

07289/21

I-07454/2021 (I-07454/2021)



NO. 1148/2021  
 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
 2002392090/21  
 26/11/21 at Sahak  
 8.24 pm  
 [Signature]

WEST BENGAL

AL 022354

*Certified that the document is admitted  
 for registration and that the photo  
 sheet and finger print sheet attached with  
 This document is the part of this document*

[Signature]

Addl. Dist. Sub-Registrar, Bishupur

02 DEC 2021

THIS INDENTURE OF CONVEYANCE made this the 26<sup>th</sup> day of November TWO THOUSAND AND TWENTY-ONE BETWEEN

v.c 1147 / 21

252056

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

B. K. JAIN & CO.  
Kiran Advocate  
Sankar Roy Road  
Kolkata - 700001

27 OCT 2021

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

Gayatri Roy  
alias Gayetri Roy



v.c.T.I  
2394



Gayatri Roy  
alias Gayetri Roy  
26/11/21

*[Handwritten Signature]*

Addl. Dist. Sub-Registrar, Mahanpur  
District-South 24 Parganas

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Identified by me

*[Handwritten Signature]* Asst.

3/0 Sri Braj Sen Jain,  
00/11 Sish Chandra chowdhary  
lane, kot-2.

**MRS. GAYATRI ROY alias GAYETRI ROY (PAN:BEUPR7655K)(AADHAAR:3905 26135281)**Wife of Late Bhismapada Roy and daughter of Late Shibdas Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Akanda Keshari, P.O- Akanda Keshari and P.S- New Town, Dist.- North 24 Pgs -700135, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C)** a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN: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) **One** Shibdas Mondal (Since Deceased) son of late Brindawan Mondal was the owner by way of inheritance being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **22.1642(Twenty Two Point One Six Four Two) Decimal**, comprised in (i) **R.S Dag No. 1005** Corresponding **L.R Dag no 1054, Area-2.6672 Decimal**,



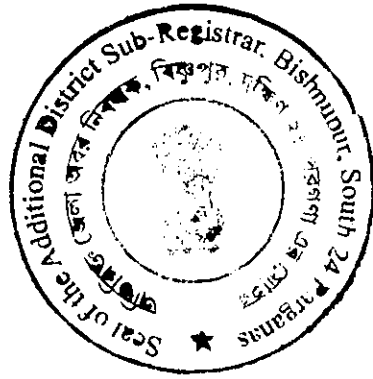
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(ii) R.S Dag No 1020 Corresponding L.R Dag no. 1071, Area-7.4970 Decimal and (iii) R.S Dag No 1152 Corresponding L.R Dag no. 1205, Area-12.00 Decimal all Dags are under Khatian no.-1506, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana- 700104. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1005	1054	Shali	1506	16.00	0.1667	2.6672
1020	1071	Shali	1506	90.00	0.0833	7.4970
1152	1205	Shali	1506	12.00	1.0000	12.0000
					Total	22.1642 Decimal

- B) **THAT** the said Shibdas Mondal son of late Brindawan Mondal was a widower died intestate since long leaving behind his Two (2) Married Daughter namely (i) Gitarani Mondal alias Gita Mondal and (ii) Gayatri Roy alias Gayetri Roy 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.
- C) **THAT** the said Gitarani Mondal alias Gita Mondal wife of Late Pranab Kumar Mondal and daughter of Late Shibdas Mondal sold, conveyed and transferred her 50% share of her total inherited property by way of Registered Deed of Sale Dated 27/10/2010, Reg. at before ADSR Bishnupur, South 24 Parganas, West Bengal, and recorded in Book-I, CD Vol.- 18, Pages 3380-3389, being no.- 06175, Year-2010 to Aresan Bibi wife of Sahajan Molla.
- D) **THAT** the vendor herein is the owner by way of inheritance being **ALL THOSE** pieces or parcels of the Land classified as Sali i.e. Agricultural land total measuring more or less **11.0821 (Eleven Point Zero Eight Two One) Decimal** of Land, comprised in (i) **1.3336 Decimal** out of 16.00 Decimal, comprised in **R.S Dag No. 1005** Corresponding **L.R Dag no. 1054**, (ii) **03.7485 Decimal** out of 90.00 Decimal, comprised in **R.S Dag No. 1020**



