

07315/21

I- 07482/2021



M.C. 1155/2021
 पश्चिम बंगाल WEST BENGAL

AL 022350

2002892402/21
 28/11/21 at Samal

8.40 pm

*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

শ্রীমতী সন্ধ্যা দেবী

252060

Fee
Name
Address
Vendor

B. K. JAIN & CO.
Advocate
6A, Kuran Sanjar Roy Road
Kolkata - 700001

27 OCT 2021



2438/26/11
21

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

শ্রীমতী সন্ধ্যা দেবী



2439/26/11
21

MOSAMMAK ALI MOLLA



[Signature]

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

26 NOV 2021

I identified by me

Prakash Jain
s/o Sri Praj Sen Jain
20B/1 Srish Chandra
Howdhary lane, kot-2

(1) MR. MOTALEB ALI MOLLA(PAN:GORPM9912Q) (AADHAAR:383671685968) Son of Resharali 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 **(2) MR. MOSARAK ALI MOLLA(PAN:ESYPM7030J) (AADHAAR:231908405191)** Son of Esar Ali 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 4552 to 4569, being no.-00302, Year-2012 from Bechu Bibi and 13 ors. Who were the Legal heirs of the original owner (i) Abdul Ajij Molla (ii) Atarjaan 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- 10.7601(Ten Point Seven Six Zero**



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One) Decimal out of 93.00 Decimal, **0.1157 Share** out of 1.0000 Share, **under LR Khatian No. 2867 and 2868, 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)
1000	1049	SHALI	134, 142, 319 & 1359	93.00	0.1157	10.7601
					Total	10.7601 Decimal

- B) Since after purchase of the "said Land" **(i) MOTALEB ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.2867 and (ii) MOSARAK ALI MOLLA**, duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.2868.**
- C) Inasmuch as the "said Plot of Lands" are barren and are 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- 10.7601(Ten Point Seven Six Zero One) Decimal** out of 93.00 Decimal, **0.1157 Share** out of 1.0000 Share, **under LR Khatian No. 2867 and 2868, 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)
1000	1049	SHALI	2867	93.00	0.0579	05.3847
1000	1049	SHALI	2868	93.00	0.0578	05.3754
					Total	10.7601 Decimal

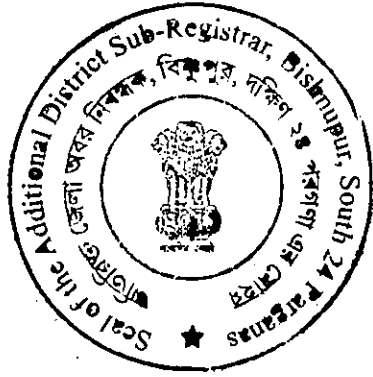


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(more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land , free from all encumbrances and charges and has requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the "said lands " directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

- D) The Purchaser has agreed to purchase and acquire the "said Lands" free from all encumbrances and charges at and for a consideration of **Rs. 2,94,000/- (Rupees Two Lakhs Ninety Four 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 Lands".
 - ii) **THAT** the "said Lands" are 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 Lands".
 - iv) **THAT** the "said Lands" are not being cultivated and/or the Vendors have not been cultivating the "said Lands".
 - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".
 - vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Lands" 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 Lands".
 - viii) **THAT** the "said Lands" are not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.



