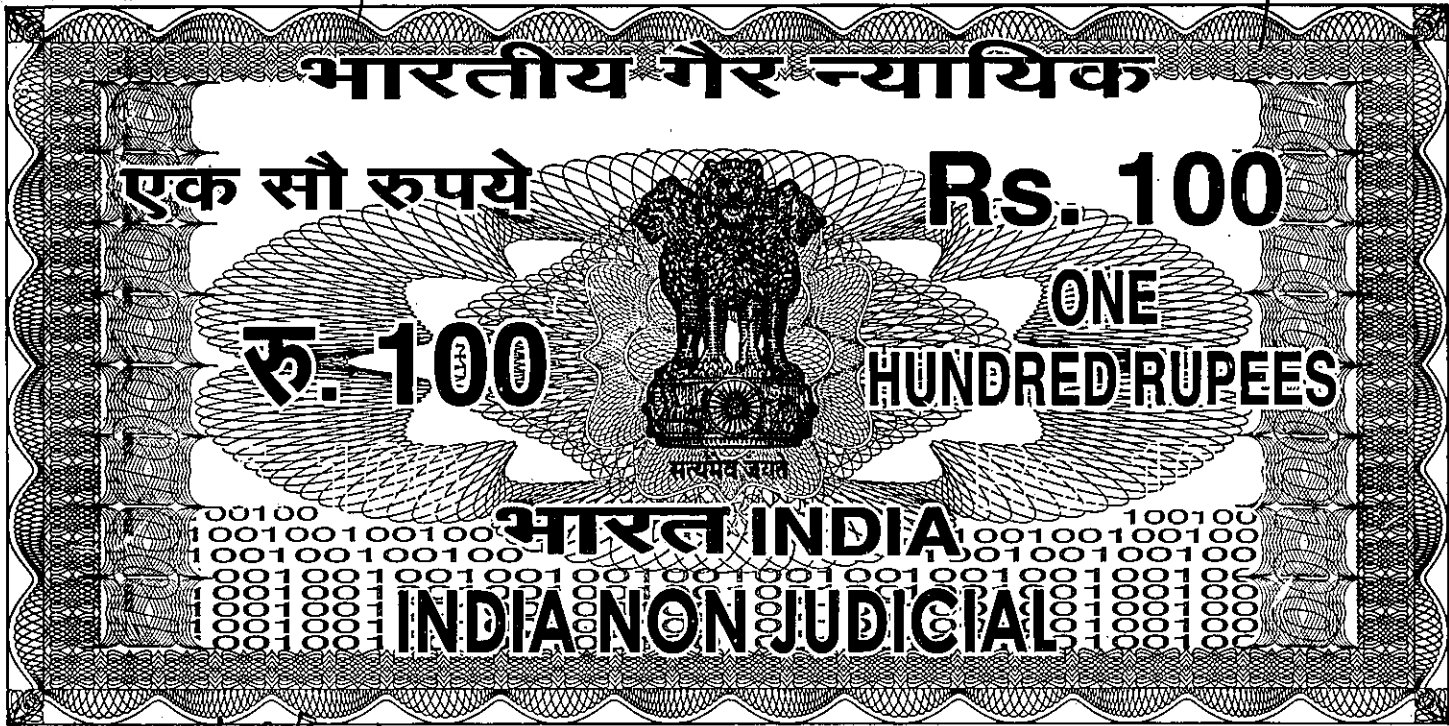


07314/21

I-07481/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 022351

2002892378/21

28/11/21 at Sawali

6.27 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*

*Addl. Dist. Sub-Registrar, Bishupur*

02 DEC 2021

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

N.C

1148/21

252059

স্বাক্ষরিত ভারতীয় সনদ



N.C.T.I

2430

26-11-21

No .....  
Name : B. K. JAIN & CO.  
Address : Advocate  
6A, Kiran Senkar Roy Road  
Kolkata - 700001  
Vendor : .....

