

07302/21

I - 07477/2021



M.C. No. 1144/2021
पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL
2002302450/21
26/11/21 at Subali
B. S. Sinha
Ar

AL 022340

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

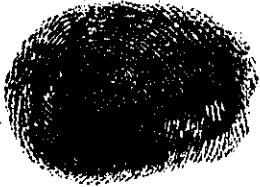
Addl. Dist. Sub-Registrar, Bishupur

02 DEC 2021

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

V.C. 1144/21

6/2/2021



V.C.T.I
2397
26-11-21

6/2/2021



2437
26.11.21

Robu Mondal

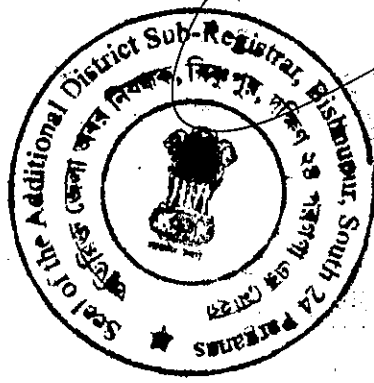
252070

Name:
Address:
Vendor:

B. K. JAIN & CO.
Advocate
67, Kharan Senitar Roy Road
Kolkata - 700001

27 OCT 2021

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



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

26 NOV 2021

Identified by me

Prakash Jain
S/o Sri Braj Sen Jain
20 B/1 [Sri Braj Sen Jain]
Sri Chandra Choudhary
Lane lot-2.

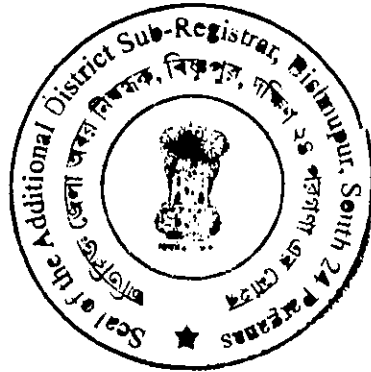
MR. SORAP ALI MONDAL (PAN:CYEPM1633B)(AADHAAR:250319876018)son of Late Jiyad Ali Mondal, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred 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;**

AND

SRI RAJU MONDAL(PAN:BNYPM6396K)(AADHAAR:220905648424) Son of Tulsicharan Mondal, by faith Hindu, by nationality- Indian, by occupation- Business, residing at Samali (ct), Nahazari, Thakurpukur Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or



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

26 NOV 2021

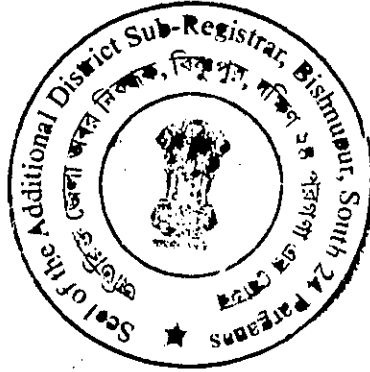
repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART;**

WHEREAS:

A) **THAT** the vendor herein is the owner by way of Registered Deed of conveyance Dated 15/03/1984, Registered at before S.R Bishnupur and recorded in Book-I, Vol.- 88, Page 195 to 198, being no.-2182, Year 1984 from Mansur Ali Molla son of Late Uhir Ali Molla in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1006** Corresponding **L.R Dag no. 1055,** under **Khatian No. 782, Area-13.60 Decimal** out of 34.00 Decimal, **0.4000 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	Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1006	1055	Shali	782	34.00	0.4000	13.60
					Total	13.60 Decimal

B) **THAT** the vendor herein also the owner by way of Registered Deed of conveyance Dated 20/12/1991, Registered at before S.R Bishnupur and recorded in Book-I, Vol.- 64, Page 49 to 52, being no.-7572, Year 1991 from Trishna Rani Mondal wife of Sri Badal Chandra Mondal in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1010** Corresponding **L.R Dag no. 1059,** under **Khatian No. 686, Area-06.00 Decimal** out of 18.00 Decimal, **0.3333 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:-



