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NIC No. 1154/2021
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 022345

2002291549/21
 26/11/21 at Sarali
 6/19 p.m.
 [Signature]

*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 26th day of November TWO THOUSAND AND TWENTY-ONE BETWEEN

252065

No Ra
Name :
Address :
Vendor :

B. K. JAIN & CO.
Advocate
6A, Ktran Sankar Roy Road
Kolkata - 700001

27 OCT 2021

v.c 1154 / 21

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

স্বাক্ষরিত (Signature)

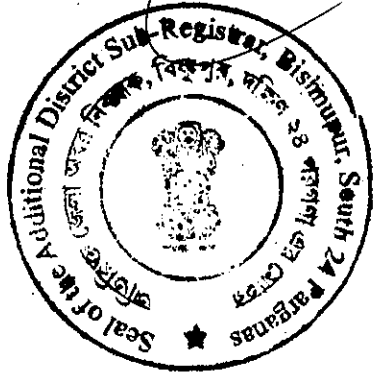
v.c. T. I

2395

26/11/21



স্বাক্ষরিত (Signature)



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

26 NOV 2021

I identified by me

Prakash Raj Adh.

Sp Sri Braj Sen Jain,
20B/1 Srish Chandra Chowdhury
Lane, Kolkata - 02.

MR. SAHAJAHAN MOLLA (PAN:CNEPM9676B)(AADHAAR:755791733739) Son of Imam Molla alias Imam Box Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, 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 **SECOND PART**;

WHEREAS:

- A) **THAT** the vendor herein is the owner by way of various Registered Deed of being conveyance (a) Dated 26/03/2004, Registered at before A.D.S.R Bishnupur and recorded in Book-1, Vol.- 61, Page 1 to 10, being no.-3156, Year 2006 from (i) Jatindra Nath Dhali son of Raj Kumar Dhali as a recorded owner under LR Khatiyon no.-1301, (ii) Sanaka Dhali wife of Late Rajeswar Dhali as a recorded owner under LR Khatiyon no.-1557, (iii) Legal heirs of Satish Mondal alias Satish



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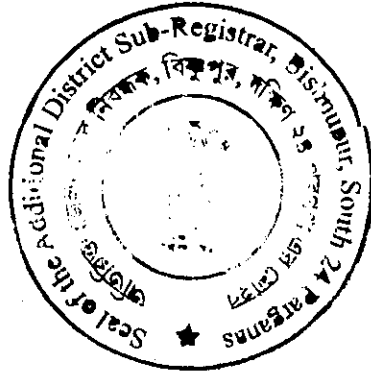
Chandra Dhali son of Late Kanjilal Mondal alias Kanjilal Dhali as a recorded owner under LR Khatiyani no.-1550 in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **(i) R.S Dag No. 1001** Corresponding **L.R Dag no. 1050, under Khatian No. 1301,1550 & 1557, Area-14.9994 Decimal** out of 18.00 Decimal, **0.8333 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1001	1050	Shali	1301	18.00	0.3333	05.9994
1001	1050	Shali	1550	18.00	0.3333	05.9994
1001	1050	Shali	1557	18.00	0.1667	03.0006
				Total	0.8333	14.9994 Decimal

(ii) R.S Dag No. 1016 Corresponding **L.R Dag no. 1066, under Khatian No. 1301,1550 & 1557, Area-10.8329 Decimal** out of 13.00 Decimal, **0.8333 Share** out of 1.0000 Share, **Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyani no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016	1066	Shali	1301	13.00	0.3333	04.3329
1016	1066	Shali	1550	13.00	0.3333	04.3329
1016	1066	Shali	1557	13.00	0.1667	02.1671
				Total	0.8333	10.8329 Decimal

(b) Dated 03/03/2006, Registered at before A.D.S.R Bishnupur and recorded in Book-I, CD Vol.- 9, Page 3258 to 3274, being no.-02711, Year 2008 from Legal heirs of Satish Mondal alias Satish Chandra Dhali son of Late Kanjilal Mondal alias Kanjilal Dhali as a recorded owner under LR Khatiyani no.-1550 in respect of