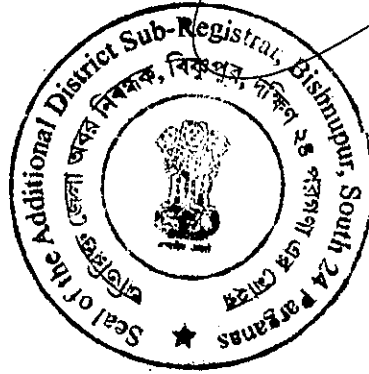
27 OCT 2021

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

স্বাক্ষরিত ভারতীয় সনদ



2431



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

26 NOV 2021

I identified by me

Prakash Jai. Adh.

s/o Sri Braj Sen Jain.

20 B/1 Snish Chandra

Chaudhary Lane, Kol-02.

**(1) MR. IASIN ALI MOLLA(PAN:EZVPM0132F) (AADHAAR:843045724832)** Son of Rahaman Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, Thakurpukur, Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs Pin-700104, West Bengal **(2) MR. ISRAFIL MOLLA alias ISRAFIL MOLLAH (PAN:FPNPM4030K) (AADHAAR :880843772079)** Son of Rahaman Molla, by faith Muslim, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or 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:AESP J0291G)(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 vendors are the joint owners by way of Registered Deed of conveyance Dated 11/01/2012, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, CD Vol.- 1, Pages 4537 to 4551, being no.-00301, Year-2012 from Legal heirs of (i) Abdul Ajj Molla (ii) Atarjan Bibi (iii) Rehman Molla and (iv) Anjuman Bibi in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1000** Corresponding **L.R Dag no 1049, Area-10.7508(Ten Point Seven Five Zero Eight) Decimal, under LR Khatian No.**



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District- South 24 Parganas

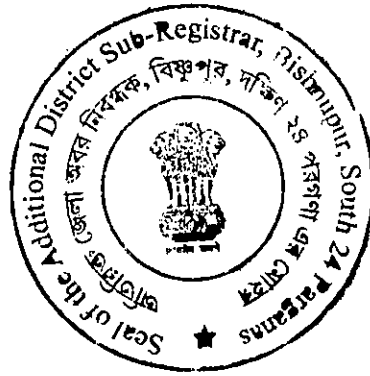
26 NOV 2021

**134,142,319 and 1359, 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	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1000	1049	SHALI	134, 142, 319 & 1359	93.00	0.1156	10.7508
					Total	10.7508 Decimal

- B) Since after purchase of the "said Land" (i) **IASIN ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.1841 and (ii) ISRAFIL MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.1998.**
- C) Inasmuch as the "said Plot of Land" is barren and is not being cultivated by the Vendors and/or any person authorized by the Vendors, the Vendors 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, comprised in **R.S Dag No. 1000** Corresponding **L.R Dag no 1049, Area- 10.7508 (Ten Point Seven Five Zero Eight) Decimal, under LR Khatian No. 1841 and 1998, 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	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1000	1049	SHALI	1841	93.00	0.0578	5.3754
1000	1049	SHALI	1998	93.00	0.0578	5.3754
					Total	10.7508 Decimal

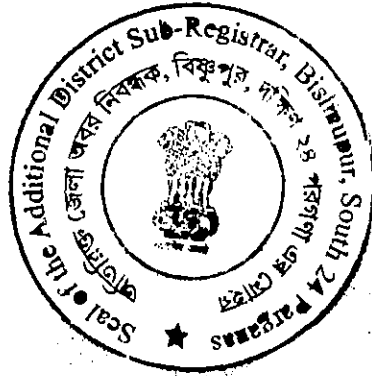


Addl. Dist. Sub-Registrar, Bishnupur  
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(more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land , free from all encumbrances and charges and has requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the "said lands " directly in favour of the Purchaser herein which the Vendors 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. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- E) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are 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 Vendors have a marketable title in respect of the "said Land".
  - iv) **THAT** the "said Land" is not being cultivated and/or the Vendors have 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 Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" up to the date of execution of this Indenture.
  - vii) **THAT** there is no legal bar or impediment on the part of the Vendors 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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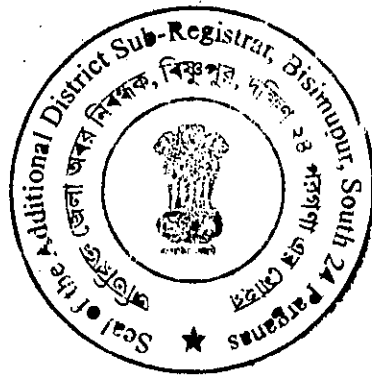


- ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
- x) **THAT** the Vendors are in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendors have 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 11/01/2012 the recorded owners **(i) IASIN ALI MOLLA and (ii) ISRAFIL MOLLA** have been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.
- xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

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 Land" from the VENDORS.