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

26 NOV 2021

MOUZA-SAMALI, J.L-23, RASPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA						
R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1010	1059	Shali	686	18.00	0.3333	06.00
					Total	06.00 Decimal

- C) Since after purchase of the "SAID LANDS" **SORAP ALI MONDAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyān no. 1765**.
- D) In as much as the said lands are barren and are not being cultivated by the Vendor and/or any person authorised by it the Vendor, on being approached by the Confirming Party, has agreed to sell and transfer the entirety of the said Land unto and in favour of the Confirming Party and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendor and the Confirming Party (hereinafter referred to as the **SALE AGREEMENT**). The Confirming Party has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less **13.60 (Thirteen Point Six Zero) Decimal** of Land out of 34.00 Decimal, **0.4000 Share** out of 1.0000 Share comprised in **R.S Dag No. 1006** Corresponding **L.R Dag no. 1055, under LR Khatian No. 1765, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23, RASPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA						
R.S Dag No.	L.R Dag No.	Nature of Land	Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1006	1055	Shali	1765	34.00	0.4000	13.6000
					Total	13.6000 Decimal

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**). hereinafter referred to as the said LAND) out of the said Entire Lands, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance

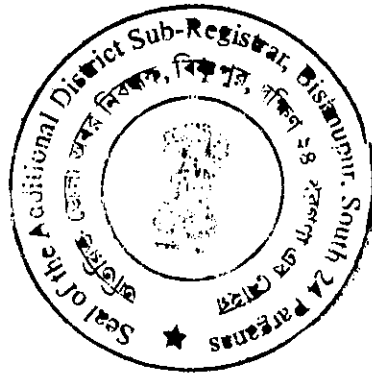


**Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas**

26 NOV 2021

and/or transfer in respect of the said Land directly in favour of the Purchaser herein which the Vendor have agreed to do subject to the terms and conditions hereinafter appearing.

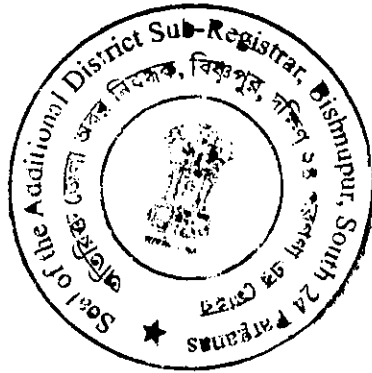
- E) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 3,70,000/- (Rupees Three Lakhs Seventy Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **3,60,000/- (Rupees Three Lakhs Sixty Thousand) only** has been agreed to be paid by the Purchaser to the Vendor for sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs.10,000/- (Rupees Ten Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.
- F) At or before the execution of this Indenture the Vendor, Confirming Party and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owners of the said Land.
 - ii) **THAT** the said Land is free from all encumbrances charges liens mortgages, lispendens 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.



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

26 NOV 2021

- vi) **THAT** the Vendor is liable and have paid all municipal rates taxes and other outgoings including khazana payable in respect of the said Land upto the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the 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.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor have created any interest of any third party into or upon the said Land or any part or portion thereof.
- x) **THAT** the 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** the Confirming Party shall be entitled to nominate any other person and/or persons in its place and stead under the said Sale Agreement for acquiring the said Land.
- xv) **THAT** the said Land is barren and is not being cultivated by the Vendor or any person authorised by the Vendor and/or by the Confirming Party.



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

26 NOV 2021

xvi) That since the date of the said Deed of Sale dated 15/03/1984 and 20/12/1991, the Vendor has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.

G) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the said Land from the VENDOR.