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District- South 24 Parganas**

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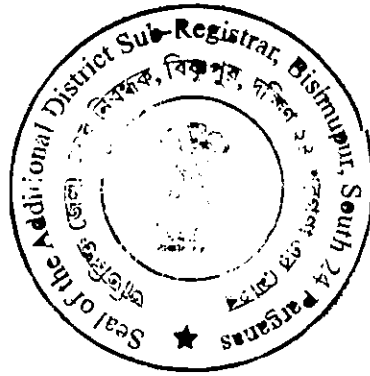
ALL THOSE pieces or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **(i) R.S Dag No. 1001** Corresponding **L.R Dag no. 1050, under Khatian No. 1550, Area-03.0006 Decimal** out of 18.00 Decimal, **0.1667 Share** out of 1.0000 Share ,**Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1001	1050	Shali	1550	18.00	0.1667	03.0006
				Total	0.1667	03.0006 Decimal

(ii) R.S Dag No. 1016 Corresponding **L.R Dag no. 1066, under Khatian No. 1550, Area-02.1671 Decimal** out of 13.00 Decimal, **0.1667 Share** out of 1.0000 Share ,**Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1016	1066	Shali	1550	13.00	0.1667	02.1671
				Total	0.1667	02.1671 Decimal

- B) Since after purchase of the "SAID LANDS" **SAHAJAHAN MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyān no. 3819**
- 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



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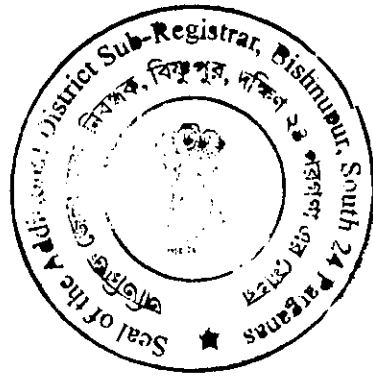
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ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1001** Corresponding **L.R Dag no. 1050**, under **Khatian No. 3819, Area-18.00 Decimal, 1.0000 Share** ,Situat e in **Mouza- Samali, J.L. 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 Khatiy an no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1001	1050	Shali	3819	18.00	1.0000	18.00
				Total	1.0000	18.00 Decimal

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

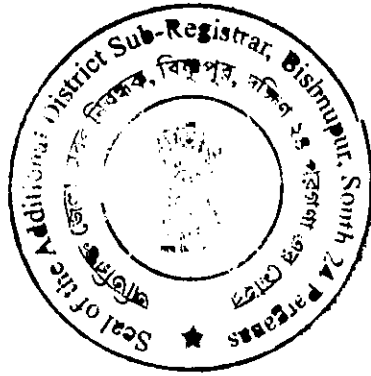
- D) The Purchaser has agreed to purchase and acquire the "SAID LANDS" free from all encumbrances and charges at and for a consideration of **Rs. 4,90,000/= (Rupees Four Lakhs Ninety Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said Lands".



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- 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.
- 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".



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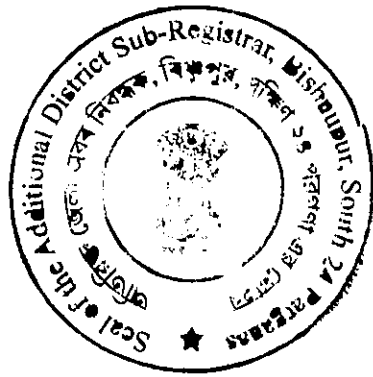
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- x i) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands".
- x ii) **THAT** there is no right of way from or through the "said Lands".
- x iii) **THAT** nobody has any right of easement over and in respect of the "SAID LANDS" or any part thereof.
- x iv) **THAT** since the date of the said Deeds of Sale dated 26/03/2004 and 03/03/2006 the recorded owner **SAHAJAHAN MOLLA** Son of Imam Molla alias Imam Box Molla has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
- x v) **THAT** the "SAID LANDS" are barren and is not being cultivated by the Vendor or any person authorised by the Vendor.