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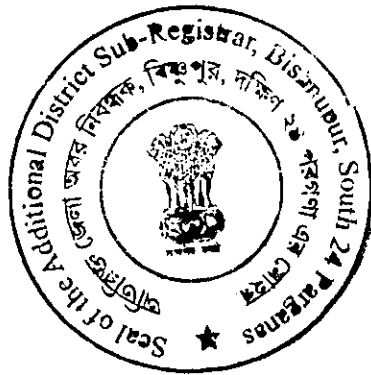
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- ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Lands" or any part or portion thereof.
- x) **THAT** the Vendors are in khas possession of the entirety of the "said Lands".
- 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 Lands".
- xii) **THAT** there is no right of way from or through the "said Lands".
- xiii) **THAT** nobody has any right of easement over and in respect of the "said Lands" or any part thereof.
- xiv) **THAT** since the date of the said Deeds of Sale dated 11/01/2012 the recorded owners **(i) MOTALEB ALI MOLLA and (ii) MOSARAK ALI MOLLA** have been and is in continuous and Uninterrupted khas possession of the said land as the owners thereof.
- xv) **THAT** the "said Lands" are 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 Lands" 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. 2,94,000/- (Rupees Two Lakhs Ninety Four 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



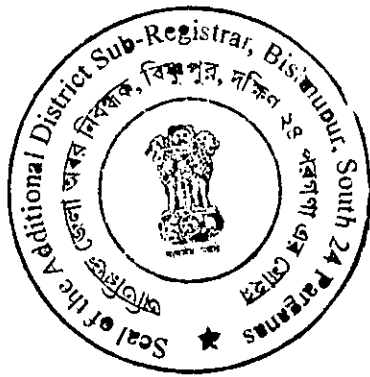
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hereby acquit release and discharge the Purchaser and the "said Lands" in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1000** Corresponding **L.R Dag no 1049, Area- 10.7601(Ten Point Seven Six Zero One) Decimal** out of 93.00 Decimal, **0.1157 Share** out of 1.0000 Share, **under LR Khatian No. 2867 and 2868, 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 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 Lands" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

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

- a) That the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Lands" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the 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

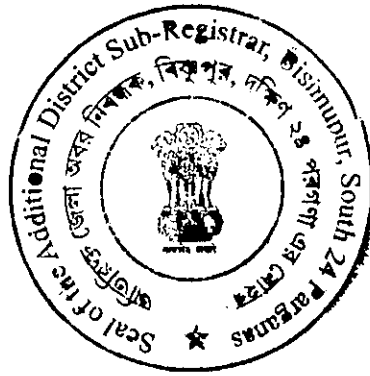


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hereby or by reason whereof the "said Lands" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the "said Lands" or any part thereof in the manner as aforesaid.

- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the 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 Lands" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Lands" hereby granted sold conveyed transferred and 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

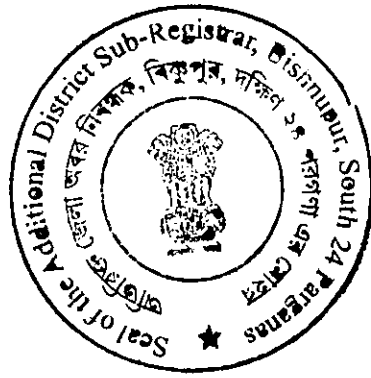


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the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Lands" by the 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 Lands" 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 Lands" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the 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 Lands" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the

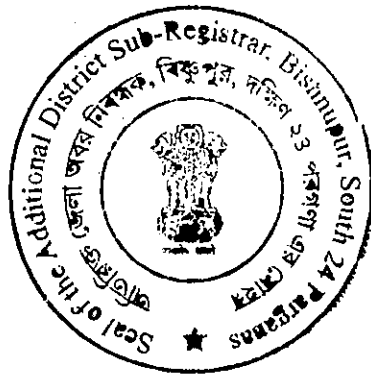


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Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Lands" or any part thereof from through under or in trust for the Vendors shall and will from time to time 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 Lands" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

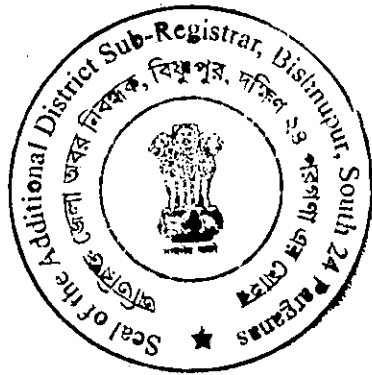
- III AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Lands" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED 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 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 Lands" in its name.
 - ii) To have the soil tested and/or the "said Lands" surveyed.
 - iii) To apply for and obtain permission for conversion of the user of the "said Lands".



