

06685/21

V - 06863/2021



N.C. 1028/2021
गन्धिमबजा पश्चिम बंगाल

WEST BENGAL

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 and the Sub. Registrar, Durgam

09 NOV 2021

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

v.e

1038
1.11.21

স্বাক্ষরিত ও মার্কা

252042

No. _____ Date _____
Name _____
Address _____
Vendor _____

B. K. MAIN & CO.
Advocate
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700001

27 OCT 2021

v.e. T. I

2165
1.11.21

স্বাক্ষরিত ও মার্কা

L. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700001



2166



স্বাক্ষরিত

Adm. Dist. Sub Registrar, Kolkata
District South in, Kolkata

01 NOV 2021

Identified by me

Prakash Jain
S/o Sri Brij Sen Jain.
20 B/1 Swish Chandra Chowdhary
lane, Kolkata - 700002.

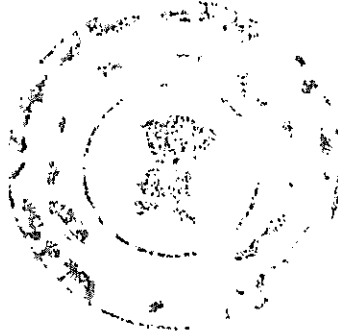
(1) SK. ALTAPH ALI alias ALTAF ALI (PAN:AYMPA3866E)(AADHAAR:80726920095
4) Son of Sk. Raosan Ali alias Raosan Ali , by faith Muslim, all by nationality- Indian, all by
occupation- Cultivation, (2) SABINA BIBI(PAN:BLPPB9461H)(AADHAAR:234540288
609) wife of Sk. Altaph Ali alias Altaf Ali, by faith Muslim, by nationality- Indian, by
occupation- House Wife, both are residing at 48C/1, Khan Mahammad Road, Thakurpukur
Mahestola, Sarsuna, P.O- Sarkarhat and P.S- Thakurpukur, Dist.- South 24 Pgs -700061,
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 **OTHER PART;**

WHEREAS:

- A) **That** the vendors herein are the joint owners by way of Registered Deed of Sale Dated
 11/10/2010, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal,
 recorded in Book-I, Vol.-18, Pages 1506 to 1519, being no.-06039, Year-2010 from
 recorded owners namely (i) Shyama Charan Pain and Legal heirs of (ii) Late Gobinda
 Chandra Pain in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e.
 Agricultural land, comprised in **R.S Dag No. 1345** Corresponding **L.R Dag no. 1414,**
Area- 17.00(Seventeen) Decimal out of 68.00 Decimal, **0.2500 Share** out of
 1.0000 Share, **under RS Khatiyon no.-173** Corresponding **LR Khatian No. 494**
and 1495 Situate in Mouza- Samali, J.L. No. 23, under Police Station-



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Acting Dist. Sub Registrar, Srinagar
District south of Jammu

01 NOV 2021

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:-

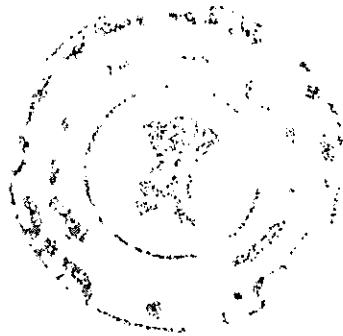
| MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA | | | | | | | |
|--|-------------|----------------|-----------------|-----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No. | L.R Dag No. | Nature of Land | RS Khatiyān no. | LR Khatian Nos. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1345 | 1414 | Shali | 173 | 494 & 1495 | 68.00 | 0.2500 | 17.00 |
| | | | | | | Total | 17.00 Decimal |