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 LANDS" from the VENDOR.

NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 4,90,000/= (Rupees Four Lakhs Ninety 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



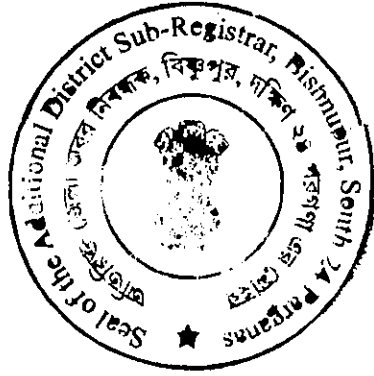
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receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "SAID LANDS" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1001** Corresponding **L.R Dag no. 1050**, under **Khatian No. 3819**, **Area- 18.00 Decimal, 1.0000 Share** ,**Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (In Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1001	1050	Shali	3819	18.00	1.0000	18.00
				Total	1.0000	18.00 Decimal

(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 absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "SAID LANDS" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **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 lispens whatsoever or howsoever.

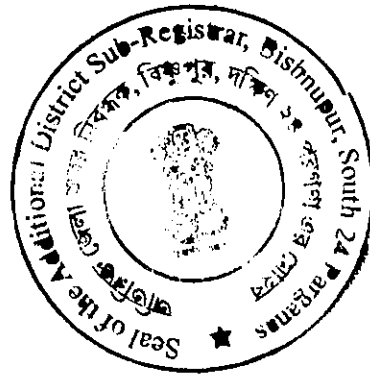


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II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- 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.
- 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



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



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- 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.

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



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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.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required



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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.

11

Dr

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. 1001** Corresponding **L.R Dag no. 1050**, under **Khatian No. 3819, Area-18.00 Decimal, 1.0000 Share**, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyā no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1001	1050	Shali	3819	18.00	1.0000	18.00
				Total	1.0000	18.00 Decimal

Total area sold by this Deed is 18.00(Eighteen) Decimal

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1001	1050	Sali Land Dag- 1071	Sali Land Dag-1051	Sali Land Dag-1049	Sali Land Dag-1213

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) Saiful molla.

সাহাজান মল্লা (স্বাক্ষর)

(SAHAJAHAN MOLLA)

(VENDOR)

2) স্বাক্ষরিত

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain, Adv.

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017

Read over and explained the content of this deed in Bengali
by me - Saiful molla.



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PURCHASER the within mentioned sum of **Rs. 4,90,000/= (Rupees Four Lakhs Ninety Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 4,90,000.00

MEMO OF CONSIDERATION

By Pay Order No.583845 dated 22/11/2021

Drawn on SBI Kolkata Br. In favour of Vendor Rs. 4,90,000.00
(Rupees Four Lakhs Ninety Thousand) Only Total: Rs. 4,90,000.00

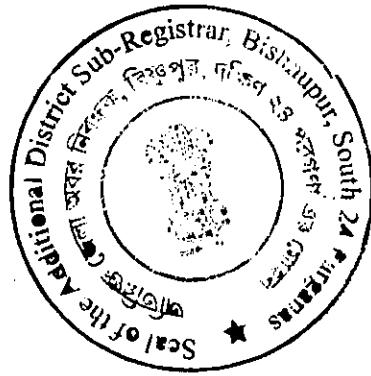
VENDOR

WITNESSES

1). Saipul Molla
 s/o - Sahajahan Molla.
 vill- Samali, P.O-
 Nahazari, Bishnupur.
 700104.

