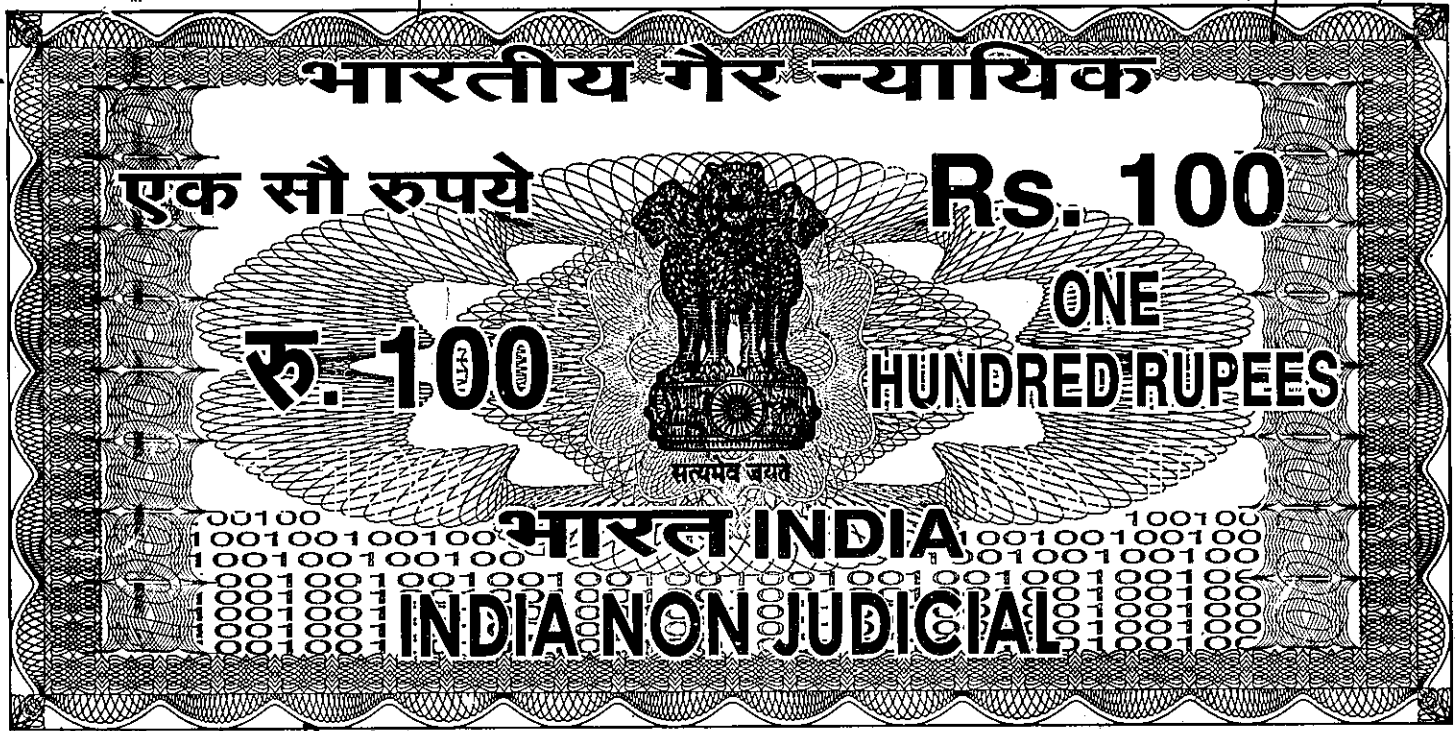


07307/21

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 022336

200239221/21
 26/11/21 at Kalyan
 6:44 PM
 [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*

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.e. - 1143
26/11/21

252074

Name: B. K. JAIN & CO.
Address: Kiran Sen Sarai, Advocate, Kolkata - 700001
Vendor: 6A, Kiran Sen Sarai, Kolkata - 700001

27 OCT 2021

Philip Kumar Bal

v.e.T.I
2387
26/11/21



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



[Handwritten signature]

