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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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N.O. 1129/2021
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 26/11/21 at Samali
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Certified that the document is admitted
 For registration and with the photo
 Sheet and finger print sheet attached with
 This document is the part of the document

Addl. Dist. Sub-Registrar, Bishupur

02 DEC 2021

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

v.c. 1139/21

v.c. T. I

2388

26/11/21

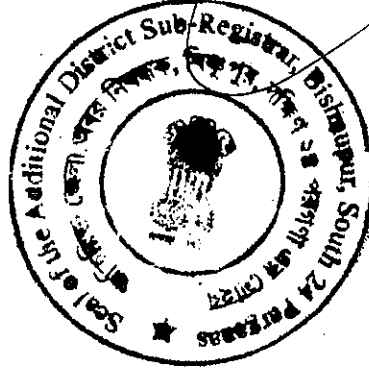
252057

no.
 Name B. K. JAIN & CO.
 Address Advocate
 Vendor 6A, Khetri Sagar Roy Road
 Kolkata - 700001

27 OCT 2021

শ্রী ব্রজ সেন জৈন
 ২৩৮৮ নং

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



(Handwritten signature)

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

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I identified by me

(Handwritten signature)

8/0 Sri Brij Sen Jain

20 B/1 Bish Chandra Choudhary
 Lane, hut-2

MRS. TRISHNA RANI MONDAL alias KRISHNA MONDAL (PAN:EWTPM7438F) (AADHAAR:684902905291) Wife of Badal Chandra Mondal alias Badal Mondal, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, 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) **THAT** the vendor herein is the owner by way of **3(Three)** Registered Deed of conveyance **(i)** Dated 20/12/1991, Registered at before D.S.R Bishnupur and recorded in Book-I, Vol.- 64, Page 45 to 48, being no.-7571, Year 1991 from Mr. Sorap Ali Mondal son of Late Jiyad Ali Mondal in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **06.00**

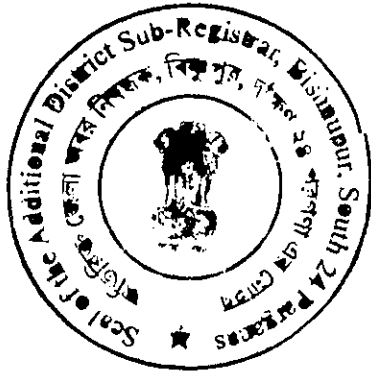


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(Six) Decimal, 1.0000 Share comprised in **R.S Dag No. 1153** Corresponding **L.R Dag no. 1206, under Khatiyān no.-64, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. **(ii)** Dated 06/01/1989, Registered at before D.S.R Bishnupur and recorded in Book-I, Vol.- 1, Page 445 to 448, being no.-78, Year 1989 from Mr. Riyaj Molla and Golap Molla both are sons of Late Harej Molla in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **04.50 (Four point Five Zero) Decimal** of Land out of 9.00 Decimal, **0.5000 Share** out of 1.0000 Share comprised in **R.S Dag No. 1156** Corresponding **L.R Dag no. 1209, under Khatiyān no.-64, 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. **(iii)** Dated 20/04/1976, Registered at before D.S.R Bishnupur and recorded in Book-I, Vol.- 54, Page 4 to 6, being no.-3664, Year 1976 from Mr. Bhupal Molla son of Late Mecher Molla in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **13.50 Decimal of Land** out of which **(i) 04.50 (Four point Five Zero) Decimal** of Land out of 9.00 Decimal, **0.5000 Share** out of 1.0000 Share comprised in **R.S Dag No. 1156** Corresponding **L.R Dag no. 1209, under Khatiyān no.-760** and **(ii) 09.00 (Nine) Decimal, 1.0000 Share** comprised in **R.S Dag No. 1157** Corresponding **L.R Dag no. 1210, under Khatian No. 274, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.