SAHAJAHAN MOLLA
(SAHAJAHAN MOLLA)

2) অনুরঙ্গ সরকার
 বিত্তা আনন্দ সরকার
 স/স আমানী
 ফোন নং ২০৪



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

26 NOV 2021





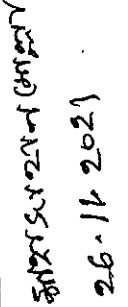
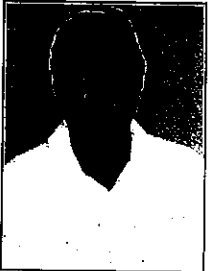

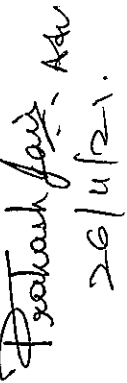
Government of West Bengal

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 16132002391549/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SAHAJAHAN MOLLA Samali (ct), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 26.11.2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH JAIN Son of Mr BRAJSEN JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, City:- Not Specified, P.O:- COSSIPORE, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	Mr SAHAJAHAN MOLLA , Mr MAYANK JAJODIA			 26/11/21.

(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

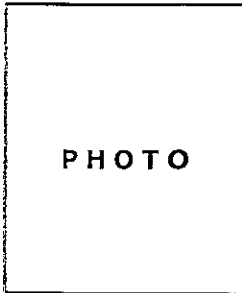
SPECIMEN FORM FOR TEN FINGERPRINTS



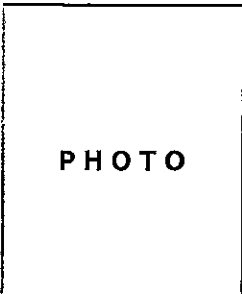
<i>Maryanne Tajodis</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



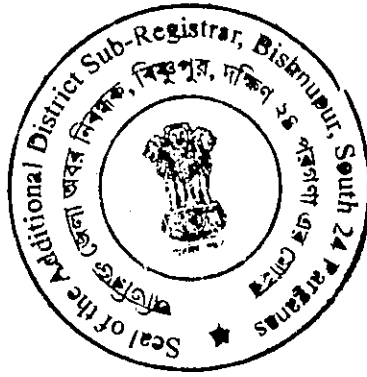
<i>Robert J. Jones</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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



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



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

26 NOV 2021



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

GRN Details

GRN: 192021220118426541 **Payment Mode:** Online Payment
GRN Date: 22/11/2021 17:45:56 **Bank/Gateway:** HDFC Bank
BRN : 1629064249 **BRN Date:** 22/11/2021 17:11:09
Payment Status: Successful **Payment Ref. No:** 2002391549/1/2021
[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: 2002391549
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2002391549/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002391549/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	35986
2	2002391549/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	12028
			Total	48014

IN WORDS: FORTY EIGHT THOUSAND FOURTEEN ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAHAJAHAN MOLLA

IMAM MOLLA

22/02/1972

Permanent Account Number

CNERM9676B

Signature

Signature



18062014

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96506/01998

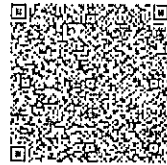
10/10/2014

To
Sahajahan Molla
সাহাজাহান মোল্লা
S/O: Imam Box Molla
SAMALI
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104



KH048105314FT

4810531



আপনার আধার সংখ্যা / Your Aadhaar No. :

7557 9173 3739

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সাহাজাহান মোল্লা
Sahajahan Molla
পিতা : ইমাম বক্স মোল্লা
Father: Imam Box Molla