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

26 NOV 2021

I identified by me _____

Prakash Jain

sp Sri Braj Sen Jain
10/5/1 Srish Chandra
Chowdhary lane, kot-2c

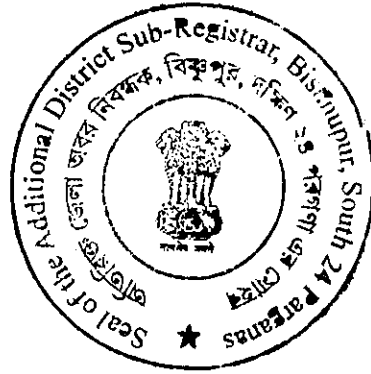
MR. DILIP KUMAR PAL(PAN:AETPP6634C)(AADHAAR:255187329607) Son of Late Chandra Nath Pal, by faith Hindu, by nationality- Indian, by occupation- Service, residing at Block-I, Flat-1E, Souro Nilay Housing Complex, 1, Kailash Ghosh Road, Shitala Mandir, Barisha, Purba Barisha, Mahestola, P.O-Barisha and P.S- Thakurpukur, south 24 Pgs., West Bengal- 700008, 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 Registered Deed of Sale Dated 07/12/2010, Reg. at before A.D.S.R Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, CD Vol.- 20, Pages 2761-2771, being no.-06761, Year-2010 from Umapada Kauri son of Late Makhan Lal Kauri, was the solely and absolutely seized and possessed of and/or otherwise well and sufficiently



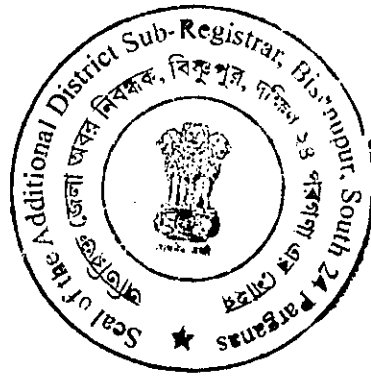
Addl. Dist. Sub-Registrar, Bishnupur
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entitled as a owner in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **13.00 (Thirteen) Decimal** of Land, **1.0000 Share** comprised in **R.S Dag No. 1346** Corresponding **L.R Dag no 1415, under RS Khatian No. 180** Corresponding **LR Khatian no.-1231 and 754, 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	RS Khatian No.	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1346	1415	Shali	180	1231	13.00	0.5000	06.5000
1346	1415	Shali	180	754	13.00	0.5000	06.5000
					Total	1.0000	13.0000 Decimal

- B) Since after purchase of the "said Land" **DILIP KUMAR PAL** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyans nos. 3838.**
- C) Inasmuch as the "said Plot of Land" is 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 THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **13.00 (Thirteen) Decimal** of Land, **1.0000 Share** comprised in **R.S Dag No. 1346** Corresponding **L.R Dag no 1415, LR Khatian no.-3838, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land , free from all encumbrances and



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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. 3,54,000/= (Rupees Three Lakhs Fifty Four 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 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 07/12/2010 the recorded owner **DILIP KUMAR PAL** 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.
- 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.

NOW THIS INDENTURE WITNESSETH:-

- I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 3,54,000/= (Rupees Three Lakhs Fifty Four Thousand) Only** of the lawful money of the Union of India well



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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 THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **13.00 (Thirteen) Decimal** of Land, **1.0000 Share** comprised in **R.S Dag No. 1346** Corresponding **L.R Dag no 1415, LR Khatiyān no.-3838, 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 Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said 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 encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

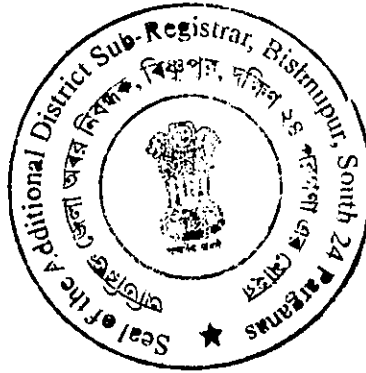


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II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said 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.
- 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

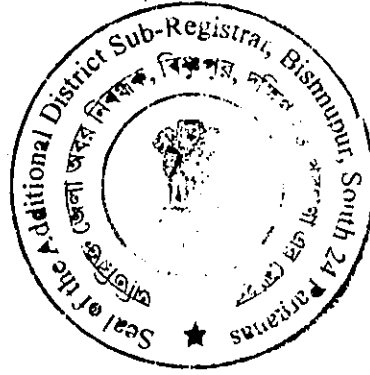


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the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