- B) Since after purchase of the "said Lands" **TRISHNA RANI MONDAL** alias **KRISHNA MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyān no.3860.**



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- C) 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 in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **24.00 (Twenty Four) Decimal**, comprised in **(i) R.S Dag No. 1153** Corresponding **L.R Dag no 1206, Area-06.00 Decimal, 1.0000 Share** **(ii) R.S Dag No 1156** Corresponding **L.R Dag no. 1209, Area-09.00 Decimal, 1.0000 Share** and **(iii) R.S Dag No 1157** Corresponding **L.R Dag no. 1210, Area-09.00 Decimal, 1.0000 Share** all dags are under **Khatian No. 3860, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1153	1206	Shali	3860	06.00	1.0000	06.00
1156	1209	Shali	3860	09.00	1.0000	09.00
1157	1210	Shali	3860	09.00	1.0000	09.00
					Total	24.00 Decimal

(hereinafter referred to as the "SAID LAND" 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 "SAID LAND" directly in favour of the Purchaser herein which the Vendor 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. 6,53,000/= (Rupees Six Lakhs Fifty Three Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)



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E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

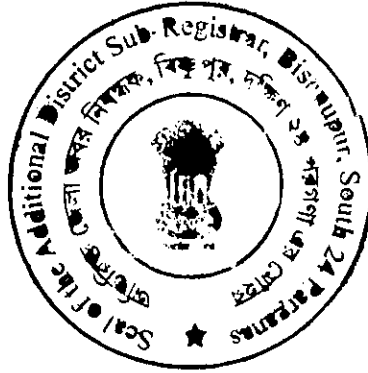
- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
- ii) **THAT** the "SAID LAND" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
- iv) **THAT** the "SAID LAND" is not being cultivated and/or the Vendor has not been cultivating the "said Land".
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
- vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LAND" upto the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
- viii) **THAT** the "SAID LAND" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.



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- 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 LAND" or any part or portion thereof.
 - x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
 - xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
 - xii) **THAT** there is no right of way from or through the "said Land".
 - xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LAND" or any part thereof.
 - xiv) **THAT** since the date of the said Deeds of Sale dated 20/12/1991, 06/01/1989 and 20/04/1976 the recorded owner **TRISHNA RANI MONDAL alias KRISHNA MONDAL** Wife of Badal Chandra Mondal alias Badal Mondal has been and is in continuous and uninterrupted khas possession of the said land as the owner thereof.
 - xv) **THAT** the "SAID LAND" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.
- E) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LAND" from the VENDOR.



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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. 6,53,000/= (Rupees Six Lakhs Fifty Three Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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 THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **24.00 (Twenty Four) Decimal**, comprised in **(i) R.S Dag No. 1153** Corresponding **L.R Dag no 1206, Area-06.00 Decimal, 1.0000 Share** **(ii) R.S Dag No 1156** Corresponding **L.R Dag no. 1209, Area-09.00 Decimal, 1.0000 Share** and **(iii) R.S Dag No 1157** Corresponding **L.R Dag no. 1210, Area-09.00 Decimal, 1.0000 Share** all dags are under **Khatian No. 3860, 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 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 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** 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



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encumbrances charges liens claims demands liabilities trusts attachments
 acquisitions requisitions and lispensens whatsoever or howsoever.

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

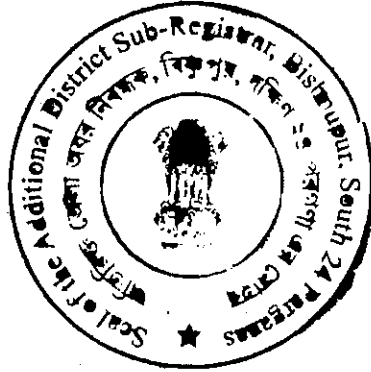
- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "SAID LAND" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed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



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



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upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- h) **AND THAT** the Vendor never held and does not hold any excess vacant 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 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 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 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 Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "SAID LAND" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and



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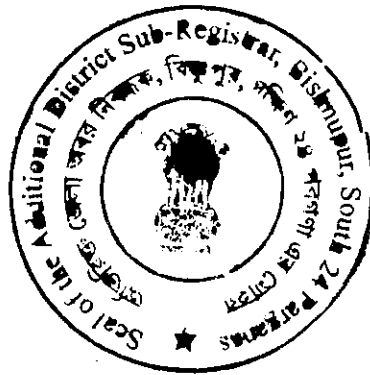
assuring the "SAID LAND" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III AND THIS DEED FURTHER WITNESSETH that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID 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 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 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.