**NOW THIS INDENTURE WITNESSETH:-**

- I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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" in respect of



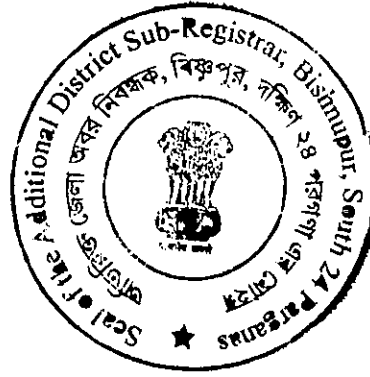
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

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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. 1000** Corresponding **L.R Dag no 1049, Area- 10.7508 (Ten Point Seven Five Zero Eight) Decimal, under LR Khatian No. 1841 and 1998, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors 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 lispens 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 is 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.

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendors 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 Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing

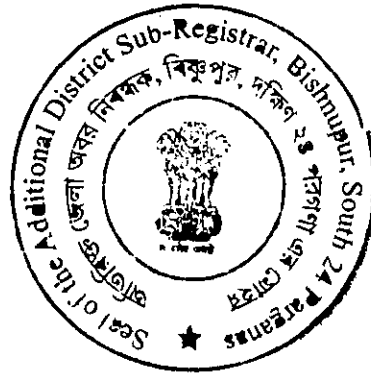


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hereby or by reason whereof the "said Land" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from 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 Vendors done executed or knowingly suffered to the contrary the Vendors 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 Vendors now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.
- 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 Vendors well and sufficiently saved defended



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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 Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors 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" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors 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 Vendors never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Lands"/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 Vendors 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 Vendors have 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 Vendors and all persons having or lawfully or equitably claiming any right title



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interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the Vendors 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.

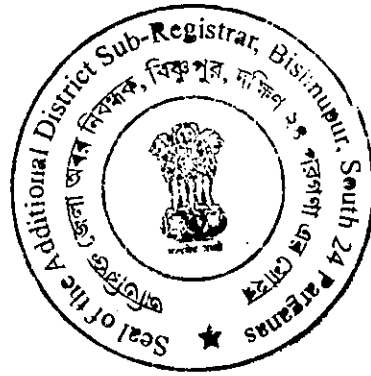
- III AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED 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 VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have 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 Vendors 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".



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- 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 Vendors 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 Vendors 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 Vendors 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, comprised in **R.S Dag No. 1000** Corresponding **L.R Dag no 1049**, Area- **10.7508 (Ten Point Seven Five Zero Eight) Decimal**, under **LR Khatian No. 1841 and 1998**, 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	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1000	1049	SHALI	1841	93.00	0.0578	5.3754
1000	1049	SHALI	1998	93.00	0.0578	5.3754
					Total	10.7508 Decimal

Total area sold by this Deed is 10.7508(Ten Point Seven Five Zero Eight) Decimal.

**BUTTED AND BOUNDED BY:-**

R.S Dag No.	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1000	1049	Sali Land Dag- 1044	Sali Land Dag-1071	Sali Land Dag-1045	Sali Land Dag-1048

**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 VENDORS**

At Janai in the presence of

স্বাক্ষরিত করিলেন মোঃ হোসেন

① Rajaul Molla

② Ibrahim Ali Molla

(i) IASIN ALI MOLLA

স্বাক্ষরিত করিলেন মোঃ ইয়াসিন আলি মল্লা  
স্বাক্ষরিত করিলেন মোঃ ইসরাফিল মল্লা

(ii) ISRAFIL MOLLA alias  
ISRAFIL MOLLAH

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

Drafted & Prepared by:-

**PRAKASH JAIN(Advocate)**

Prakash Jain

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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**PURCHASER** the within mentioned sum of **Rs. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand) only** being the Entirety of the consideration Amount payable under these presents as per Memo below:

**MEMO OF CONSIDERATION**

1) By Pay Order No. 583829 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-1.	Rs. 1,46,000.00
2) By Pay Order No. 583830 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-2.	Rs. 1,46,000.00
<b>(Rupees Two Lakhs Ninety Two Thousand) only, Total:</b>	<b>Rs. 2,92,000.00</b>

**WITNESSES**

**VENDORS**

① Rejaul Molla  
S/O Israfil Molla  
VILL- SAMALI  
P.O - NAHAZARI  
P.S - BISHNUPUR  
DIST- SOUTH 24 PARGANAS  
PIN- 700104

ইয়াসিন আলি মোল্লা  
(i) IASIN ALI MOLLA  
ইয়াসিন আলি মোল্লা - ১৩/১১/২০২১  
ইয়াসিন আলি মোল্লা

(ii) ISRAFIL MOLLA alias  
ISRAFIL MOLLAH

② Ibrahim Ali molla.  
S/O Iasin Ali molla.  
samali  
700104

Read over and explain the contents of this deed  
in bengali by me. Rejaul Molla to all vendors



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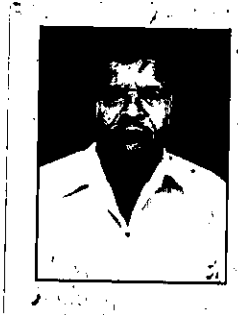
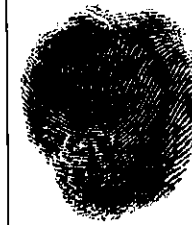

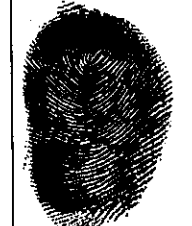
Government of West Bengal

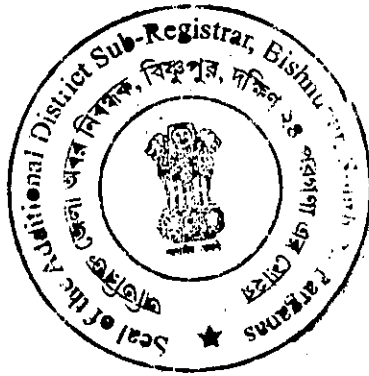
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132002392372/2021

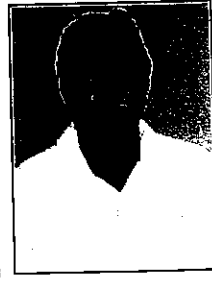

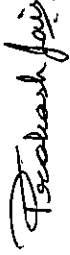
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr IASIN ALI MOLLA Samali (ct), Nahazari, Thakurpukur, Mahestola, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			ইয়াসিন আলি মল্লা 26-11-2021
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ISRAFIL MOLLA Alias Mr ISRAFIL MOLLAH Samali (ct), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			ইসরাফিল মল্লাহ 26/11/2021



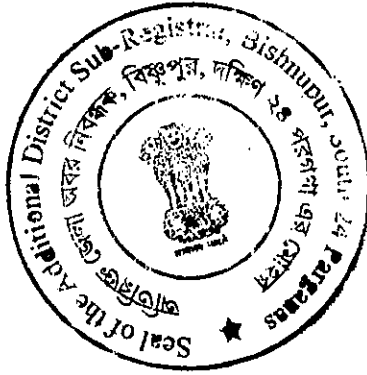
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

26 NOV 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:- Kolkata, P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	Mr IASIN ALI MOLLA , Mr ISRAFIL 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

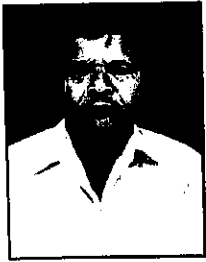
26 NOV 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS



Mayank Tejodhi

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



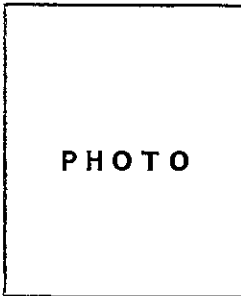
Kishor Kumar (Kishor)