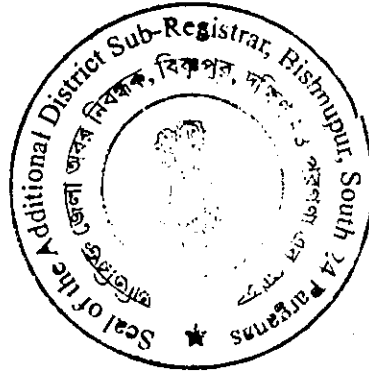
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from 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" 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 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 assuring the "said Land" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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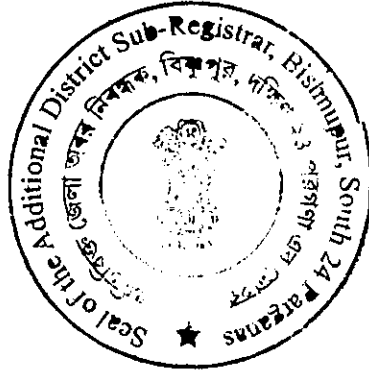
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III AND THIS DEED FURTHER WITNESSETH that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof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

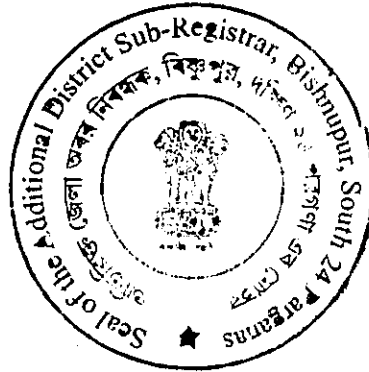
- i) To apply for mutation of the "said Land" in its name.
- ii) To have the soil tested and/or the "said Land" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Land".
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to 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 THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **13.00 (Thirteen) Decimal** of Land, **1.0000 Share** comprised in **R.S Dag No. 1346** Corresponding **L.R Dag no 1415**, under **LR Khatian no.-3838**, Situate in **Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of **Rashpunja Gram Panchayat** and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1346	1415	Shali	3838	13.00	1.0000	13.0000
				Total	1.0000	13.0000 Decimal

Total area sold by this Deed **13.00 (Thirteen) Decimal**

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1346	1415	Sali Land Dag- 1414	Sali Land Dag-1195	Sali Land Dag-1413	Sali Land Dag-1194

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 ^{Kolkata} ~~Jana~~ in the presence of

1) Neelunjan Pal

Son of Dilip Kumar Pal

SNHC, I/I-E, 1, Kailash Anush Road,
Kolkata, 700008

2) Sushil Kumar Mondal

Dilip Kumar Pal

(DILIP KUMAR PAL)

(VENDOR)

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

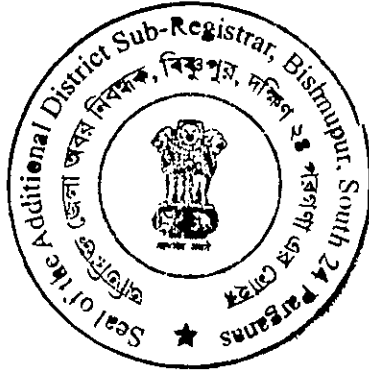
Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain

Bankshall Court, Kolkata.

Enrolment No. F-2027/1987/2017



Addl. Dist. Sub-Registrar, Bishnupur
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PURCHASER the within mentioned sum
of **Rs. 3,54,000/= (Rupees Three Lakhs
Fifty Four Thousand) Only** being the entirety
of the consideration Amount payable under
these presents as per Memo below:

Rs. 3,54,000.00

MEMO OF CONSIDERATION

By Pay Order No. 583827 dated 22/11/2021

Drawn on SBI, Kolkata Br. In favour of Vendor

Rs. 3,54,000.00

(Rupees Three Lakhs Fifty Four Thousand)only

Total:

Rs. 3,54,000.00

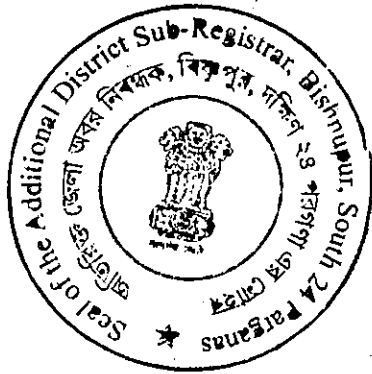
VENDOR

Dilip Kumar Pal
(DILIP KUMAR PAL)