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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 Land".
- 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 Land".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Land".
- ix) **AND THAT** the Vendor 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 about **24.00 (Twenty Four) Decimal**, comprised in (i) **R.S Dag No. 1153** Corresponding **L.R Dag no 1206, Area-06.00 Decimal, 1.0000 Share** (ii) **R.S Dag No 1156** Corresponding **L.R Dag no. 1209, Area-09.00 Decimal, 1.0000 Share** and (iii) **R.S Dag No 1157** Corresponding **L.R Dag no. 1210, Area-09.00 Decimal, 1.0000 Share** all dags are under Khatian No. **3860, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1153	1206	Shali	3860	06.00	1.0000	06.00
1156	1209	Shali	3860	09.00	1.0000	09.00
1157	1210	Shali	3860	09.00	1.0000	09.00
					Total	24.00 Decimal

Total area sold by this Deed is **24.00 (Twenty) Decimal**

BUTTED AND BOUNDED BY:- 24.00 Twenty Four

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1153	1206	Sali Land Dag- 1055	Sali Land Dag-1205	Sali Land Dag-1208	Sali Land Dag-1207
1156	1209	Sali Land Dag- 1055	Sali Land Dag-1206	Sali Land Dag-1210	Sali Land Dag-1208
1157	1210	Sali Land Dag- 1055	Sali Land Dag-1209	Sali Land Dag-1211	Sali Land Dag-1208

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 Janai in the presence of

1/ Sushil Kumar Mondal
S/o - Badal Mondal
Vill - Samali
P.S - Bishnupur P.N - 700104

২/ শ্রীমতী ক্রীষ্ণা মন্ডল
৩/ শ্রীমতী ক্রীষ্ণা মন্ডল

(TRISHNA RANI MONDAL alias KRISHNA MONDAL)

(VENDOR)

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.

Read over and explained by me the content of this deed in Bengali to the Vendor.

Sushil Kumar Mondal



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PURCHASER the within mentioned sum of **Rs. 6,53,000/= (Rupees Six Lakhs Fifty Three Thousand) Only** being the Entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 6,53,000.00

MEMO OF CONSIDERATION

By Pay Order No.583825 dated 22/11/2021

Drawn on SBI Kolkata Br. In favour of Vendor

Rs. 6,53,000.00

(Rupees Six Lakhs Fifty Three Thousand) Only

Total: Rs. 6,53,000.00

VENDOR

WITNESSES

1/ Lushil Kumar Mondal

2/ Amirul Molla

S/O - Nabi Ali Molla

Vill- Samali Mollapuram

P.O - Nahazani

P.S - Bishnupur

DIST. South 24 Parganas

Pin - 700104

TRISHNA RANI MONDAL
alias KRISHNA MONDAL

(TRISHNA RANI MONDAL alias KRISHNA MONDAL)



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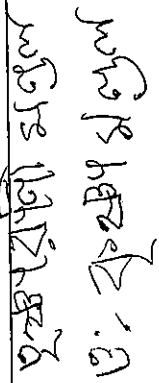
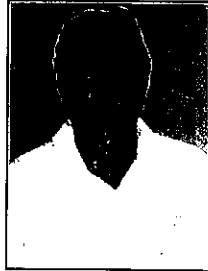

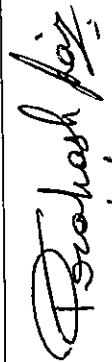
Government of West Bengal

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 16132002392036/2021

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 KRISHNA MONDAL Alias Mrs TRISHNA RANI MONDAL Samali (ct), Nahazari,, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 28/11/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH JAIN Son of Mr BRAJSEN JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, City:- Not Specified, P.O:- COSSIPORE, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	Mrs KRISHNA MONDAL , Mr MAYANK JAJODIA			 26/11/21.