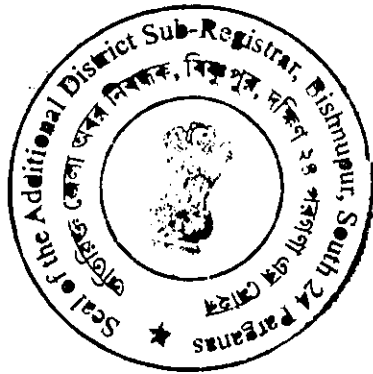
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District- South 24 Parganas**

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Corresponding **L.R Dag no. 1071 and (iii) 6.00 Decimal** out of 12.00 Decimal, comprised in **R.S Dag No. 1152** Corresponding **L.R Dag no. 1205 all Dags are under Khatian No. 1506 Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASPUNJA GRAMPANCHYAT,			DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1005	1054	Shali	1506	16.00	0.0834	01.3336
1020	1071	Shali	1506	90.00	0.0417	03.7485
1152	1205	Shali	1506	12.00	0.5000	06.0000
					Total	11.0821 Decimal

- E) Inasmuch as the "said Plot of Lands" are barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor 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 THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **11.0821 (Eleven Point Zero Eight Two One) Decimal** of Land, comprised in (i) **1.3336 Decimal** out of 16.00 Decimal, comprised in **R.S Dag No. 1005** Corresponding **L.R Dag no. 1054**, (ii) **03.7485 Decimal** out of 90.00 Decimal, comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** and (iii) **6.00 Decimal** out of 12.00 Decimal, comprised in **R.S Dag No. 1152** Corresponding **L.R Dag no. 1205 all Dags are under Khatian No. 1506 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. (hereinafter referred to as the "SAID LANDS" 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 Vendor to execute the Deed of Conveyance and/or transfer in respect of the



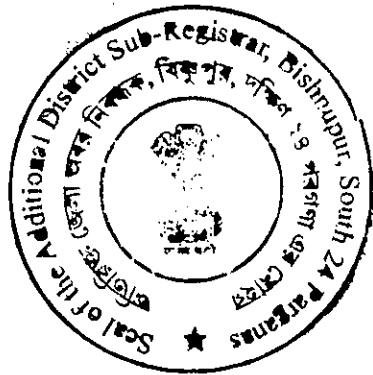
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"SAID LANDS" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

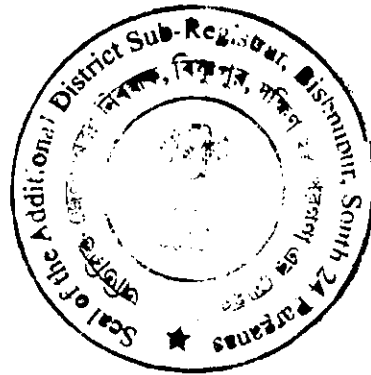
- F) The Purchaser has agreed to purchase and acquire the "SAID LANDS" free from all encumbrances and charges at and for a consideration of **Rs. 3,00,000/= (Rupees Three Lakhs) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- G) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said Lands".
  - ii) **THAT** the "SAID LANDS" are free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
  - iii) **THAT** the Vendor has a marketable title in respect of the "said Lands".
  - iv) **THAT** the "said Lands" are not being cultivated and/or the Vendor has not been cultivating the "said Lands".
  - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".
  - vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LANDS" upto the date of execution of this Indenture.



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- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Lands".
  - viii) **THAT** the "SAID LANDS" are not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
  - ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "SAID LANDS" or any part or portion thereof.
  - x) **THAT** the Vendor is in khas possession of the entirety of the "said Lands".
  - xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands".
  - xii) **THAT** there is no right of way from or through the "said Lands".
  - xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LANDS" or any part thereof.
  - xiv) **THAT** the "SAID LANDS" are barren and is not being cultivated by the Vendor or any person authorised by the Vendor.
- H) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LANDS" from the VENDOR.