WITNESSES

1) Nellanjan Pal

2) Sushil Kumar Mondal
C/o - Badal Mondal
VIII - Sarmali
P.S - Bishnupur
P.N - 700104



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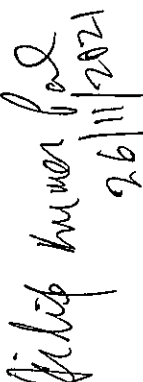


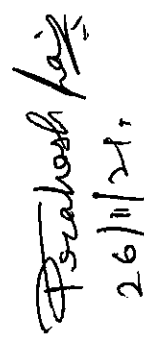
Government of West Bengal

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

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

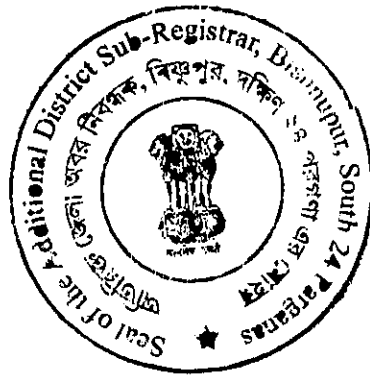
Signature / LTI Sheet of Query No/Year 16132002392216/2021

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 Dilip Kumar Pal Block-I, Flat-1E, Souro Nilay Housing Complex, 1, Kailash Ghosh Road, Shitala Mandir, Barisha, Purba Barisha, Mahestola,, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	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:- , P.O:- Cossipore, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700002	Mr Dilip Kumar Pal, Mr Mayank Jajodia			 26/11/21

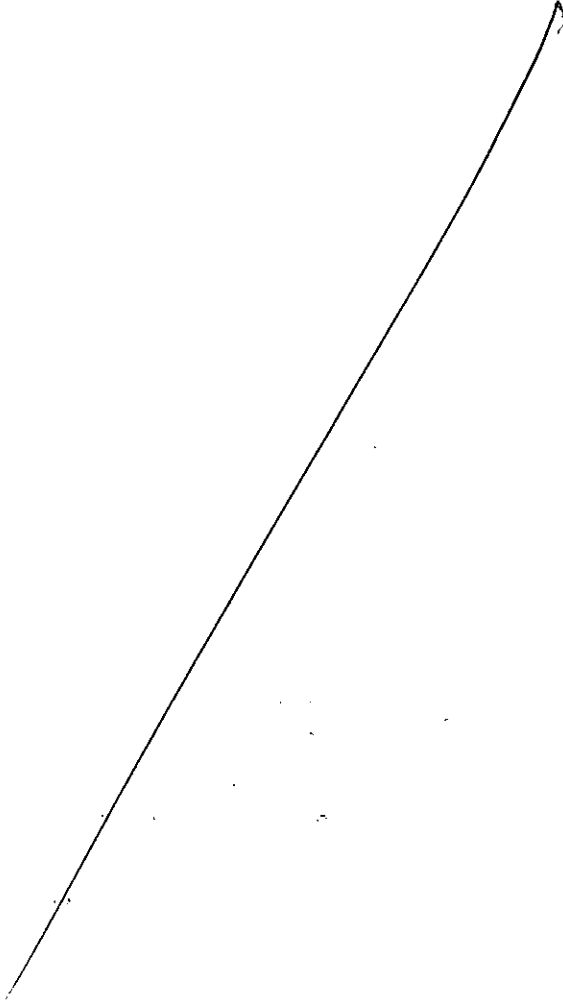
(Asif Nadim)

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



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District- South 24 Parganas

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SPECIMEN FORM FOR TEN FINGERPRINTS



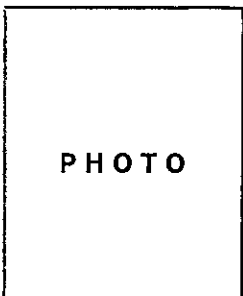
<i>Mayank Tejodhi</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
		Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						



<i>Arup Kumar Pal</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						



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District- South 24 Parganas

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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AETPP6634C

नाम /NAME

DILIP KUMAR PAL

पिता का नाम /FATHER'S NAME

CHANDRA NATH PAL

जन्म तिथि /DATE OF BIRTH

04-06-1956



हस्ताक्षर /SIGNATURE

Dilip

K Das

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Dilip Kumar Pal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India
Government of India