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



Kishor Kumar (Kishor)

	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



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

আনিকাঙ্কন আই ডি / Enrollment No. : 2010/96506/01978

To  
Israfil Molla  
ইসরাফিল মোল্লা  
S/O: Rahaman Molla  
SAMALI  
Samali(ct)  
Nahazari, South 24 Parganas  
West Bengal - 700104

08/10/2014



KH043630026FT

4363002



আপনার আইডি সংখ্যা / Your ID No. :

**8808 4377 2079**

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

ইসরাফিল মোল্লা

Israfil Molla

পিতা : রহমান মোল্লা

Father : Rshaman Molla

জন্মতারিখ/DOB: 01/01/1977

পুরুষ / Male



**8808 4377 2079**



- সাধারণ মানুষের অধিকার

ইসরাফিল মোল্লা



Government of India



AADHAAR

### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- 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.



ঠিকানা: /: রহমান মোল্লা, সামালী  
সামালি (সিটি), নব্বাছারী  
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Rahaman  
Molla, SAMALI, Samali(ct),  
South 24 Parganas,  
Nahazari, West Bengal,  
700104

8808 4377 2079

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FPNPM4030K

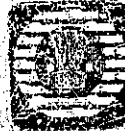
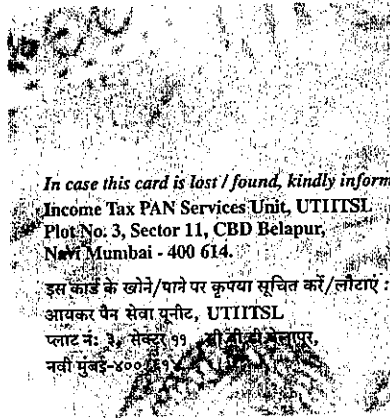
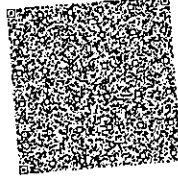


नाम / Name  
ISRAFIL MOLLA

पिता का नाम / Father's Name  
RAHAMAN MOLLA

जन्म की तारीख /  
Date of Birth  
01/01/1977

हस्ताक्षर / Signature



*In case this card is lost / found, kindly inform / return to:-*

Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर सैन सेवा यूनिट, UTIITSL  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई-400 614

Aaykar Sampark Kendras

For Income Tax Related  
Queries call Toll Free Nos.

1961

or

18001801961

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएं



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

তালিকাভুক্তির আই ডি / Enrollment No.: 1178/39118/30646

To  
ইয়াসিন আলি মোল্লা  
Iasin Ali Molla  
S/O: Rahaman Molla  
Samali(ct)  
Nahazari  
Thakurpukur Mahestola South 24 Parganas  
West Bengal 700104  
9874367139  
MD807964845FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8430 4572 4832**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

ইয়াসিন আলি মোল্লা  
Iasin Ali Molla  
জন্মতারিখ / DOB : 01/01/1970  
পুরুষ / Male



**8430 4572 4832**

আমার আধার, আমার পরিচয়

ইয়াসিন আলি মোল্লা



তথ্য

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O: রহমান মোল্লা, সামালি  
(সিটি), নহাজারী, দক্ষিণ ২৪  
পাৰগনা, পশ্চিম বঙ্গ, 700104

Address:  
S/O: Rahaman Molla, Samali(ct),  
Nahazari, South 24 Parganas,  
West Bengal, 700104

**8430 4572 4832**



1947



help@uidai.gov.in



www.uidai.gov.in



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KKC0166157



নির্বাচকের নাম : ইয়াসিন আলি মোল্লা  
Elector's Name : Iasin Ali Molla  
পিতার নাম : রহমান মোল্লা  
Father's Name : Rahaman Molla  
শিক্ষ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : XX/XX/1970