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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 Lands".
- 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 Lands".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Lands".
- ix) **AND THAT** the 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- 10.7601(Ten Point Seven Six Zero One) Decimal** out of 93.00 Decimal, **0.1157 Share** out of 1.0000 Share, **under LR Khatian No. 2867 and 2868**, **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)
1000	1049	SHALI	2867	93.00	0.0579	05.3847
1000	1049	SHALI	2868	93.00	0.0578	05.3754
				Total	0.1157 Share	10.7601 Decimal

Total area sold by this Deed is 10.7601(Ten Point Seven Six Zero One) 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

Sanjiv Ali Molla

S/O Mosarak Ali Molla

Nil - Samali

P.O - NAHARATI

P.S - Bishnupur

DIST - South 24 (Parg)

PIN - 700104

(Handwritten signature of Motaleb Ali Molla)

(MOTALEB ALI MOLLA)

(Handwritten signature of Mosarak Ali Molla)

(MOSARAK ALI MOLLA)

(Handwritten signature of Prakash Jain)

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

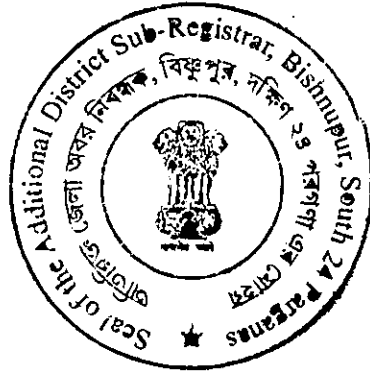
Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

(Handwritten signature of Prakash Jain)

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



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PURCHASER the within mentioned sum of **Rs. 2,94,000/- (Rupees Two Lakhs Ninety Four 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. 583831 dated 22/11/2021	
Drawn on SBI, Kolkata Br. In favour of Vendor no.1	Rs. 1,47,000.00
2) By Pay Order No. 583832 dated 22/11/2021	
Drawn on SBI, Kolkata Br. In favour of Vendor no.2	Rs. 1,47,000.00
<u>(Rupees Two Lakhs Ninety Four Thousand) only, Total:</u>	<u>Rs. 2,94,000.00</u>

WITNESSES

Somju Ali Molla

সমজু আলি মল্লা (সাক্ষী)

সমজু আলি মল্লা (সাক্ষী)

সমজু আলি মল্লা

২২/১১/২০২১

VENDORS

মোতালেব আলি মল্লা

(MOTALEB ALI MOLLA)

MOSARAK ALI MOLLA

(MOSARAK ALI MOLLA)

read over and explain the contents of this deed in Bengali by me to the vendor no.1- Somju Ali Molla



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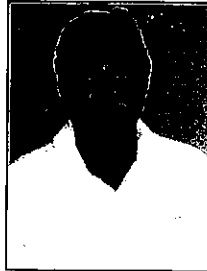

Government of West Bengal

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 16132002392402/2021

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 Motaleb Ali Molla Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			<i>Motaleb Ali Molla</i> 26/11/2021
2	Mr Mosarak Ali Molla Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			<i>MOSARAK ALI MOLLA</i> 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 Motaleb Ali Molla, Mr Mosarak Ali Molla, Mr Mayank Jajodia			<i>Prakash Jain</i> 26/11/21

(Asif Nadim)