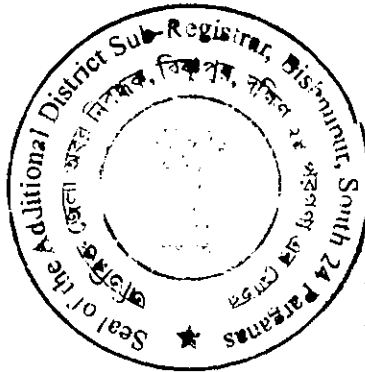


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**NOW THIS INDENTURE WITNESSETH:-**

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 3,00,000/= (Rupees Three Lakhs) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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 LANDS" being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **11.0821 (Eleven Point Zero Eight Two One) Decimal** of Land, comprised in **(i) 1.3336 Decimal** out of 16.00 Decimal, comprised in **R.S Dag No. 1005** Corresponding **L.R Dag no. 1054**, **(ii) 03.7485 Decimal** out of 90.00 Decimal, comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** and **(iii) 6.00 Decimal** out of 12.00 Decimal, comprised in **R.S Dag No. 1152** Corresponding **L.R Dag no. 1205** all **Dags are under Khatian No. 1506 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 Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "SAID LANDS" are (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "SAID LANDS" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD**



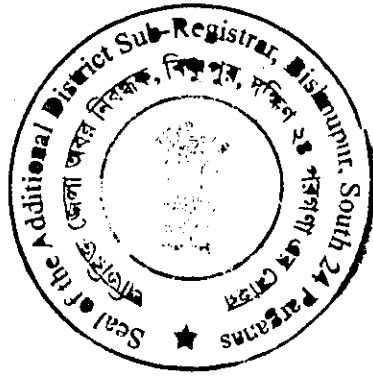
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the said land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

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

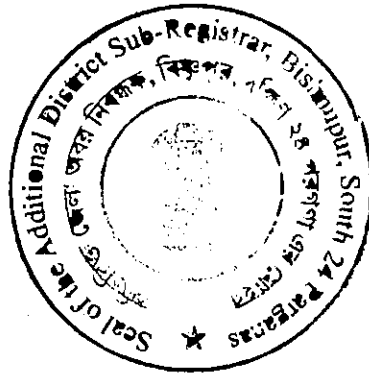


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- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "SAID LANDS" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "SAID LANDS" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "SAID LANDS" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those

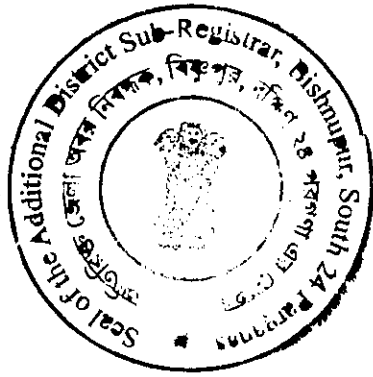


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relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/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 Vendor for the acquisition of the "SAID LANDS" 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 Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND 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 LANDS" 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 Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "SAID LANDS" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "SAID LANDS" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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**III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LANDS" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,

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

**V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor 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 LANDS" in its name.
- ii) To have the soil tested and/or the "SAID LANDS" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Lands".
- 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.



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- 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 Lands".
- vii) To appear and represent in the name of the Vendor 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 Vendor for undertaking development of the "said Lands".
- 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 Lands".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **11.0821 (Eleven Point Zero Eight Two One) Decimal** of Land, comprised in **(i) 1.3336 Decimal** out of 16.00 Decimal, comprised in **R.S Dag No. 1005** Corresponding **L.R Dag no. 1054**, **(ii) 03.7485 Decimal** out of 90.00 Decimal, comprised in **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071** and **(iii) 6.00 Decimal** out of 12.00 Decimal, comprised in **R.S Dag No. 1152** Corresponding **L.R Dag no. 1205** all **Dags** are under **Khatian No. 1506** Situate in **Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of **Rashpunja Gram Panchayat** and in the District of **South 24 Pargana-700104**. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1005	1054	Shali	1506	16.00	0.0834	01.3336
1020	1071	Shali	1506	90.00	0.0417	03.7485
1152	1205	Shali	1506	12.00	0.5000	06.0000
					Total	11.0821 Decimal

Total area sold by this Deed is **11.0821 (Eleven Point Zero Eight Two One) Decimal**  
**BUTTED AND BOUNDED BY:-**