KKC0166157

ঠিকানা:  
সামালি মন্ডল পাড়া, সামালী, বিষ্ণুপুর, দক্ষিণ 24 পরগণা-  
700104

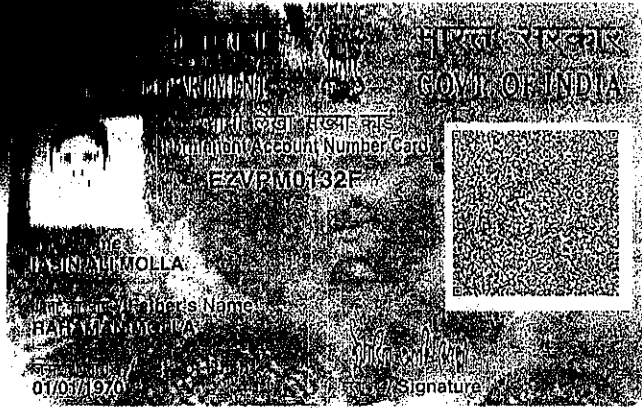
Address:  
SAMALI MONDAL PARA, SAMALI,  
BISHNUPUR, SOUTH 24 PARGANAS-  
700104

Date: 01/12/2015

146-বিষ্ণুপুর (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক  
নিবন্ধন আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
146-Bishnupur (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট কর্তৃক এই  
পরিচয়পত্রের নকলটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

0660903



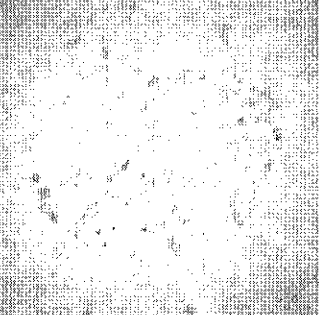
हस्ताक्षरित अन्वयित कार्यालय



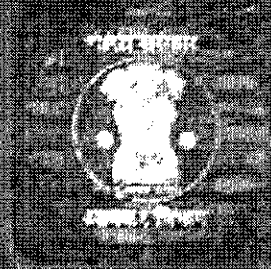
In case this card is lost / found kindly inform / return to  
Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

आयकर सेवा केंद्र, उत्तिसल  
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपूर,  
नवी मुंबई - 400 614

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



भारत सरकार  
GOVT. OF INDIA



CONSTRUCTION PVT LTD

*Signature*  
Director



BY \_\_\_\_\_  
DIRECTOR

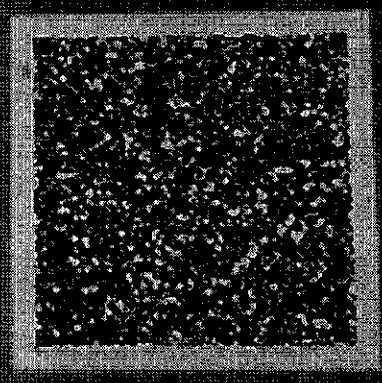
आयकर विभाग  
INCOME TAX DEPARTMENT



आयकर विभाग  
INCOME TAX DEPARTMENT



आयकर विभाग  
INCOME TAX DEPARTMENT





স্বাধীনতা পুরস্কার  
স্বাধীনতা পুরস্কার  
GOVERNMENT OF INDIA

ঠিকানা

Address

১, বেনিন্‌ক স্ট্রিট,  
লালবাজার, কোলকাতা  
কোচিং ডি. বি. ও.  
কোচিং  
পশ্চিমবঙ্গ - ৭০০০০১  
5, BENNINGCK STREET,  
LALBAZAR, Kolkata  
G.P.O., Kolkata,  
West Bengal - 700001



WZ13

http://mca.gov.in

www.mca.gov.in

PO Box No-1947  
Bengaluru-560004

1800 300 1947



স্বাধীনতা পুরস্কার  
GOVERNMENT OF INDIA

শ্রী অজয়  
Mayank Jajodia  
জন্ম তারিখ/ DOB: 17/10/1978  
সঙ্গ / GENDER: MALE



5576 9624 8334

আধার - সাধারণ মানুষের অধিকার

Mayank Jajodia



সরকারী পরিচয় প্রাধিকরণ  
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

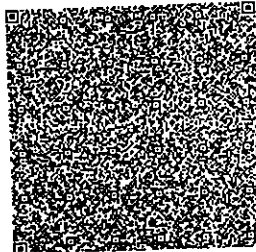


সরকারী পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



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: 192021220118436861 Payment Mode: Online Payment  
GRN Date: 22/11/2021 17:55:56 Bank/Gateway: HDFC Bank  
BRN : 1629075463 BRN Date: 22/11/2021 17:11:33  
Payment Status: Successful Payment Ref. No: 2002392372/1/2021  
[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: 2002392372  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2002392372/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392372/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	21453
2	2002392372/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	7184
			<b>Total</b>	<b>28637</b>