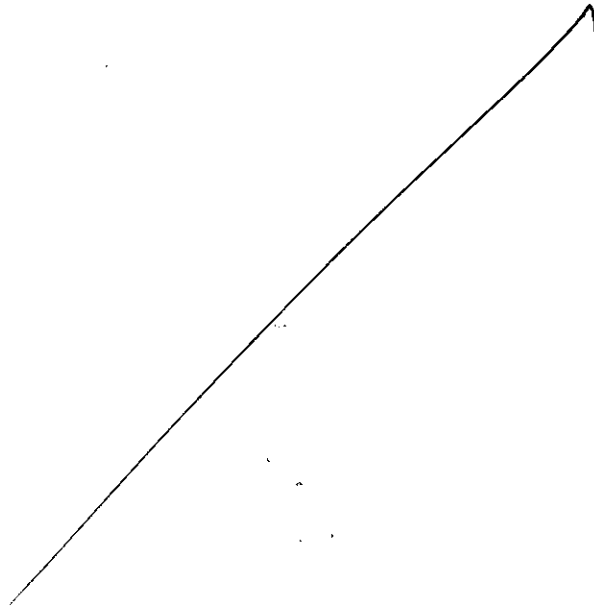


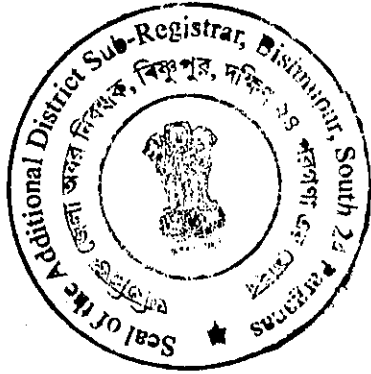
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**Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas**

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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

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SPECIMEN FORM FOR TEN FINGERPRINTS



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



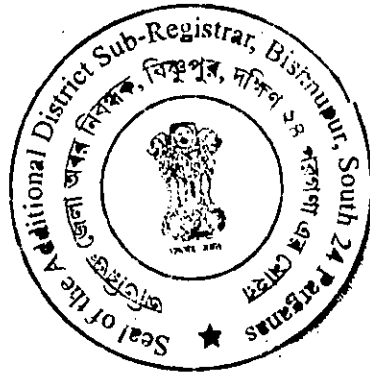
<i>Captain Robert Williams</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



<i>M/S M K ALI MULLA</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						



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

26 NOV 2021



सत्यमेव जयते

ভারতীয় শিশুসেবা আয়োগ

ভারত সরকার

Unique Identification Authority of India

Government of India

অনুলিপিভুক্তির আই ডি / Enrollment No. 10/96605/03300

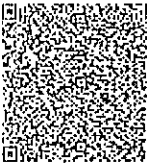
01/10/2014

To
Motaleb Ali Molla
মোতালেব আলি মোল্লা
S/O: Resharali Molla
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104



KH033215880001

3321588



আপনার আধার সংখ্যা / Your No.

3836 7168 5968

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

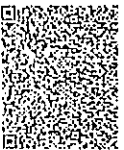
Government of India



মোতালেব আলি মোল্লা
Motaleb Ali Molla

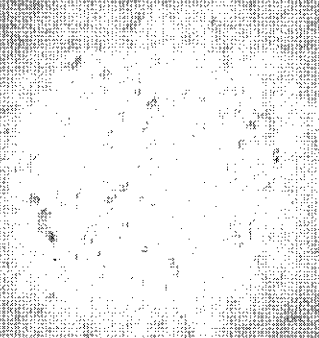
জন্মতারিখ / DOB: 10/10/1960
পুরুষ / Male