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

THAT in consideration of the said Sale Agreement and in further consideration of a sum of **Rs. 3,60,000/- (Rupees Three Lakhs Sixty 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 do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) **AND** in further consideration of a sum of **Rs.10,000/- (Rupees Ten Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party at or before the execution of these presents as and by way of Nomination Costs (the receipt whereof the Confirming Party doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) thus aggregating **Rs. 3,70,000/- (Rupees Three Lakhs Seventy Thousand) only** and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the Said Land hereby intended to be sold transferred and conveyed) the Vendor with the consent and concurrence of the Confirming Party and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the



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

26 NOV 2021

Purchaser herein **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less **13.60 (Thirteen Point Six Zero) Decimal** of Land out of 34.00 Decimal, **0.4000 Share** out of 1.0000 Share comprised in **R.S Dag No. 1006** Corresponding **L.R Dag no. 1055, under LR Khatian No. 1765, 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. (morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens 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 **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Land or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the



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

26 NOV 2021

custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LANDS hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever and the Confirming Party doth hereby release relinquish its right title interest, if any, into or upon the said Land unto and in favour of the Purchaser absolutely and forever.

II. THE VENDOR AND THE CONFIRMING PARTY AND EACH ONE OF THEM DO TH HEREBY JOINTLY AND/OR SEVERALLY 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 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 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 owners of



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

26 NOV 2021

and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or 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.



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

26 NOV 2021

- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazna and revenue payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the 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 Lands within the meaning of the Urban Lands (Ceiling & Regulation) Act, 1976 and the said land/property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the Said Land or any part thereof under the Lands 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 / LANDS or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the Said Land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the 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 assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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

26 NOV 2021

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, CONFIRMING PARTY shall jointly and severally be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and each of the said VENDOR, CONFIRMING PARTY has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.

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

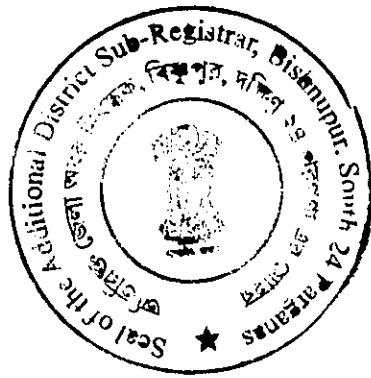
- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said Land surveyed.
- iii) To apply for and obtain permission for conversion of the user of the Said Land.



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

26 NOV 2021

- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the Said Land.
- vii) To appear and represent in the name of the Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchyat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the 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 and the Confirming party shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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

26 NOV 2021

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less **13.60 (Thirteen Point Six Zero) Decimal** of Land out of 34.00 Decimal, **0.4000 Share** out of 1.0000 Share comprised in **R.S Dag No. 1006** Corresponding **L.R Dag no. 1055**, under **LR Khatian No. 1765**, 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	Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1006	1055	Shali	1765	34.00	0.4000	13.6000
					Total	13.6000 Decimal

Total area sold by this Deed is **13.60 (Thirteen Point Six Zero) Decimal**
BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1006	1055	Sali Land Dag-1054	Sali Land Dag-1056	Sali Land Dag-1051 & 1052	Sali Land Dag-1205

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

সরপ আলি মন্ডল
সরপ আলি মন্ডল
সরপ আলি মন্ডল
সরপ আলি মন্ডল

সরপ আলি মন্ডল

(SORAP ALI MONDAL)

SIGNED AND DELIVERED BY THE CONFIRMING PARTY At Kolkata in the presence of

রাজু মন্ডল
রাজু মন্ডল

রাজু মন্ডল

(RAJU MONDAL)

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 deeds in Bengali to the vendor

Sushil Kumar Mondal



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

26 NOV 2021

PURCHASER the within mentioned sum of
**Rs. 3,70,000/- (Rupees Three Lakhs
 Seventy Thousand) only** being the entirety
 of the Consideration Amount payable under
 these presents as per Memo below:

Rs. 3,70,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 583823 dated 22/11/2021
 Drawn on SBI, Kolkata Br. In favour of Vendor

Rs. 3,60,000.00

2. By Pay Order No. 583821 dated 22/11/2021
 Drawn on SBI, Kolkata Br. In favour of

Confirming Party

Rs. 10,000.00

(Rupees Three Lakhs Seventy Thousand) only, Total Rs. 3,70,000.00

WITNESSES

সোরাপ আলি মন্ডল

অনুচরিতদায়
 নিতা অনুরাধা মন্ডল
 স্যার সোরাপ আলি
 কলকাতা ১০৫

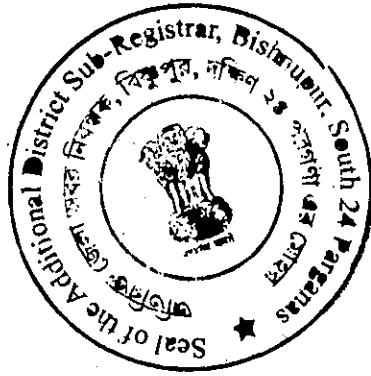
VENDOR

সোরাপ আলি মন্ডল

(SORAP ALI MONDAL)