আধিকারিক আইডি / Enrollment No. : 1213/30016/07883

08/01/2018

To
Dillip Kumar Pal
দিলীপ কুমার পাল
S/O: Chandra Nath Pal
BLOCK I FLAT 1 E SNHC
1 KAILASH GHOSH ROAD
SHITALA MANDIR
BARISHA
Purba Barisha
Barisha, Thakurpukur Mahesola, South 24 Parganas,
West Bengal - 700008
9434341233

KA478914452FH
47891445



আপনার আধার সংখ্যা / Your Aadhaar No. :

2551 8732 9607

আমার আধার, আমার পরিচয়



গণপ্রজাতন্ত্রী
সংসদ



দিলীপ কুমার পাল
Dillip Kumar Pal

জন্ম তারিখ / DOB: 04/06/1956

লিঙ্গ / Male

2551 8732 9607



আমার আধার, আমার পরিচয়

Dillip Kumar Pal



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

GRN Details

GRN:	192021220118447981	Payment Mode:	Online Payment
GRN Date:	22/11/2021 18:07:39	Bank/Gateway:	HDFC Bank
BRN :	1629087133	BRN Date:	22/11/2021 18:11:45
Payment Status:	Successful	Payment Ref. No:	2002392216/1/2021

[Query No*/Query Year]

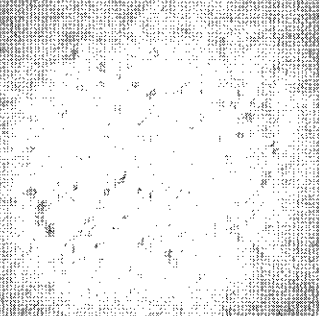
Depositor Details

Depositor's Name:	BALAJI CONSTRUCTION PVT LTD
Address:	82 BENTICK STREET KOLKATA- 700001
Mobile:	9007830098
Depositor Status:	Buyer/Claimants
Query No:	2002392216
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2002392216/1/2021
Remarks:	Sale, Sale Document

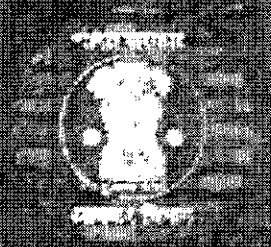
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392216/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	19205
2	2002392216/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	6435
			Total	25640

IN WORDS: TWENTY FIVE THOUSAND SIX HUNDRED FORTY ONLY.



भारत सरकार
GOVT. OF INDIA



RESERVE BANK OF INDIA

Director



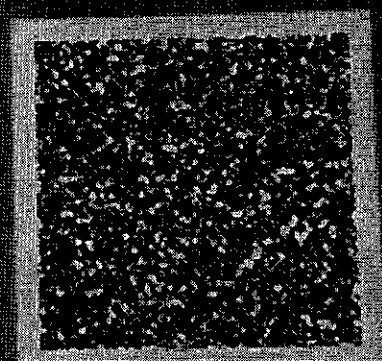
BALAJI CONSTRUCTION PVT LTD

CHENNAI

भारत सरकार
विद्युत विभाग
एन.टी.पी.ओ. कार्यालय




एन.टी.पी.ओ. कार्यालय
विद्युत विभाग
भारत सरकार



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ALL INFORMATION CONTAINED

HEREIN IS UNCLASSIFIED
DATE 11/19/01 BY 60322 UCBAW


GOVERNMENT OF WEST BENGAL
সংস্কৃত মন্ত্রণালয়

ঠিকানা:
 ৫, বেন্টিংক স্ট্রিট,
 কোলকাতা-৭০০০০১
 কলকাতা-৭০০০০১
 পশ্চিমবঙ্গ - ৭০০০০১

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

1800 500 1947
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 1800 500 1947

1800 500 1947
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1800 500 1947
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 1800 500 1947