IN WORDS: TWENTY EIGHT THOUSAND SIX HUNDRED THIRTY SEVEN ONLY.

@@  
**DATED THIS THE 26<sup>th</sup> DAY OF November 2021**  
@@

**BETWEEN**

**(i) IASIN ALI MOLLA**

**AND**

**(ii) ISRAFIL MOLLA**

**..... VENDORS**

**AND**

**BALAJI CONSTRUCTION PRIVATE LIMITED**

**.....PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-07481/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392372/2021	Office where deed is registered	
Query Date	19/11/2021 4:55:52 PM	1613-2002392372/2021	
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. 2,92,000/-	Rs. 7,18,422/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,553/- (Article:23)	Rs. 7,184/- (Article:A(1))		
Remarks			

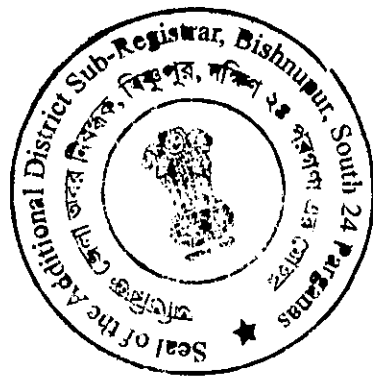
### Land Details :

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-1049 (RS :-)	LR-1841	Organisati on	Shali	5.3754 Dec	1,46,000/-	3,59,211/-	Width of Apprch Road: 4 Ft.,
L2	LR-1049 (RS :-)	LR-1998	Organisati on	Shali	5.3754 Dec	1,46,000/-	3,59,211/-	Width of Approach Road: 4 Ft.,
		<b>TOTAL :</b>			<b>10.7508Dec</b>	<b>2,92,000 /-</b>	<b>7,18,422 /-</b>	
		<b>Grand Total :</b>			<b>10.7508Dec</b>	<b>2,92,000 /-</b>	<b>7,18,422 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr IASIN ALI MOLLA (Presentant )</b> Son of Mr Rahaman Molla Samali (ct), Nahazari, Thakurpukur, Mahestola, 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.:: EZxxxxx2F, Aadhaar No: 84xxxxxxxx4832, 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	<b>Mr ISRAFIL MOLLA , (Alias: Mr ISRAFIL MOLLAH )</b> Son of Mr Rahaman 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: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: FPxxxxx0K, Aadhaar No: 88xxxxxxxx2079, 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	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 82, Bentinck Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MAYANK JAJODIA</b> Son of Mr Mahesh Kant Jajodia 5, Bentinck Street, Lalbazar, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Prakash Jain</b> Son of Mr Brajens Jain 20B/1, Srish Chandra Chowdhury Lane, City:- Kolkata, P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr IASIN ALI MOLLA , Mr ISRAFIL MOLLA , Mr MAYANK JAJODIA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr IASIN ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3754 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr ISRAFIL MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3754 Dec

**Land Details as per Land Record**

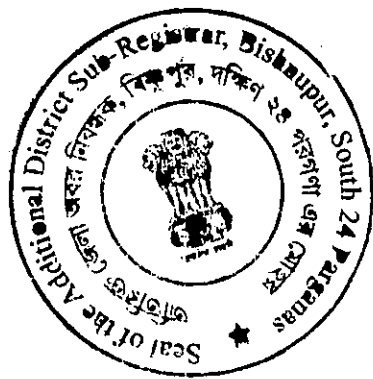
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Samali, JI No: 23, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1049, LR Khatian No:- 1841	Owner:ইয়াসিন আ ডি মোল্লা, Gurdian:জনাব মহমান আলী, Address:লিড , Classification:শালি, Area:0.06000000 Acre,	Mr IASIN ALI MOLLA