Raju Mondal

**(CONFIRMING PARTY)
 (RAJU MONDAL)**



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

26 NOV 2021






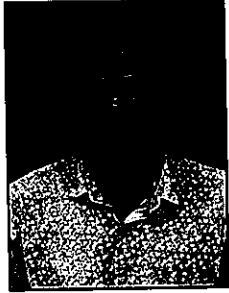

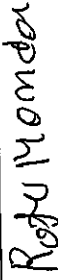
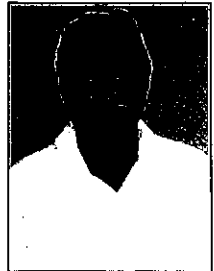

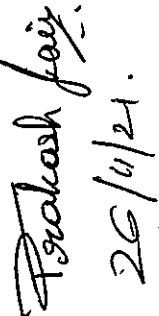
Government of West Bengal

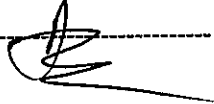
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132002392450/2021

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 Sorap Ali Mondal Samali (ct), Nahazari, Mondal Para,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 26-11-2021
2	Mr Raju Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 26-11-21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	Mr Sorap Ali Mondal, Mr Raju Mondal, Mr Mayank Jajodia			 26/11/21.

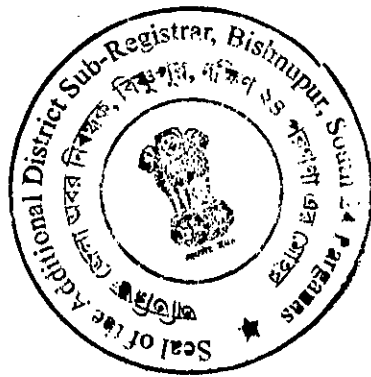




Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

26 NOV 2021

(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>Mayerk Tjodvic</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>621818181818181818</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Rofu Momo</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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

26 NOV 2021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96531/00948

To
 Sorap Ali Mondal
 সোরাপ আলি মন্ডল
 S/O: Jiyad Ali Mondal
 MONDAL PARA
 Samali(ct)
 Nahazari, South 24 Parganas
 West Bengal - 700104

19/03/2015



KH27170643257
 27170643



আপনার আধার সংখ্যা / Your Aadhaar No. :

2503 1987 6018

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সোরাপ আলি মন্ডল
 Sorap Ali Mondal
 পিতা : জিয়াদ আলি মন্ডল
 Father : JIYAD ALI MONDAL

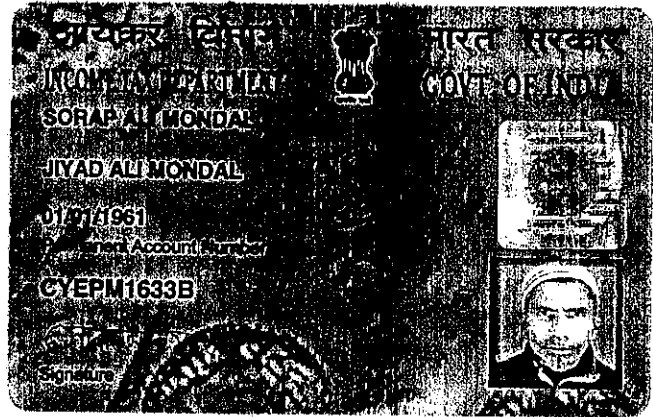
জন্মতারিখ / DOB 01/01/1961
 পুরুষ / Male