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1005	1054	Sali Land Dag- 1069	Sali Land Dag-1056	Sali Land Dag-1053	Sali Land Dag-1055
1020	1071	Sali Land Dag- 980	Sali Land Dag-1074	Sali Land Dag-996	Sali Land Dag-1050
1152	1205	Sali Land Dag- 1055	Sali Land Dag-1204	Sali Land Dag-1206	Sali Land Dag-1207

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

**SIGNED AND DELIVERED BY THE VENDOR**

At ~~1001~~ in the presence of

1. *Sushil Kumar Mondal*
  2. *Gipak K. Roy*
- Gayatri Roy alias Gayatri Roy*  
**(GAYATRI ROY alias GAYETRI ROY)**  
**(VENDOR)**

**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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**PURCHASER** the within mentioned sum of **Rs. 3,00,000/= (Rupees Three Lakhs) Only** being the Entirety of the consideration Amount payable under these presents as per Memo below:

**Rs. 3,00,000.00**

**MEMO OF CONSIDERATION**

By Pay Order No.583864 dated 23/11/2021

Drawn on SBI Kolkata Br. In favour of Vendor

**Rs. 3,00,000.00**

**(Rupees Three Lakhs) Only**

**Total: Rs. 3,00,000.00**

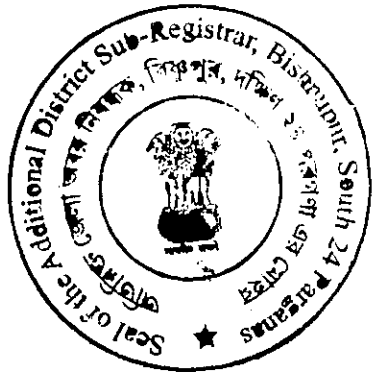
**VENDOR**

**WITNESSES**

1/ Sushil Kumar Mondal  
S/O - Lt Bada Mondal  
Vill - Samali  
P.O - Nahazari  
P.N - 700104

Gayatri Roy alias Gayetri Roy.  
(GAYATRI ROY alias GAYETRI ROY)

2) Dipak Kr Roy  
S/O Lt Bhimadada Roy  
Vill - Samali  
P.O - Bishampur  
By P/S (S)



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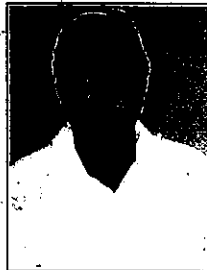

Government of West Bengal

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 16132002392090/2021

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	Mrs GAYATRI ROY Alias Mrs GAYETRI ROY Akanda Keshari, City:- Not Specified, P.O:- Akanda Keshari, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Gayatri Roy alias</i> <i>Gayetri Roy</i> <i>26.11.21.</i>
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:- Not Specified, P.O:- COSSIPORE, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	Mrs GAYATRI ROY , Mr MAYANK JAJODIA			<i>Prakash Jain.</i> <i>26/11/21.</i>

(Asif Nadim)

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



Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

26 NOV 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS



Mayana Tajodis	Left Hand					
	Right Hand					



Leyana...	Left Hand					
	Right Hand					



PHOTO	Left Hand					
	Right Hand					

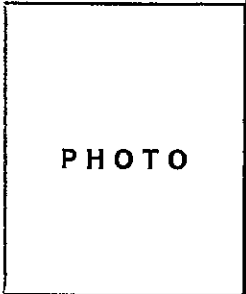


PHOTO	Left Hand					
	Right Hand					



Add. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

2 E NOV 2021





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

**GRN Details**

**GRN:** 192021220118440861      **Payment Mode:** Online Payment  
**GRN Date:** 22/11/2021 17:59:42      **Bank/Gateway:** HDFC Bank  
**BRN :** 1629078855      **BRN Date:** 22/11/2021 18:11:53  
**Payment Status:** Successful      **Payment Ref. No:** 2002392090/1/2021  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** BALAJI CONSTRUCTION PVT LTD  
**Address:** 82 BENTICK STREET KOLKATA - 700 001  
**Mobile:** 9007830098  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2002392090  
**Applicant's Name:** Mr PRAKASH JAIN  
**Identification No:** 2002392090/1/2021  
**Remarks:** Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392090/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	17050
2	2002392090/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	5717
			<b>Total</b>	<b>22767</b>