3836 7168 5968

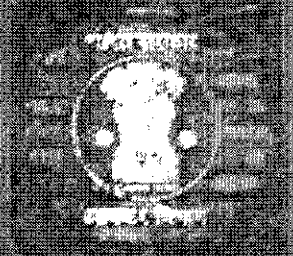


আধার - সাধারণ মানুষের অধিকার

মোতালেব আলি মোল্লা



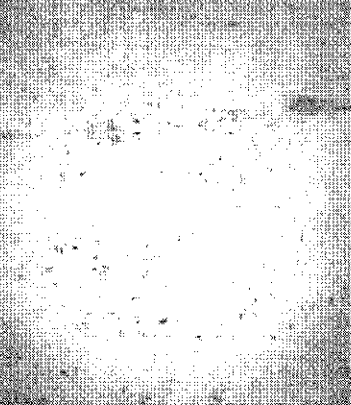
भारत सरकार
GOVT. OF INDIA



EDUCATION PVT LTD
[Signature]
Director

BALAJI CONSTRUCTION PVT LTD

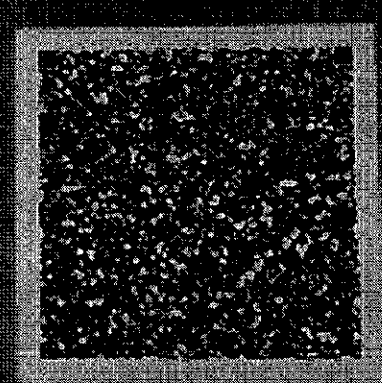
Director



1954


1954

1954

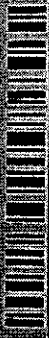




STANCO ILA JAE
1987


भारत सरकार
GOVERNMENT OF INDIA

पिनकोड **Address**
 ५, बेंजिन्क स्ट्रीट, कोलकाता
 5, BENTINCK STREET,
 LALBAZAR, Kolkata
 कोलकाता वि. नि. ५
 G.P.O., Kolkata,
 कोलकाता West Bengal - 700001
 पिनकोड - 700001



1800 300 1947
 1947
 India Post COVID-19
 1800 300 1947
 P.O. Box No. 1947
 Bangalore-560051

भारत सरकार
GOVERNMENT OF INDIA

मयांक अजोदिया
 Mayank Jajodia
 आयु/DOB: 07/10/1978
 लिंग / GENDER: MALE



5576 9624 8334

आधार **माधारिण मानुषेर अधिकार**



Mayank Jajodia

@@
DATED THIS THE 26th DAY OF November 2021
@@

BETWEEN

(1) MR. MOTALEB ALI MOLLA

And

(2) MR. MOSARAK ALI MOLLA

..... VENDORS

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

.....PURCHASER

CONVEYANCE



ভারত সরকার
Government of India



আধার

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



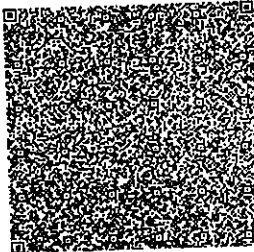
ভারত সরকার
Unique Identification Authority of India



আধার

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

Address:
20/B/1, SRISH CNANDRA CHOWDHURY
LANE, TALA, KOLKATA, Kolkata,
West Bengal - 700002



5121 8649 5976

VID : 9104 5327 5995 9079

1947

help@uidai.gov.in

www.uidai.gov.in



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

GRN Details

GRN: 192021220118443041 Payment Mode: Online Payment
GRN Date: 22/11/2021 18:02:28 Bank/Gateway: HDFC Bank
BRN : 1629081740 BRN Date: 22/11/2021 18:11:01
Payment Status: Successful Payment Ref. No: 2002392402/1/2021
[Query No*/Query Year]

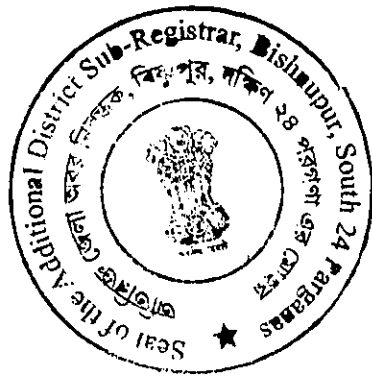
Depositor Details

Depositor's Name: BALAJI CONSTRUCTION PVT LTD
Address: 82 BENTICK STREET KOLKATA- 700001
Mobile: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2002392402
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2002392402/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392402/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	21471
2	2002392402/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	7190
			Total	28661