- B) Since after purchase of the "said Land" (i) **SK. ALTAPH ALI alias ALTAF ALI** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyān no. 3859** and (ii) **SABINA BIBI** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyān no.3861**.
- C) Inasmuch as the "said Plot of Land" is barren and is not being cultivated by the Vendors and/or any person authorized by the Vendors, the Vendors herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1345** Corresponding **L.R Dag no. 1414, Area- 17.00(Seventeen) Decimal** out of 68.00 Decimal, **0.2500 Share** out of 1.0000 Share, **under LR Khatian No. 3859 and 3861 Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA | | | | | | | |
|--|-------------|----------------|-----------------|--------------------------------|----------------------------------|---------------------------------|--|
| R.S Dag No. | L.R Dag No. | Nature of Land | LR Khatian Nos. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) | |
| 1345 | 1414 | Shali | 3859 | 68.00 | 0.1250 | 08.50 | |
| 1345 | 1414 | Shali | 3861 | 68.00 | 0.1250 | 08.50 | |
| | | | | | Total | 17.00 Decimal | |

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

- D) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 5,67,000/- (Rupees**



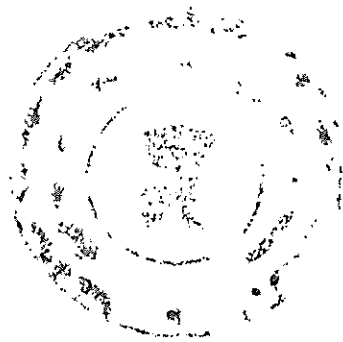
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Acari Dist. Sub Region: Rotorua
District Court of South Otago

01 NOV 2021

Five Lakh Sixty Seven Thousand) only (hereinafter referred to as the **CONSIDERATION AMOUNT**).

- E) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said 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".
 - vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" up to the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said 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 has 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.



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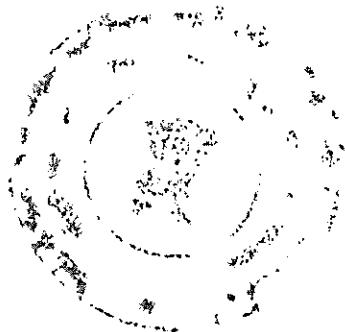
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District south of Madagascar

01 NOV 2021

- xiv) **THAT** since the date of the said Deeds of Sale dated 11/10/2010 the owners **(1) SK. ALTAPH ALI alias ALTAF ALI (2) SABINA BIBI** have been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.
- xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.
- F) 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.

NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 5,67,000/- (Rupees Five Lakh Sixty Seven Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1345** Corresponding **L.R Dag no. 1414, Area- 17.00(Seventeen) Decimal** out of 68.00 Decimal, **0.2500 Share** out of 1.0000 Share, **under LR Khatian No. 3859 and 3861 Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is 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 Land" or any part or portion thereof now is or is or at any time or times heretofore



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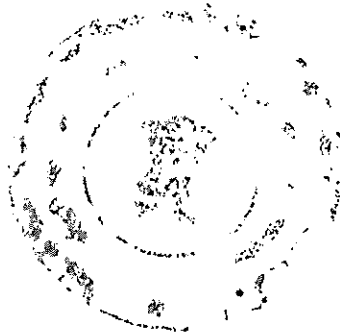
Acad. Dist. Sub-Región de Instrucción
Distrito sur de Caracas

01 NOV 2021

was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

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

- a) That the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said 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 Land" 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 owner 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 has in itself 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.

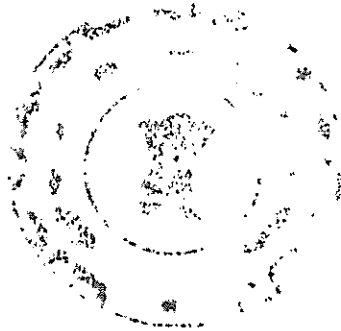


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Asst. Dist. Sub Registrar, Kollam
District south in Kerala

01 NOV 2021

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



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Distrito south de Jafuadas

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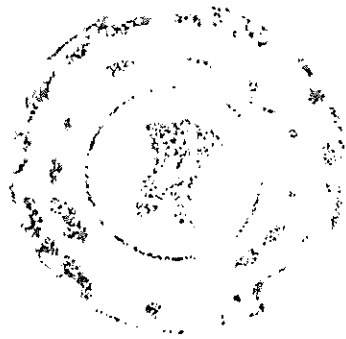
THAT no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having 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 Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,