**IN WORDS: TWENTY TWO THOUSAND SEVEN HUNDRED SIXTY SEVEN ONLY.**

ভারত সরকার  
Government of India

গায়ত্রী রায়  
Gayatri Roy  
পতি: ভীষ্মপেদা রায়  
Husband: Bhishmapada Roy

জন্মতারিখ/DOB: 01/01/1950  
লিঙ্গ/Gender: Female

3905 2613 5281

স্বাধীনতা = স্বাধারণ ম্যানুশের অধিকার





ভাৰতীয় সৰ্বমুঠ প্ৰতিষ্ঠান  
 Unique Identification Authority of India

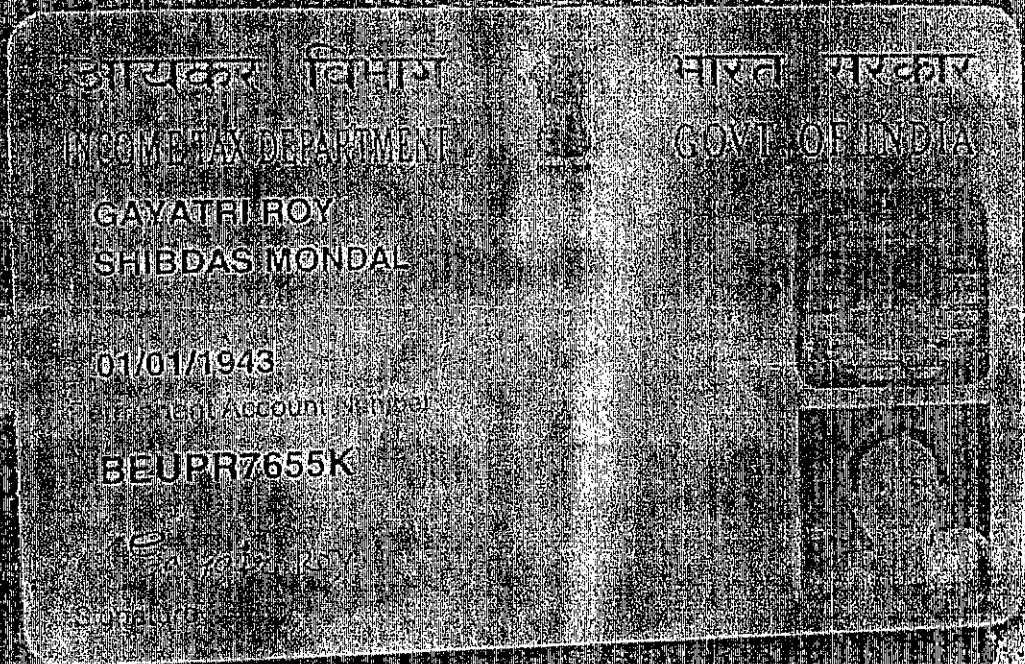
ঠিকানা: অক্ষয় কেশৰী, একান্ডাকেশৰী  
 একান্ডাকেশৰী, উত্তৰ ২৪ পৰগনা  
 পশ্চিমবঙ্গ

Address: AKANDA  
 KESHARI Akandakeshari  
 Akandakeshari, North 24  
 Parganas, West Bengal,  
 700135

3905 2613 5281



UIDAI



*Gayatri Roy.*

भारत सरकार  
GOVT. OF INDIA



CONSTRUCTION PVT. LTD

*[Signature]*

Director



Director  
R. J. ... PAT LTD

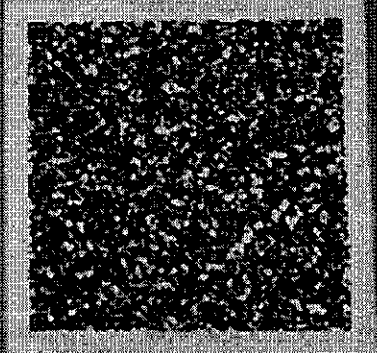
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