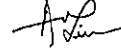
L2	LR Plot No:- 1049, LR Khatian No: 1998	Owner:এস্রাফিল মোল্লা, Gurdian:রহমান , Address:বিজ , Classification:শালি, Area:0.05000000 Acre,	Mr ISRAFIL MOLLA
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On 24-11-2021

**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 7,18,422/-



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

On 26-11-2021

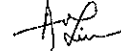
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:27 hrs on 26-11-2021, at the Private residence by Mr IASIN ALI MOLLA , 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 IASIN ALI MOLLA , Son of Mr Rahaman Molla , Samali (ct), Nahazari, Thakurpukur, Mahestola, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 2. Mr ISRAFIL MOLLA , Alias Mr ISRAFIL MOLLAH , Son of Mr Rahaman Molla , Samali (ct), Nahazari, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

Indetified by Mr Prakash Jain, , Son of Mr Brajsen Jain, 20B/1, Srish Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , City/Town: KOLKATA, 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

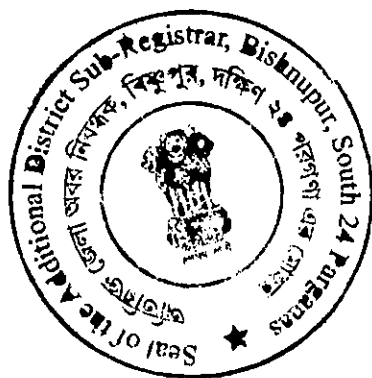
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 7,184/- ( A(1) = Rs 7,184/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,184/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/11/2021 5:57PM with Govt. Ref. No: 192021220118436861 on 22-11-2021, Amount Rs: 7,184/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1629075463 on 22-11-2021, Head of Account 0030-03-104-001-16



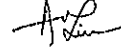
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 21,553/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 21,453/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 022351, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty

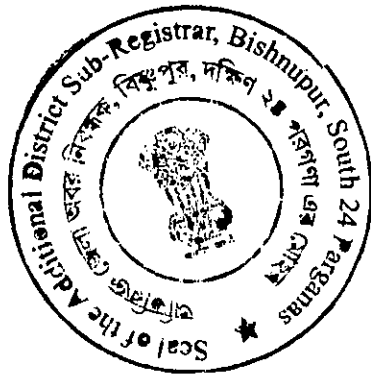
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 5:57PM with Govt. Ref. No: 192021220118436861 on 22-11-2021, Amount Rs: 21,453/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629075463 on 22-11-2021, Head of Account 0030-02-103-003-02



**Asif Nadim**

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

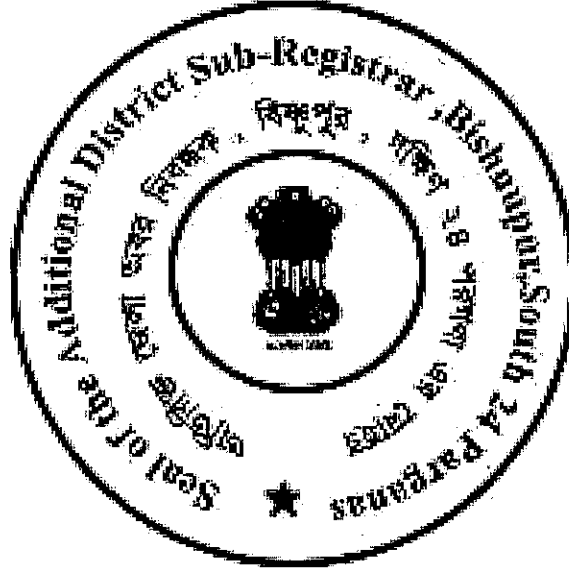
**South 24-Parganas, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1613-2021, Page from 196779 to 196810  
being No 161307481 for the year 2021.**



Digitally signed by Asif Nadim  
Date: 2021.12.09 18:22:03 +05:30  
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/09 06:22:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.**

**(This document is digitally signed.)**