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

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

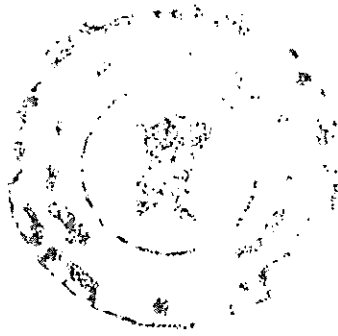
- i) To apply for mutation of the "said Land" in its name.
- ii) To have the soil tested and/or the "said Land" surveyed.



Acad Dist: Sub Region: Gironde
District south es. Gironde

01 NOV 2021

- 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 Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendors for undertaking development of the "said 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 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.



Acari Dis: Sub-Região: Ribeirão
Distrito: São João do Rio Preto

01 NOV 2021

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1345** Corresponding **L.R Dag no. 1414**, **Area- 17.00(Seventeen) Decimal** out of 68.00 Decimal, **0.2500 Share** out of 1.0000 Share, **under LR Khatian No. 3859 and 3861 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 Khatian Nos. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1345 | 1414 | Shali | 3859 | 68.00 | 0.1250 | 08.50 |
| 1345 | 1414 | Shali | 3861 | 68.00 | 0.1250 | 08.50 |
| | | | | | Total | 17.00 Decimal |

Total area sold by this Deed is 17.00(Seventeen) Decimal.

BUTTED AND BOUNDED BY:-

| R.S Dag | LR Plot | ON THE NORTH | ON THE EAST | ON THE WEST | ON THE SOUTH |
|---------|---------|------------------------|-----------------------------|-----------------------|-----------------------|
| 1345 | 1414 | Sali Land Dag- RS 1148 | Sali Land Dag- RS 1119/1512 | Sali Land Dag-RS 1344 | Sali Land Dag-RS 1346 |

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

Goutam Mondal

স্বাক্ষরিত ১২/১২/১৭

(SK. ALTAPH ALI alias ALTAF ALI)

Asup Samanta

সাবিনা বিবি
(SABINA BIBI)

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

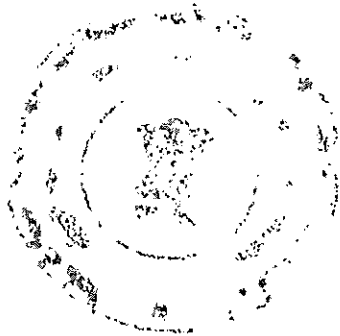
Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain Adv.

Sealdah Civil Court, Kolkata. ,

Enrolment No. F-2027/1987/2017



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KorPRI Dist: Sub Regener: Sistemupin
District court of Tanjung

01 NOV 2021

PURCHASER the within mentioned sum of **Rs. 5,67,000/- (Rupees Five Lakhs Sixty Seven Thousand) only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 5,67,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 58391 dated 29/10/2021
Drawn on S.B.I , IFB, Kolkata Branch
In favour of Vendor no.-1

Rs. 2,83,500.00

2. By Pay Order No. 583692 dated 29/10/2021
Drawn on S.B.I , IFB, Kolkata Branch
In favour of Vendor no.-2

Rs. 2,83,500.00

(Rupees Seven Lakhs Twenty Two Thousand) only, Total:

Rs. 5,67,000.00

WITNESSES

Goutam Mondal
S/o Late N. N. Mondal
vill- Kriparampur
PO- Sukdevpur
PS- Bishnupur
Dist- 24 pgs (South)
743503

VENDORS

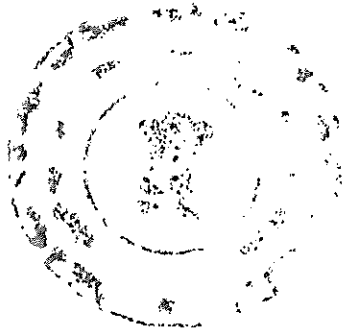
(SK. ALTAPH ALI alias ALTAF ALI)