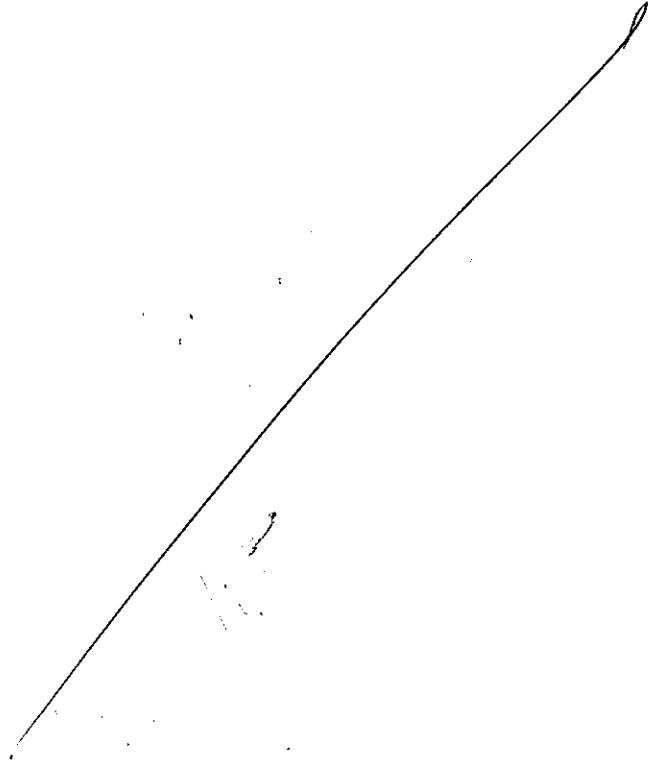
(Asit Nadim)

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



Adtl. Dist. Sub-Registrar, Bishrupur
District - South 24 Parganas

26 NOV 2021

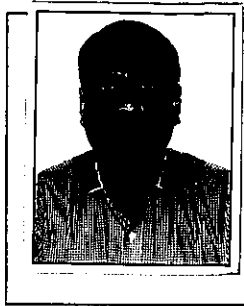




Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

26 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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

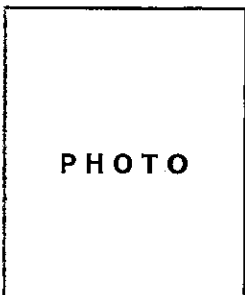


PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





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

2 6 NOV 2021



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

GRN Details

GRN: 192021220118444101 Payment Mode: Online Payment
GRN Date: 22/11/2021 18:03:58 Bank/Gateway: HDFC Bank
BRN : 1629083328 BRN Date: 22/11/2021 18:11:23
Payment Status: Successful Payment Ref. No: 2002392036/1/2021
[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: 2002392036
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2002392036/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392036/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	35540
2	2002392036/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	11880
			Total	47420

IN WORDS: FORTY SEVEN THOUSAND FOUR HUNDRED TWENTY ONLY.


[Redacted]



কৃষ্ণা মন্ডল
Krishna Mondal
 পিতা : সত্যনাথ
 Father : SATTANATH NANKAR

জন্মতারিখ / DOB : 11/11/1955
 নহিলা / Female

6849 0290 5291



আধার - সাধারণ মানুষের অধিকার


[Redacted] প্রাধিকরণ


আধার


ঠিকানা: / বাদল মন্ডল, সামালী
 সামালি (সিটি), নহাজারী
 দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

Address: W/O: Badal
 Mondal, samali, Samali(ct),
 South 24 Parganas,
 Nahazari, West Bengal,
 700104