भारत सरकार
GOVERNMENT OF INDIA

মহাশ জাজিসিয়া
 Mayank Jajodia
 অসমতরিকা/ DOB: 17/10/1978
 পুংস / MALE



5576 9624 8334

আধাৰ - সাধাৰণ মানুহেৰ অধিকাৰ

Mayank Jajodia

Download Date: 31/12/2019



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

Issue Date: 25/10/2011

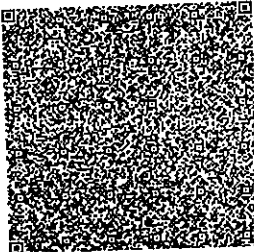
5121 8649 5976

VID : 9104 5327 5995 9079

আমার আধার, আমার পরিচয়

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

@@
DATED THIS THE DAY OF 2021
@@

BETWEEN

DILIP KUMAR PAL

..... **VENDOR**

AND

ARRJAVV HOMES PRIVATE LIMITED

..... **PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-07479/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392216/2021	Office where deed is registered	
Query Date	19/11/2021 3:57:24 PM	1613-2002392216/2021	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 3,54,000/-	Rs. 6,43,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,305/- (Article:23)	Rs. 6,435/- (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-1415 (RS :-)	LR-3838	Organisati on	Shali	13 Dec	3,54,000/-	6,43,500/-	Width of Approach Road: 6 Ft.,
Grand Total :					13Dec	3,54,000 /-	6,43,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Dilip Kumar Pal (Presentant) Son of Late Chandra Natha Pal Block-I, Flat-1E, Souro Nilay Housing Complex, 1, Kailash Ghosh Road, Shitala Mandir, Barisha, Purba Barisha, Mahestola,, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx4C, Aadhaar No: 25xxxxxxxx9607; 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 :

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: 55xxxxxxx8334 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 Dilip Kumar Pal, Mr Mayank Jajodia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Pal	BALAJI CONSTRUCTION PRIVATE LIMITED-13 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

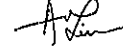
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1415, LR Khatian No:- 3838	Owner:দিলীপ কুমার পাল, Gurdian:চন্দ্রনাথ পাল, Address:নিজ , Classification:শালি, Area:0.13000000 Acre,	Mr Dilip Kumar Pal



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 6,43,500/-



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

On 26-11-2021

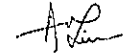
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:44 hrs on 26-11-2021, at the Private residence by Mr Dilip Kumar Pal ,Executant.

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

Execution is admitted on 26/11/2021 by Mr Dilip Kumar Pal, Son of Late Chandra Natha Pal, Block-I, Flat-1E, Souro Nilay Housing Complex, 1, Kailash Ghosh Road, Shitala Mandir, Barisha, Purba Barisha, Mahestola,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

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

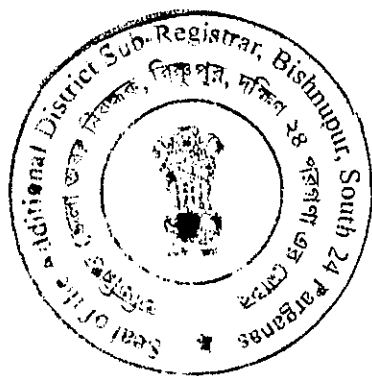
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 6,435/- (A(1) = Rs 6,435/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,435/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 6:08PM with Govt. Ref. No: 192021220118447981 on 22-11-2021, Amount Rs: 6,435/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629087133 on 22-11-2021, Head of Account 0030-03-104-001-16



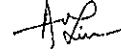
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,305/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs.19,205/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022336, 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 6:08PM with Govt. Ref. No: 192021220118447981 on 22-11-2021, Amount Rs: 19,205/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629087133 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**

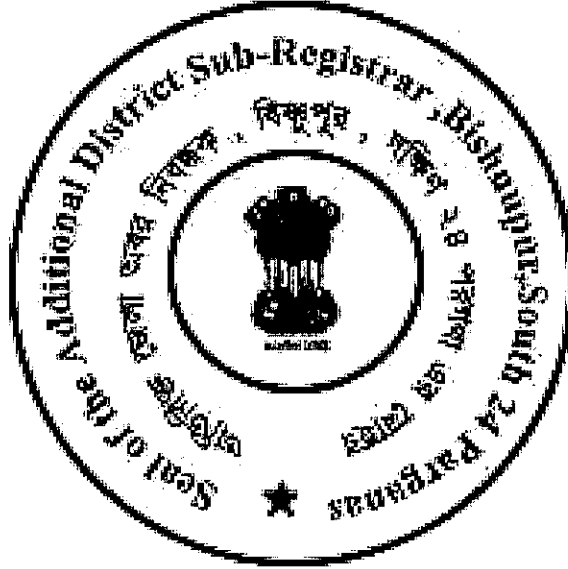
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 196715 to 196743
being No 161307479 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.12.09 18:16:29 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/12/09 06:16:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)