(SK. ALTAPH ALI alias ALTAF ALI)

সাবিনা বিবি

(SABINA BIBI)

Asup Samanta
S/o P. Samanta
vill- Ramkrishnapur.
PO. Sukdevpur.
PS- Bishnupur.
Dist- 24 pgs (S)
743503



Archi Dist. Sub Registrar, Kishinouye
District court 25, Jafarabad

01 NOV 2021



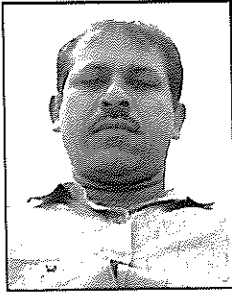




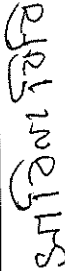
Government of West Bengal

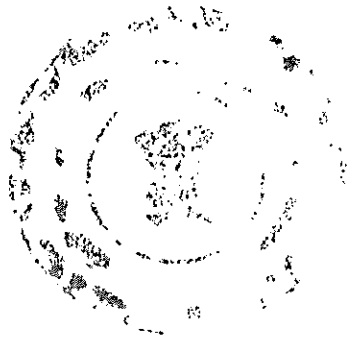
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132002221382/2021

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

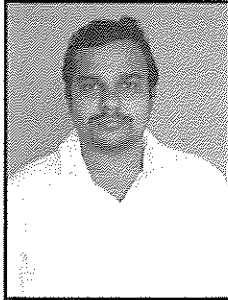

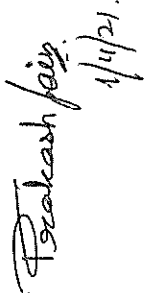
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|----------|---|---|---|
| 1 | Sk. Altaf Ali Alias Sk. Altaph Ali 48C/1, Khan Mahammad Road, Thakurpukur Mahestola, Sarsuna,, City:- , P.O:- Sarkarhat, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 | Seller |  |  |  11/11/2021 |
| 2 | Mrs Sabina Bibi 48C/1, Khan Mahammad Road, Thakurpukur Mahestola, Sarsuna,, City:- , P.O:- Sarkarhat, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 | Seller |  |  |  11/11/2021 |



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

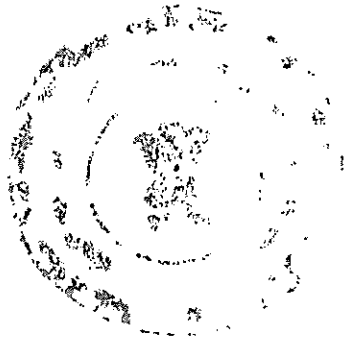
Asst Dist. Sub-Registrar, Mysore
District south of Mysore

01 NOV 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 | Sk. Altaf Ali, Mrs Sabina Bibi, Mr MAYANK JAJODIA |  |  |  1/4/21. |


(Asif Nadim)

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

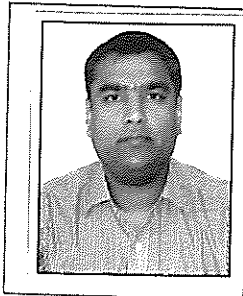


A handwritten signature or mark, consisting of several overlapping loops and a vertical stroke, positioned below the circular seal.

Acad. Dist. Sub. Reunio. Sigatoka
District South of Malaita

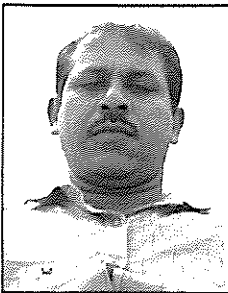
01 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