व्यक्तिगत आयकर प्रमाणपत्र  
Personal Income Tax Return Form  
I-T-R-2018



आयकर प्रमाणपत्र  
Income Tax Return Form  
I-T-R-2018







সংস্কৃত  
সংস্কৃত  
সংস্কৃত  
OF INDIA

ঠিকানা:

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

Address

৫, বেনটিনক স্ট্রিট,  
লালবাজার, কলকাতা  
কলকাতা  
পশ্চিমবঙ্গ - ৭০০০০১



www  
www

PO Box No. 1047,  
Bangladesh

1800 306 1947



সংস্কৃত  
GOVERNMENT OF INDIA



নংস্কৃত অজগুদুয়া  
Mayank Jajodia  
অনুতরুধু/ DOB: 17/10/1978  
পুরুষ / MALE



5576 9624 8334

অধুগব সাদুধরগ মনুধুধর অধুধর

Mayank Jajodia's

Government of India  
আমার  
Download Date: 31/12/2019  
Issue Date: 29/10/2011

প্রকাশ জৈন  
Prakash Jain  
জন্মতারিখ/DOB: 05/08/1989  
পুংস্ব/ MALE

5121 8649 5976  
VID : 9104 5327 5995 9079  
আমার আধার, আমার পরিচয়

Unique Identification Authority of India  
আমার  
ঠিকানা:  
20/বি/1, শ্রীশ চন্দ্র চৌধুরী লেন, টালা, কোলকাতা,  
কোলকাতা,  
পশ্চিমবঙ্গ - 700002  
Address:  
20/B/1, SRISH CNANDRA CHOWDHURY  
LANE, TALA, KOLKATA, Kolkata,  
West Bengal - 700002

5121 8649 5976  
VID : 9104 5327 5995 9079

1947 | help@uidai.gov.in | www.uidai.gov.in

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@  
DATED THIS THE 26TH DAY OF NOVEMBER 2021  
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

**BETWEEN**

**GAYATRI ROY alias GAYETRI ROY**  
..... **VENDOR**

**AND**

**ARRJAVV FARMS AND PROJECT LLP**  
.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-07454/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392090/2021	Office where deed is registered	
Query Date	19/11/2021 3:08:46 PM	1613-2002392090/2021	
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. 3,00,000/-	Rs. 5,71,669/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,150/- (Article:23)	Rs. 5,717/- (Article:A(1))		
Remarks			

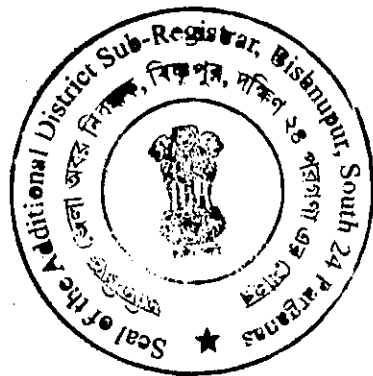
### Land Details :

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-1054 (RS :-)	LR-1506	Organisati on	Shali	1.3336 Dec	36,000/-	89,118/-	Width of Approach Road: 4 Ft.,
L2	LR-1071 (RS :-)	LR-1506	Organisati on	Shali	3.7485 Dec	1,01,000/-	1,85,551/-	Width of Approach Road: 4 Ft.,
L3	LR-1205 (RS :-)	LR-1506	Organisati on	Shali	6 Dec	1,63,000/-	2,97,000/-	Width of Approach Road: 4 Ft.,
<b>TOTAL :</b>					<b>11.0821Dec</b>	<b>3,00,000 /-</b>	<b>5,71,669 /-</b>	
<b>Grand Total :</b>					<b>11.0821Dec</b>	<b>3,00,000 /-</b>	<b>5,71,669 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs GAYATRI ROY , (Alias: Mrs GAYETRI ROY ) (Presentant )</b> Daughter of Late Shibdas Mondal Akanda Keshari, City:- Not Specified, P.O:- Akanda Keshari, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: BExxxxxx5K, Aadhaar No: 39xxxxxxxx5281, Status :Individual, Executed by: Self Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 82, Bentinck Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAXxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAYANK JAJODIA</b> Son of Mr Mahesh Kant Jajodia 5, Bentinck Street, Lalbazar, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRAKASH JAIN</b> Son of Mr BRAJSEN JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, City:- Not Specified, P.O:- COSSIPORE, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mrs GAYATRI ROY , Mr MAYANK JAJODIA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs GAYATRI ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-1.3336 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs GAYATRI ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-3.7485 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs GAYATRI ROY	BALAJI CONSTRUCTION PRIVATE LIMITED-6 Dec