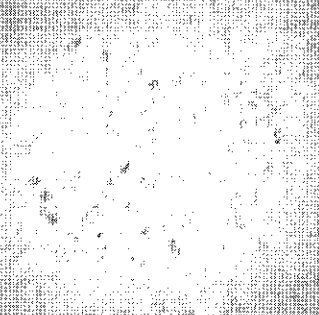
জন্মতারিখ / DOB 18/02/1972
পুরুষ / Male

7557 9173 3739

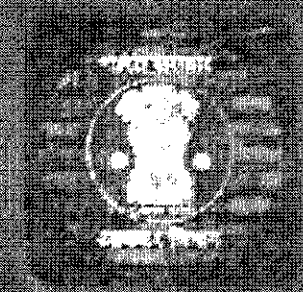


আধার - সাধারণ মানুষের অধিকার

সাহাজাহান মোল্লা



भारत सरकार
GOVT. OF INDIA



CONSTRUCTION PVT LTD

[Signature]
Director

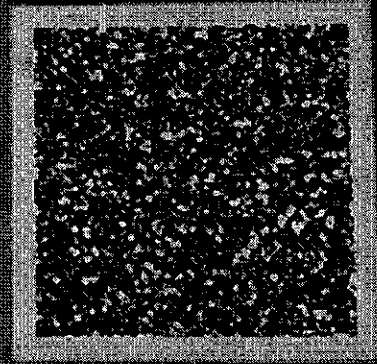
आयकर विभाग
DIRECT TAX DIVISION



सूचना कार्ड
INFORMATION CARD



आयकर विभाग
DIRECT TAX DIVISION
आयकर विभाग
DIRECT TAX DIVISION





1800 300 1947
 1947
 SATNET
 5, BENNING STREET,
 LALBAZAR, Kolkata
 G.P.O., Kolkata,
 West Bengal - 700001

সি. এ. সি. সিস্টেমস
 সফটওয়্যার

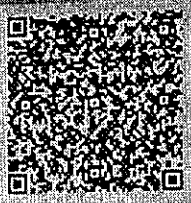
Address
 5, BENNING STREET,
 LALBAZAR, Kolkata
 G.P.O., Kolkata,
 West Bengal - 700001



1800 300 1947
 1947
 SATNET
 5, BENNING STREET,
 LALBAZAR, Kolkata
 G.P.O., Kolkata,
 West Bengal - 700001



মর্যাদা অর্জনকারী
 Mayank Jaiodia
 জন্ম তারিখ/ DOB: 17/10/1978
 পুরুষ / MALE



5576 9624 8334

আধার - সাধারণ মানুষের অধিকার

Mayank Jaiodia



সরকারের পরিচয় প্রদান
Government of India



Download Date: 31/12/2019



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

Issue Date: 25/10/2011

5121 8649 5976

VID : 9104 5327 5995 9079

আমার আধার, আমার পরিচয়

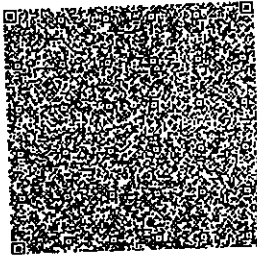


সরকারের পরিচয় প্রদান
Unique Identification Authority of India



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 DAY OF 2021
@@

BETWEEN

SAHAJAHAN MOLLA

..... **VENDOR**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-07472/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002391549/2021	Office where deed is registered	
Query Date	19/11/2021 12:14:50 PM	1613-2002391549/2021	
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. 4,90,000/-	Rs. 12,02,850/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 36,086/- (Article:23)	Rs. 12,028/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1050 (RS :-)	LR-3819	Organisati on	Shali	18 Dec	4,90,000/-	12,02,850/-	Width of Approach Road: 4 Ft.,
Grand Total :					18Dec	4,90,000 /-	12,02,850 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SAHAJAHAN MOLLA (Presentant) Son of Mr Imam Molla Samali (ct), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CNxxxxxx6B, Aadhaar No: 75xxxxxxx3739, 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 :

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 :

Sl 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 Mr SAHAJAHAN MOLLA , Mr MAYANK JAJODIA			

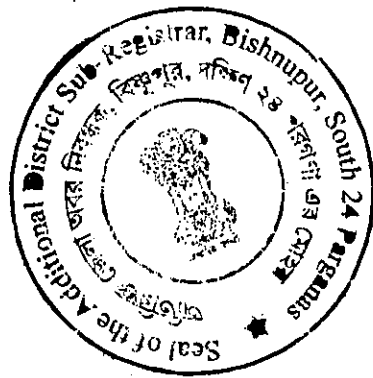
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAHAJAHAN MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-18 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