Mayank Tejodhi

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



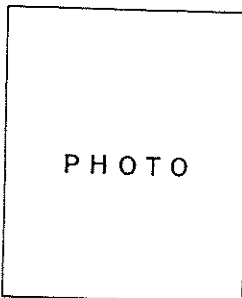
Kumar Anand Kumar

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

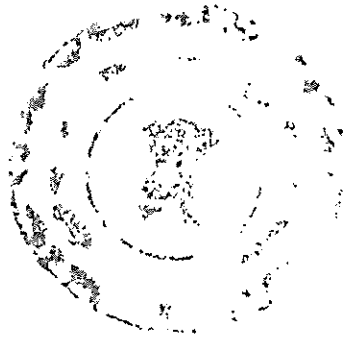


Rajni Kumari

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



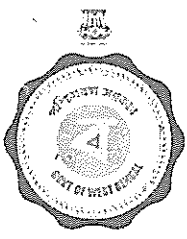
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



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

Acting Dist. Sub-Regional Fisheries Officer
District South of Jamaica

01 NOV 2021



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

GRN Details

| | | | |
|------------------------|---------------------|-------------------------|---------------------|
| GRN: | 192021220103923591 | Payment Mode: | Online Payment |
| GRN Date: | 29/10/2021 16:07:38 | Bank/Gateway: | HDFC Bank |
| BRN : | 1607382957 | BRN Date: | 29/10/2021 16:10:48 |
| Payment Status: | Successful | Payment Ref. No: | 2002221382/2/2021 |

[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: | 2002221382 |
| Applicant's Name: | Mr PRAKASH JAIN |
| Identification No: | 2002221382/2/2021 |
| Remarks: | Sale, Sale Document |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2002221382/2/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 25145 |
| 2 | 2002221382/2/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 8415 |
| | | | Total | 33560 |

IN WORDS: THIRTY THREE THOUSAND FIVE HUNDRED SIXTY ONLY.



ভারত সরকার
Government of India



প্রকাশ জৈস
Prakash Jais
জন্ম: ১৯৪৯
Father: Bhaban Jais
Date of Birth: 1949
1949-01-01



5121 8649 5976

সংখ্যা: সাধারণ দাসুনের অধিকার



ভারত সরকার
Government of India

ঠিকানা:
২০/বি/১, গ্রিশ চন্দ্র চৌধুরী লেন,
তাল, হোলাকলা, বঙ্গবন্ধু,
৭০০০০২

Address:
20/B/1, GRISH CHANDRA
CHOWDHURY LANE, TALA,
KOLKATA, West Bengal,
700002

5121 8649 5976



১৯৪৯



১৯৪৯



১৯৪৯



भारत सरकार
GOVERNMENT OF INDIA

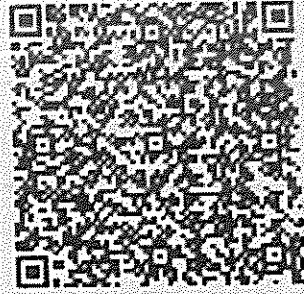


ময়াঙ্ক জাজোদিয়া

Mayank Jajodia

জন্মতারিখ/ DOB: 17/10/1978

পুরুষ / MALE



5576 9624 8334

আধার - সাধারণ মানুষের অধিকার

Mayank Jajodia



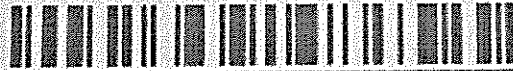
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

Maganda Jayadevi

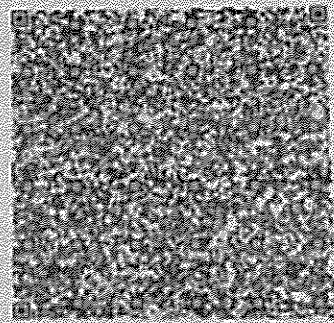
आयकर विभाग
INCOME TAX DEPARTMENT



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

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 Tejodi
Director



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1213/30006/02770

To
Sk Altaph Ali
48C/1 KHAN MD ROAD
Sarsuna
Sarsuna
Thakurpukur Mahestola South 24 Parganas
West Bengal 700061
9836707347

26/08/2016
84033843



MD840338439FH



आपका आधार क्रमांक / Your Aadhaar No. :

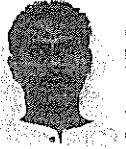
8072 6920 0954

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Sk Altaph Ali
Father : Sk.Raosan Ali
DOB : 01/01/1978
Male



