali(cl)
Nahazari
Thakurpukur Mahestola South 24 Parganas
West Bengal 700104

14/03/2015
229042358



MP290423589FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4381 5353 4271

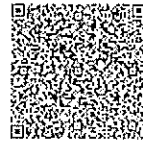
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



পিন্টু কুন্ডল
Pinlu Kundal
পিতা : পরিতোষ কুন্ডল
Father : Paritosh Kundal
জন্মতারিখ / DOB : 24/12/1985
পুরুষ / Male



4381 5353 4271

আধার - সাধারণ মানুষের অধিকার

পিন্টু কুন্ডল



Government of India



সংক্ষেপে

- ১. পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২. পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

সংক্ষেপে

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

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



সংক্ষেপে পরিচয়, পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:
S/O: পরিভোষ কুন্ডল, সামালি
(সিটি), দক্ষিণ ২৪ পরগনা,
নহাজারী, পশ্চিম বঙ্গ, 700104



Address:
S/O. Parilosh Kundal, Samali(cl),
South 24 Parganas, Nahazari,
West Bengal, 700104

4381 5353 4271

1947
1800 300 1947

1ulp@uidai.gov.in

www.uidai.gov.in


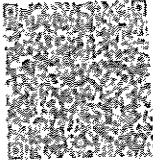



ভারত সরকার
Unique Identification Authority of India
Government of India

পঞ্জীয়ন নং / Enrollment No 1040/2210702398

1.
Ajanta Ghosh
মহিলা / Female



11-11-1983
Uttar Bishnupur,
Baneswarpur, South 24 Parganas,
West Bengal - 743375





KH031783524FT
3178352

আপনার আধার সংখ্যা / Your Aadhaar No. :
3039 4789 0679

আধার - সাধারণ মানুষের অধিকার

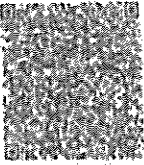







সংস্করণ নং
Ajanta Ghosh
পিতা : পান্টোশ কুন্ডল
Father : Pantosh Kundal

সংস্করণ / DOB 01/01/1983
লিঙ্গ / Female

3039 4789 0679



আধার - সাধারণ মানুষের অধিকার



ভূম্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাখল 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, ... , উত্তর বিষ্ণুপুর
বানেশ্বরপুর, পশ্চিম ২৪ পরগণা
পশ্চিম বঙ্গ,

Address: ... , Uttar
Bishnupur, Baneswarpur,
South 24 Parganas,
Magrahat - I, West Bengal,
743375

3039 4789 0679

1800 200 1847 help@uidai.gov.in www.uidai.gov.in

অজন্তা ঘোষ



ভারত সরকার
Unique Identification Authority of India
Government of India

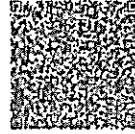
তালিকাভুক্তির নম্বর/Enrolment No.: 1178/39118/30130

Download Date: 11/07/2017
Generation Date: 06/07/2017

To
বাজু 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. :

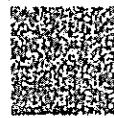
2209 0564 8424

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

বাজু মণ্ডল
Raju Mondal
জন্মতারিখ/ DOB: 03/10/1979
পুংস্ব / MALE



2209 0564 8424

আমার আধার, আমার পরিচয়

Raju Mondal

আয়কর বিভাগ
INCOME TAX DEPARTMENT

ভারত সরকার
GOVT. OF INDIA

RAJU MONDAL

TULSICHARAN MONDAL

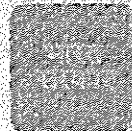
03/10/1979

Permanent Account Number

BNYPM6396K

বাজু মণ্ডল

Signature



03/03/2011



Government of India



AADHAAR

তথ্য

- 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.

- 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 .



আধার

স্বাধীনতা সংগ্রামের প্রতীক
Unique Identification Authority of India

ঠিকানা:
S/O তুলসীচরণ মণ্ডল, ... পোস্ট-
নহাজারী, গ্রাম- সামালী, নহাজারী,
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

কার্ড কে जोने / पाने पर कृपया सूचित करें / लोटाए:
आयकर पैन सेवा इकाई, एन एस डी यू एल
तीसरी मंजिल, सफ़ायर चेंबर,
बनार टेलिफोन एक्चेंज के नजदीक,
बनार, पुना - 411045

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

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE DAY OF 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

REKHA KUNDAL& 3 ORS.

S**VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

SER**PURCHA**

AND

SRI RAJU MONDAL

.....**CONFIRMING PARTY**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-06858/2021	Date of Registration	09/11/2021
Query No / Year	1613-2002245652/2021	Office where deed is registered	
Query Date	29/10/2021 7:58:02 AM	1613-2002245652/2021	
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. : 9836321860, 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 : 34,000/-]		
Set Forth value	Market Value		
Rs. 3,40,000/-	Rs. 5,55,445/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 16,674/- (Article:23)	Rs. 5,901/- (Article:A(1), E,)		
Remarks			