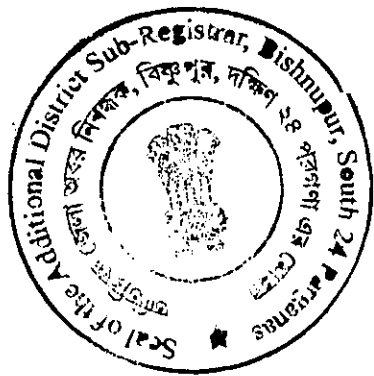


## Land Details as per Land Record

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:- 1054, LR Khatian No:- 1506	Owner:শিবদাস মণ্ডল, Gurdian:বৃন্দাবন , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1071, LR Khatian No:- 1506	Owner:শিবদাস মণ্ডল, Gurdian:বৃন্দাবন , Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1205, LR Khatian No:- 1506	Owner:শিবদাস মণ্ডল, Gurdian:বৃন্দাবন , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.

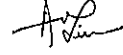




On 24-11-2021

**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 5,71,669/-



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

On 26-11-2021

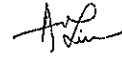
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:24 hrs on 26-11-2021, at the Private residence by Mrs GAYATRI ROY Alias Mrs GAYETRI ROY, Executant.

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

Execution is admitted on 26/11/2021 by Mrs GAYATRI ROY , Alias Mrs GAYETRI ROY , Daughter of Late Shibdas Mondal , Akanda Keshari, P.O: Akanda Keshari, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, 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 02-12-2021

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 5,717/- ( A(1) = Rs 5,717/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,717/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 6:00PM with Govt. Ref. No: 192021220118440861 on 22-11-2021, Amount Rs: 5,717/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1629078855 on 22-11-2021, Head of Account 0030-03-104-001-16



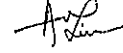
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,150/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 17,050/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 022354, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty

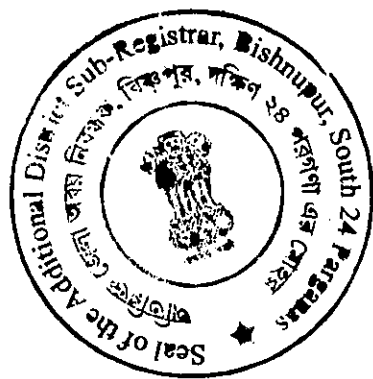
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 6:00PM with Govt. Ref. No: 192021220118440861 on 22-11-2021, Amount Rs: 17,050/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629078855 on 22-11-2021, Head of Account 0030-02-103-003-02



**Asif Nadim**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR**

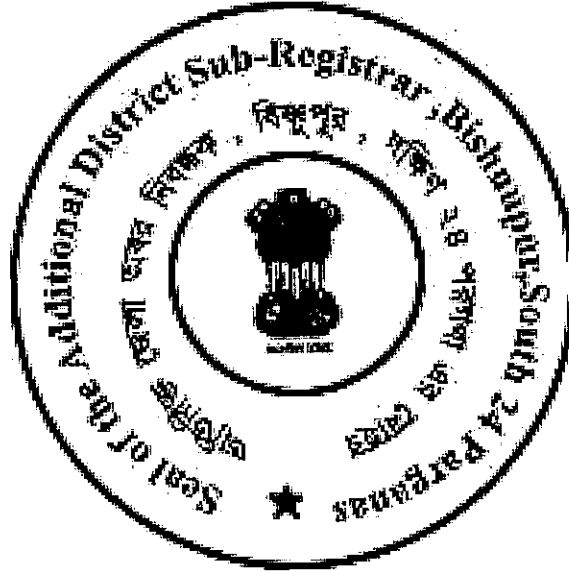
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 197230 to 197259  
being No 161307454 for the year 2021.



Digitally signed by Asif Nadim  
Date: 2021.12.09 18:28:53 +05:30  
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/12/09 06:28:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)