8072 6920 0954

मेरा आधार, मेरी पहचान

স্বাক্ষরিত আলী

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALTAF ALI
RAOSAN ALI
01/01/1977

Permanent Account Number
AYMPA3866E

Signature
Signature



CSA 01/01/1977 01/01/1977



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1213/30006/02817

To
Sabina Bibi
W/O Sk Altaph Ali
48C/1
KHAN MAHAMMAD ROAD
Sarsuna
South 24 Parganas West Bengal - 700061
9836707347

Download Date: 09/11/2017

Generation Date: 17/08/2017

Signature valid

Digitally signed by Sabina Bibi
DN: cn=SABINA BIBI, o=UNIQUE IDENTIFICATION AUTHORITY OF INDIA, c=IN
Date: 2017.08.17 11:34:37
+05'30'



आपका आधार क्रमांक / Your Aadhaar No. :

2345 4028 8609

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sabina Bibi
Date of Birth/DOB: 01/01/1981
Female/ FEMALE

2345 4028 8609



मेरा आधार, मेरी पहचान

समिन्धु सिन्धु

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SABINA BIBI

SEKH KOBAD ALI

01/01/1979
Permanent Account Number

BLPPB9461H

Sabina Bibi
Signature



समयान रिपोर्ट

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

BETWEEN

SK. ALTAPH ALI alias ALTAF ALI

And

SABINA BIBI

..... **VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1613-06863/2021 | Date of Registration | 09/11/2021 |
| Query No / Year | 1613-2002221382/2021 | Office where deed is registered | |
| Query Date | 27/10/2021 12:34:26 PM | 1613-2002221382/2021 | |
| 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 | | | |
| Set Forth value | Market Value | | |
| Rs. 5,67,000/- | Rs. 8,41,500/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 25,245/- (Article:23) | Rs. 8,415/- (Article:A(1)) | | |
| Remarks | | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------------|-------------------|-------|--------------|-------------------------|-----------------------|--------------------------------|
| L1 | LR-1414 (RS :-) | LR-3859 | Organisati on | Shali | 8.5 Dec | 2,83,500/- | 4,20,750/- | Width of Approach Road: 6 Ft., |
| L2 | LR-1414 (RS :-) | LR-3861 | Organisati on | Shali | 8.5 Dec | 2,83,500/- | 4,20,750/- | Width of Approach Road: 6 Ft., |
| | | TOTAL : | | | 17Dec | 5,67,000 /- | 8,41,500 /- | |
| | | Grand Total : | | | 17Dec | 5,67,000 /- | 8,41,500 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Sk. Altaf Ali, (Alias: Sk. Altaph Ali) (Presentant) Son of Sk. Raosan Ali 48C/1, Khan Mahammad Road, Thakurpukur Mahestola, Sarsuna,, City:- , P.O:- Sarkarhat, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: AYxxxxxx6E, Aadhaar No: 80xxxxxxx0954, 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 | Mrs Sabina Bibi Wife of Sk. Altaph Ali 48C/1, Khan Mahammad Road, Thakurpukur Mahestola, Sarsuna,, City:- , P.O:- Sarkarhat, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BLxxxxxx1H, Aadhaar No: 23xxxxxxx8609, 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 |



Buyer Details :

| Sl 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 :

| Sl 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 Sk. Altaf Ali, Mrs Sabina Bibi, Mr MAYANK JAJODIA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------|---|
| 1 | Sk. Altaf Ali | BALAJI CONSTRUCTION PRIVATE LIMITED-8.5 Dec |