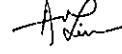
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1050, LR Khatian No:- 3819	Owner:সাহাযল মোল্লা, Gurdian:ইমামবক্ক মোল্লা, Address:নিজ , Classification:শালি, Area:0.18000000 Acre,	Mr SAHAJAHAN MOLLA



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 12,02,850/-



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

On 26-11-2021

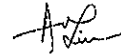
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:19 hrs on 26-11-2021, at the Private residence by Mr SAHAJAHAN MOLLA ,Executant.

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

Execution is admitted on 26/11/2021 by Mr SAHAJAHAN MOLLA , Son of Mr Imam Molla , Samali (ct), Nahazari, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

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

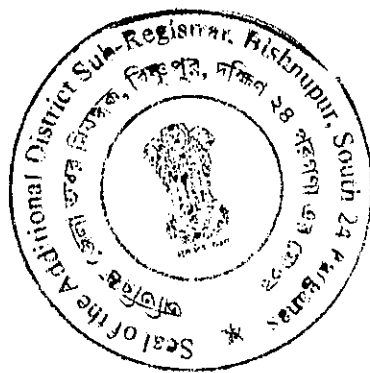
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 12,028/- (A(1) = Rs 12,028/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2021 5:47PM with Govt. Ref. No: 192021220118426541 on 22-11-2021, Amount Rs: 12,028/-, Bank. HDFC Bank (HDFC0000014), Ref. No. 1629064249 on 22-11-2021, Head of Account 0030-03-104-001-16



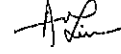
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,086/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 35,986/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022345, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I
Chakraborty

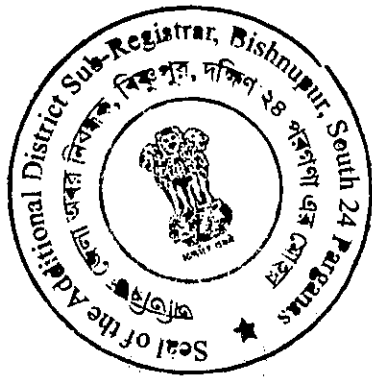
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2021 5:47PM with Govt. Ref. No: 192021220118426541 on 22-11-2021, Amount Rs: 35,986/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1629064249 on 22-11-2021, Head of Account 0030-02-103-003-02



Asif Nadim

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

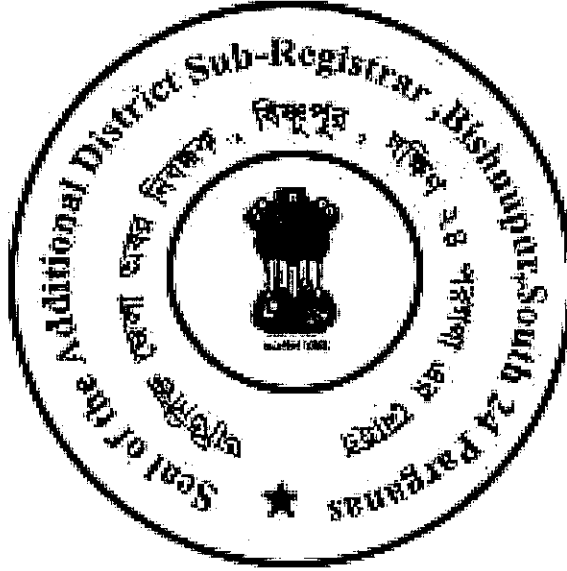
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1613-2021, Page from 197046 to 197075
being No 161307472 for the year 2021.**



Digitally signed by Asif Nadim
Date: 2021.12.09 18:28:13 +05:30
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/09 06:28:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)