2503 1987 6018

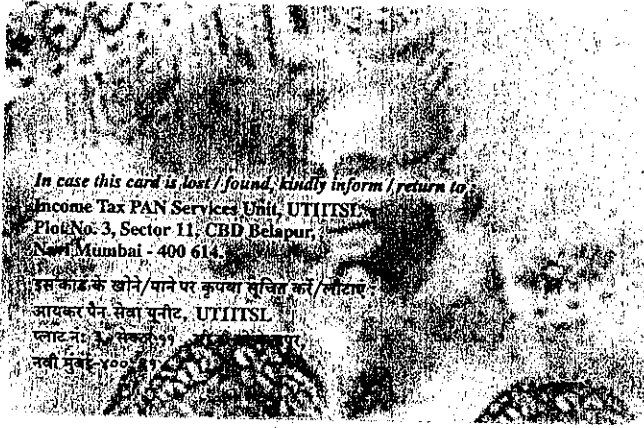


আধার - সাধারণ মানুষের অধিকার

সোরাপ আলি মন্ডল



सोराबजी मण्डल





ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

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

Download Date: 11/07/2017

Generation Date: 06/07/2017

To
রাজু মণ্ডল
Raju Mondal
S/O Tulsicharan Mondal

VILL- SAMALI
P.O- NAHAZARI
Nahazari
South 24 Parganas Nahazari
West Bengal - 700104
9831094036

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2209 0564 8424

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাজু মণ্ডল
Raju Mondal
জন্মতারিখ/ DOB: 03/10/1979
পুরুষ / MALE



2209 0564 8424

আমার আধার, আমার পরিচয়

আয়কর বিভাগ INCOME TAX DEPARTMENT	ভারত সরকার GOVT OF INDIA
RAJU MONDAL	
TULSICHARAN MONDAL	
03/10/1979	
Permanent Account Number BNYPM6396K	
রাজু মণ্ডল Signature	

রাজু মণ্ডল



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



আধার

ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
S/O তুলসীচরণ মণ্ডল, পোস্ট-
নাহাজারী, গ্রাম- সামালী, নাহাজারী,
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700104

Address:
S/O Tulsicharan Mondal,
P.O- NAHAZARI, VILL- SAMALI,
Nahazari, South 24 Parganas,
West Bengal - 700104

2209 0564 8424



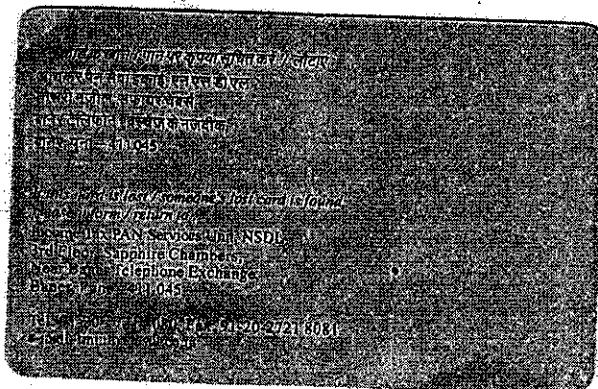
1947

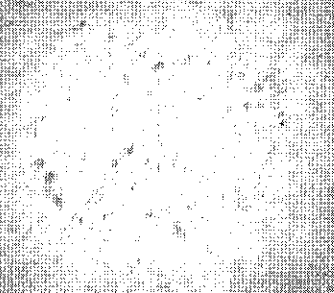


help@uidai.gov.in

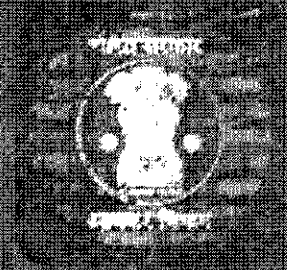


www.uidai.gov.in





भारत सरकार
GOVT. OF INDIA



CONSTRUCTION PVT LTD

[Signature]
Director

BALAJI CONSTRUCTION PVT LTD

Director

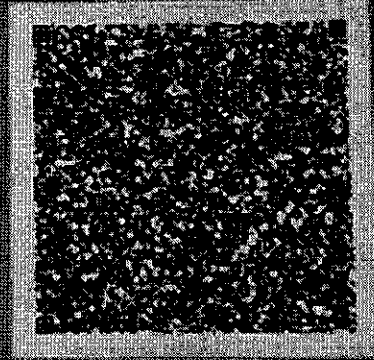
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA



सर्वोच्च न्यायालय
Supreme Court Building
आयकर विभाग



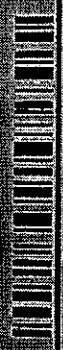


बिज्ञान

৫, বেকিং স্ট্রিট, লালবাজার
কলকাতা ৭০০০০১
কেন্দ্রিকতা
পশ্চিমবঙ্গ - ৭০০০০১

Address

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



199180

http://eci.gov.in

www.eci.gov.in

P.O. Box No. 1947,
Bengaluru 560081

1800 100 1947



भारत सरकार
GOVERNMENT OF INDIA



নামক জাজোডিয়া
Mayank Jajodia
জন্মতারিখ / DOB: 17/10/1978
প্ৰকৃ / GENDER: MALE



5576 9624 8334

আগাৰ সাধাৰণ মানুহেৰ অধিকাৰ

Mayank Jajodia



ভারত সরকার
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

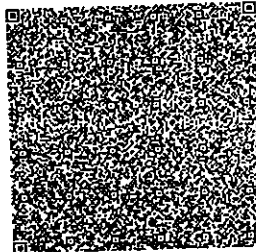


ভারত সরকার
Unique Identification Authority of India



ঠিকানা:
20/বি/1, শ্রীশ চন্দ্র চৌধুরী লেন, টালা, কোলকাতা,
কোলকাতা,
পশ্চিমবঙ্গ - 700002

Address:
20/B/1, SRISH CHANDRA 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



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

GRN Details

GRN: 192021220118449171 **Payment Mode:** Online Payment
GRN Date: 22/11/2021 18:08:47 **Bank/Gateway:** HDFC Bank
BRN : 1629088279 **BRN Date:** 22/11/2021 18:11:49
Payment Status: Successful **Payment Ref. No:** 2002392450/2/2021
[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: 2002392450
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2002392450/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392450/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	27176
2	2002392450/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	9195
Total				36371

IN WORDS: THIRTY SIX THOUSAND THREE HUNDRED SEVENTY ONE ONLY.

CONVEYANCE

.....CONFIRMING PARTY

SRI RAJU MONDAL

AND

.....PURCHASER

BALAJI CONSTRUCTION PRIVATE LIMITED

AND

.....VENDOR

SORAP ALI MONDAL

BETWEEN

@@
DATED THIS THE DAY OF
2021
@@

Major Information of the Deed

Deed No.:	I-1613-07477/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392450/2021	Office where deed is registered	
Query Date	19/11/2021 5:18:41 PM	1613-2002392450/2021	
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	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]		
Set Forth value	Market Value		
Rs. 3,70,000/-	Rs. 9,08,820/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 27,276/- (Article:23)	Rs. 9,195/- (Article:A(1), E.)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1055 (RS :-)	LR-1765	Organisati on	Shali	13.6 Dec	3,70,000/-	9,08,820/-	Width of Approach Road: 6 Ft.,
Grand Total :					13.6Dec	3,70,000 /-	9,08,820 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sorap Ali Mondal (Presentant) Son of Late Jiyad Ali Mondal Samali (ct), Nahazari, Mondal Para,, City:- , 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.:: CYxxxxxx3B, Aadhaar No: 25xxxxxxxx6018, 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
2	Mr Raju Mondal Son of Mr Tulsicharan Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx6K, Aadhaar No: 22xxxxxxxx8424, Status :Confirming Party, Executed by: Self, Date of Execution: 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, Kolkata- 700001,, 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, Kolkata 700001,, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr Sorap Ali Mondal, Mr Raju Mondal, Mr Mayank Jajodia			