6849 0290 5291


1947
1947


help@uidai.gov.in


www.uidai.gov.in


কৃষ্ণা মন্ডল

কৃষ্ণা মন্ডল

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
EWTPM7430F


नाम / Name
KPRADNA MONDAL

पिता का नाम / Father's Name
SATISH NASKAR

जन्म की तारीख / Date of Birth
01/01/1955

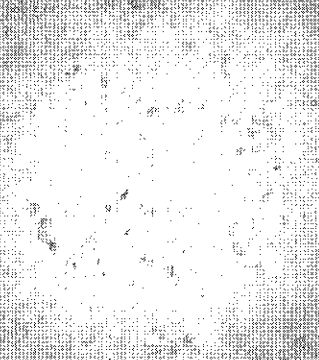
हस्ताक्षर / Signature

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

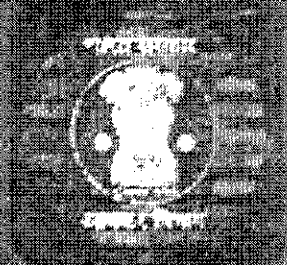
इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें
आयकर पैन सेवा यूनिट, UTIITSE
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर
नवी मुंबई - 400 614

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

प्र. क. सं. 3/11/55
 प्र. क. सं. 3/11/55



भारत सरकार
GOVT. OF INDIA



INFORMATION PVT LTD

[Signature]
Director

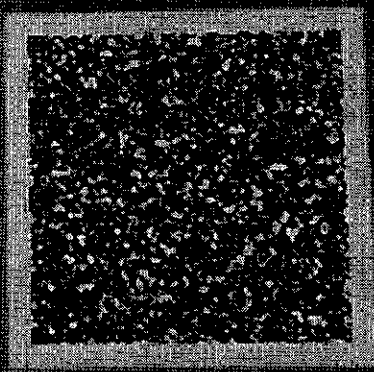
भारत सरकार
विद्युत विभाग
भारतीय विद्युत निगम



भारतीय विद्युत निगम
भारत



भारतीय विद्युत निगम
भारत




INDIA
ভাৰত গণৰাজ্য
REPUBLIC OF INDIA

বিক্রয়
 ৫, বেন্টিংক স্ট্রিট,
 কোলকাতা-৭০০০০১
 কলকাতা
 পশ্চিমবঙ্গ - ৭০০০০১

Address
 5, BENTINCK STREET,
 LAUBAZAR, Kolkata
 C.P.O., Kolkata,
 West Bengal - 700001


 1800 300 1947
 1947
 1800 300 1947


 info@india.gov.in
 www.india.gov.in
 Po. Sarab, 1947
 Sangrampur 700001


INDIA
ভাৰত গণৰাজ্য
REPUBLIC OF INDIA

মৰ্যাদা
 Mayank Jajodia
 জন্মতাৰিখ / DOB: 17/10/1978
 পুৰুষ / MALE


5576 9624 8334

আধাৰ সাধাৰণ মানুহৰ অধিকাৰ
 Mayank Jajodia

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

BETWEEN

TRISHNA RANI MONDAL alias KRISHNA MONDAL

..... **VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-07456/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392036/2021	Office where deed is registered	
Query Date	19/11/2021 2:51:58 PM	1613-2002392036/2021	
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. 6,53,000/-	Rs. 11,88,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 35,640/- (Article:23)	Rs. 11,880/- (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-1206 (RS :-)	LR-3860	Organisati on Shali	6 Dec	1,63,000/-	2,97,000/-	Width of Approach Road: 4 Ft.,
L2	LR-1209 (RS :-)	LR-3860	Organisati on Shali	9 Dec	2,45,000/-	4,45,500/-	Width of Approach Road: 4 Ft.,
L3	LR-1210 (RS :-)	LR-3860	Organisati on Shali	9 Dec	2,45,000/-	4,45,500/-	Width of Apprcach Road: 4 Ft.,
		TOTAL :		24Dec	6,53,000 /-	11,88,000 /-	
		Grand Total :		24Dec	6,53,000 /-	11,88,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs KRISHNA MONDAL , (Alias: Mrs TRISHNA RANI MONDAL) (Presentant) Wife of Mr Badal Chandra Mondal Samali (ct), Nahazari,, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur. District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Hous wife, Citizen of: India, PAN No.:: EWxxxxx8F, Aadhaar No: 68xxxxxxxx5291, 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</p>