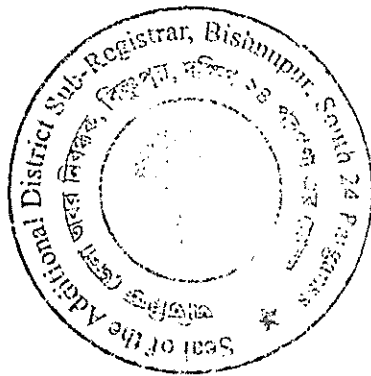
Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|---|
| 1 | Mrs Sabina Bibi | BALAJI CONSTRUCTION PRIVATE LIMITED-8.5 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:- 1414, LR Khatian No:- 3859 | Owner:মেথ আলতাপ আলী, Gurdian:মেথ রওসন আলী, Address:বিজ , Classification:শালি, Area:0.09000000 Acre, | Sk. Altaf Ali |



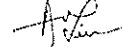
| | | | |
|----|--|--|-----------------|
| L2 | LR Plot No:- 1414, LR Khatian No:- 3861 | Owner:সাবিনা বিবি, Gurdian:মেথ আনতাপ আনী, Address:নিজ , Classification:শালি, Area:0.08000000 Acre, | Mrs Sabina Bibi |
|----|--|--|-----------------|



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 8,41,500/-



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

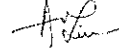
On 01-11-2021

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

Presented for registration at 18:51 hrs on 01-11-2021, at the Private residence by Sk. Altaf Ali Alias Sk. Altaph Ali, one of the Executants.

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

Execution is admitted on 01/11/2021 by 1. Sk. Altaf Ali, Alias Sk. Altaph Ali, Son of Sk. Raosan Ali, 48C/1, Khan Mahammad Road, Thakurpukur
Mahestola, Sarsuna,, P.O: Sarkarhat, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Muslim, by Profession Cultivation, 2. Mrs Sabina Bibi, Wife of Sk. Altaph Ali, 48C/1, Khan Mahammad Road, Thakurpukur
Mahestola, Sarsuna,, P.O: Sarkarhat, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Muslim, by Profession House wife
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



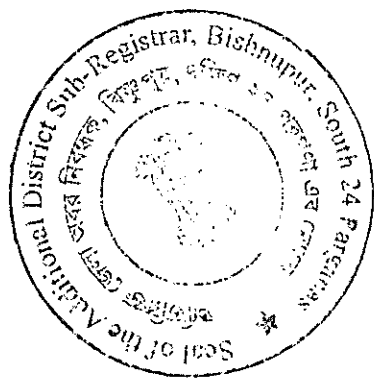
Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 08-11-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,415/- (A(1) = Rs 8,415/-) and Registration Fees paid by by online = Rs 8,415/-

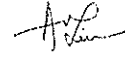
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/10/2021 4:09PM with Govt. Ref. No: 192021220103923591 on 29-10-2021, Amount Rs: 8,415/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607382957 on 29-10-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,245/- and Stamp Duty paid by by online = Rs 25,145/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2021 4:09PM with Govt. Ref. No: 192021220103923591 on 29-10-2021, Amount Rs: 25,145/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607382957 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

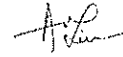
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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. 25,245/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 022368, 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

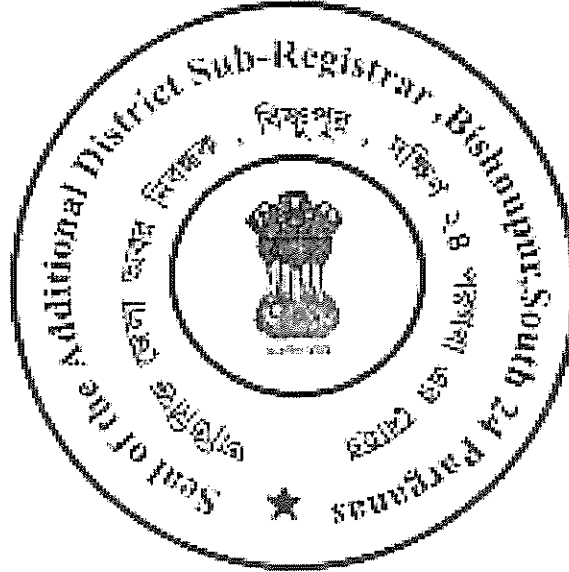


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 181376 to 181404

being No 161306863 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.11.16 17:42:01 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/11/16 05:42:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)