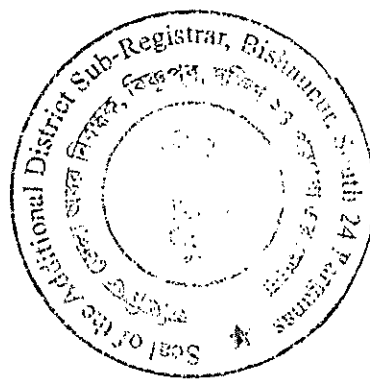
Land Details :

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-1200 (RS :-)	LR-1161	Organisati on	Shali	11.2211 Dec	3,40,000/-	5,55,445/-	Width of Approach Road: 6 Ft.,
Grand Total :					11.2211Dec	3,40,000 /-	5,55,445 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Rekha Kundal Wife of Late Paritosh Kundal Samali (ct), Thakurpukur, Mahestola, 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: 76xxxxxxx0752, 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</p>
2	<p>Mr Pintu Kundal (Presentant) Son of Late Paritosh Kundal Samali (ct), Thakurpukur, Mahestola, Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 43xxxxxxx4271, 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</p>



3	Mr Mintu Kundal Son of Late Paritosh Kundal Samali (ct), Thakurpukur, Mahestola, Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West B�ngal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 45xxxxxxxx6174, 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
4	Mrs Ajanta Ghosh Daughter of Late Paritosh Kundal Samali (ct), Thakurpukur, Mahestola, 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: 30xxxxxxxx0679, 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
5	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

Buyer Details :

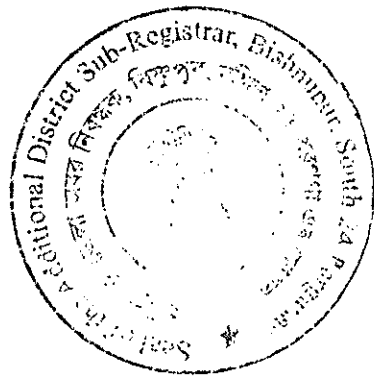
SI No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTION PRIVATE LIMITED 82, Bentinck Street, Ground Floor,, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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)

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Mrs Rekha Kundal, Mr Pintu Kundal, Mr Mintu Kundal, Mrs Ajanta Ghosh, Mr Raju Mondal, Mr MAYANK JAJODIA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Kundal	BALAJI CONSTRUCTION PRIVATE LIMITED-2.80527 Dec
2	Mr Pintu Kundal	BALAJI CONSTRUCTION PRIVATE LIMITED-2.80527 Dec
3	Mr Mintu Kundal	BALAJI CONSTRUCTION PRIVATE LIMITED-2.80527 Dec
4	Mrs Ajanta Ghosh	BALAJI CONSTRUCTION PRIVATE LIMITED-2.80527 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

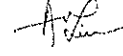
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1200, LR Khatian No:- 1161	Owner:মদন মোহন কুন্ডল (মৃত), Gurdian:বরদা প্রসাদ, Address:নিজ , Classification:সালি, Area:0.17000000 Acre,	Seller is not the recorded Owner as per Applicant.



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 5,55,445/-



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

On 01-11-2021

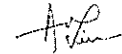
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:49 hrs on 01-11-2021, at the Private residence by Mr Pintu 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. Mrs Rekha Kundal, Wife of Late Paritosh Kundal, Samali (ct), Thakurpukur, Mahestola, Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Mr Pintu Kundal, Son of Late Paritosh Kundal, Samali (ct), Thakurpukur, Mahestola, Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mr Mintu Kundal, Son of Late Paritosh Kundal, Samali (ct), Thakurpukur, Mahestola, Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Mrs Ajanta Ghosh, Daughter of Late Paritosh Kundal, Samali (ct), Thakurpukur, Mahestola, Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 5. 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

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



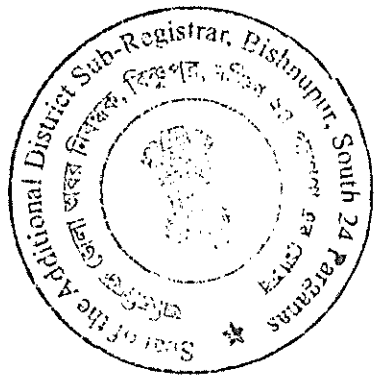
Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 08-11-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,901/- (A(1) = Rs 5,554/- ,B = Rs 340/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 5,901/-

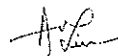
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 4:20PM with Govt. Ref. No: 192021220103935731 on 29-10-2021, Amount Rs: 5,901/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607393689 on 29-10-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,674/- and Stamp Duty paid by by online = Rs 16,574/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 4:20PM with Govt. Ref. No: 192021220103935731 on 29-10-2021, Amount Rs: 16,574/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607393689 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

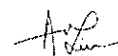
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

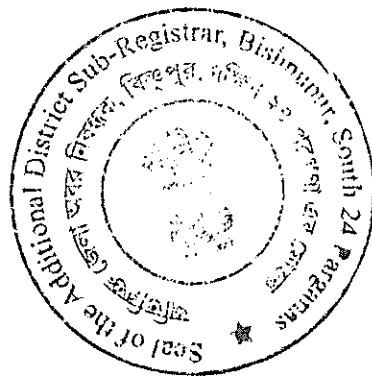
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,674/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 022378, 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 181521 to 181556
being No 161306858 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.11.16 17:46:56 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/11/16 05:46:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)