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, Lalbazar, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
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			

Identifier Of Mrs KRISHNA MONDAL , Mr MAYANK JAJODIA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-6 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-9 Dec

Transfer of property for L3

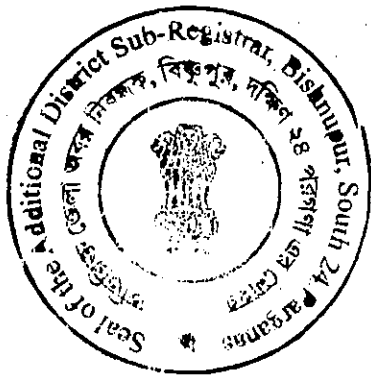
SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA MONDAL	BALAJI CONSTRUCTION PRIVATE LIMITED-9 Dec



Land Details as per Land Record

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

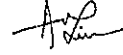
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1206, LR Khatian No:- 3860	Owner:ত্ৰুকাৱালী মন্ডল, Gurdian:বাদল চন্দ্ৰ মন্ডল, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mrs KRISHNA MONDAL
L2	LR Plot No:- 1209, LR Khatian No:- 3860	Owner:ত্ৰুকাৱালী মন্ডল, Gurdian:বাদল চন্দ্ৰ মন্ডল, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mrs KRISHNA MONDAL
L3	LR Plot No:- 1210, LR Khatian No:- 3860	Owner:ত্ৰুকাৱালী মন্ডল, Gurdian:বাদল চন্দ্ৰ মন্ডল, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mrs KRISHNA MONDAL



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 11,88,000/-



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

On 26-11-2021

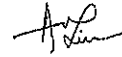
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:50 hrs on 26-11-2021, at the Private residence by Mrs KRISHNA MONDAL Alias Mrs TRISHNA RANI MONDAL, Executant.

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

Execution is admitted on 26/11/2021 by Mrs KRISHNA MONDAL , Alias Mrs TRISHNA RANI MONDAL , Wife of Mr Badal Chandra Mondal , Samali (ct), Nahazari,, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 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 11,880/- (A(1) = Rs 11,880/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,880/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 6:05PM with Govt. Ref. No: 192021220118444101 on 22-11-2021, Amount Rs: 11,880/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629083328 on 22-11-2021, Head of Account 0030-03-104-001-16



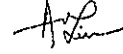
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 35,640/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 35,540/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022353, 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 6:05PM with Govt. Ref. No: 192021220118444101 on 22-11-2021, Amount Rs: 35,540/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629083328 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

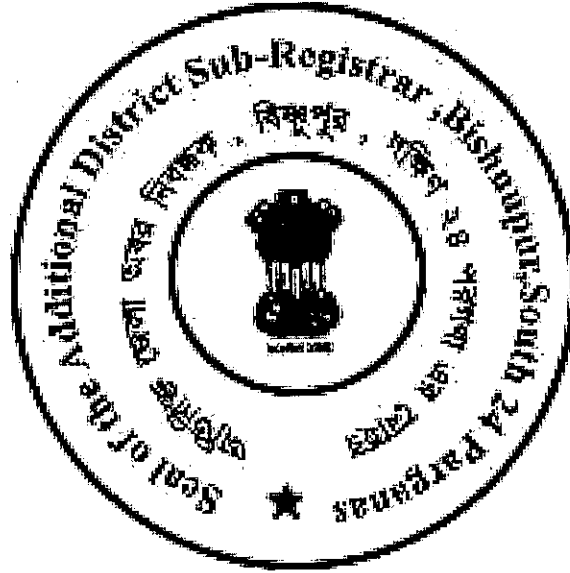


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 197199 to 197229

being No 161307456 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.12.09 18:28:47 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/12/09 06:28:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)