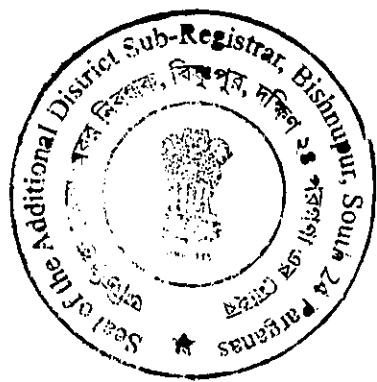
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Sorap Ali Mondal	BALAJI CONSTRUCTION PRIVATE LIMITED-13.6 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

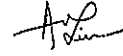
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1055, LR Khatian No:- 1765	Owner:সোরাপ আলী মণ্ডল, Gurdian:জিয়াদ , Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mr Sorap Ali Mondal



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 9,08,820/-



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

On 26-11-2021

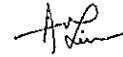
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:15 hrs on 26-11-2021, at the Private residence by Mr Sorap Ali Mondal , one of the Executants.

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

Execution is admitted on 26/11/2021 by 1. Mr Sorap Ali Mondal, Son of Late Jiyad Ali Mondal, Samali (ct), Nahazari, Mondal Para,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 2. Mr Raju Mondal, Son of Mr Tulsicharan Mondal, Samali (ct), Nahazari, Thakurpukur Mahestola,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr Prakash Jain, , , Son of Mr Brajsen Jain, 20B/1, Srish Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate



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

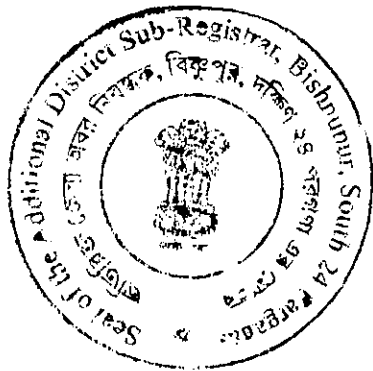
On 02-12-2021

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 9,195/- (A(1) = Rs 9,088/- ,B = Rs 100/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,195/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2021 6:09PM with Govt. Ref. No: 192021220118449171 on 22-11-2021, Amount Rs: 9,195/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629088279 on 22-11-2021, Head of Account 0030-03-104-001-16



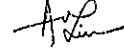
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,276/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 27,176/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022340, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty

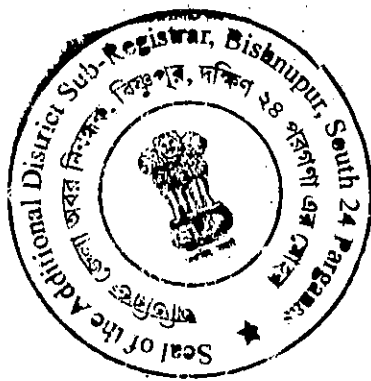
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 6:09PM with Govt. Ref. No: 192021220118449171 on 22-11-2021, Amount Rs: 27,176/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629088279 on 22-11-2021, Head of Account 0030-02-103-003-02



Asif Nadim

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

South 24-Parganas, West Bengal

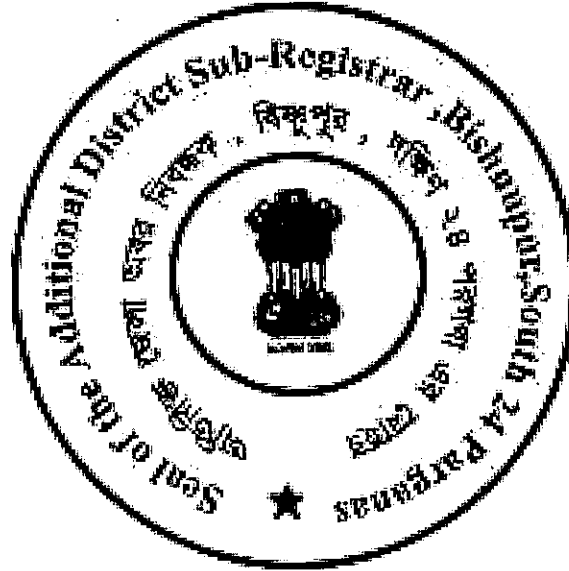


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 197106 to 197137

being No 161307477 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.12.09 18:28:26 +05:30
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/09 06:28:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)