IN WORDS: TWENTY EIGHT THOUSAND SIX HUNDRED SIXTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1613-07482/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392402/2021	Office where deed is registered	
Query Date	19/11/2021 5:05:50 PM	1613-2002392402/2021	
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. 2,94,000/-	Rs. 7,19,044/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,571/- (Article:23)	Rs. 7,190/- (Article:A(1))		
Remarks			

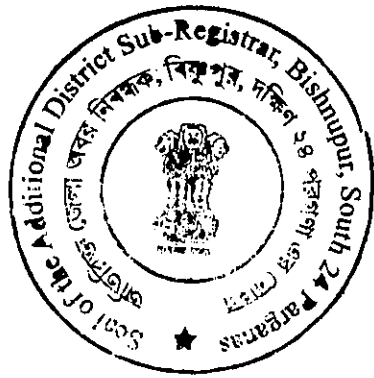
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1049 (RS :-)	LR-2867	Organisati on	Shali	5.3847 Dec	1,47,000/-	3,59,833/-	Width of Apprch Road: 6 Ft.,
L2	LR-1049 (RS :-)	LR-2868	Organisati on	Shali	5.3754 Dec	1,47,000/-	3,59,211/-	Width of Apprch Road: 6 Ft.,
		TOTAL :			10.7601Dec	2,94,000 /-	7,19,044 /-	
		Grand Total :			10.7601Dec	2,94,000 /-	7,19,044 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Motaleb Ali Molla (Presentant) Son of Mr Resharali Molla Samali (ct), Nahazari,, 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.:: GOxxxxx2Q, Aadhaar No: 38xxxxxxxx5968, 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 Mosarak Ali Molla Son of Mr Esar Ali Molla Samali (ct), Nahazari,, 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.:: ESxxxxx0J, Aadhaar No: 23xxxxxxxx5191, 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: 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 Motaleb Ali Molla, Mr Mosarak Ali Molla, Mr Mayank Jajodia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Motaleb Ali Molla	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3847 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Mosarak Ali 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:- 2867	Owner:মোতালেব আলি মোল্লা, Gurdian:এসারালি মোল্লা, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr Motaleb Ali Molla



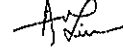
L2	LR Plot No:- 1049, LR Khatian No:- 2868	Owner:মোসারেক আলি মোল্লা, Gurdian:এসারেলি মোল্লা, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr Mosarak Ali Molla
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On 24-11-2021

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 7,19,044/-



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

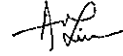
On 26-11-2021

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

Presented for registration at 18:40 hrs on 26-11-2021, at the Private residence by Mr Motaleb 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 Motaleb Ali Molla, Son of Mr Resharali Molla, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 2. Mr Mosarak Ali Molla, Son of Mr Esar Ali Molla, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation Indetified by Mr Prakash Jain, , Son of Mr Brajsen Jain, 20B/1, Srish Chandra Chowdhury Lane, P.O: Cossipore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Advocate



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

On 02-12-2021

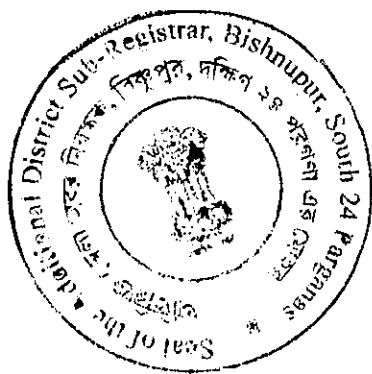
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,190/- (A(1) = Rs 7,190/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,190/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 6:04PM with Govt. Ref. No: 192021220118443041 on 22-11-2021, Amount Rs: 7,190/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629081740 on 22-11-2021, Head of Account 0030-03-104-001-16



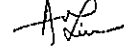
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,571/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs. 21,471/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022350, 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 6:04PM with Govt. Ref. No: 192021220118443041 on 22-11-2021, Amount Rs: 21,471/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629081740 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**

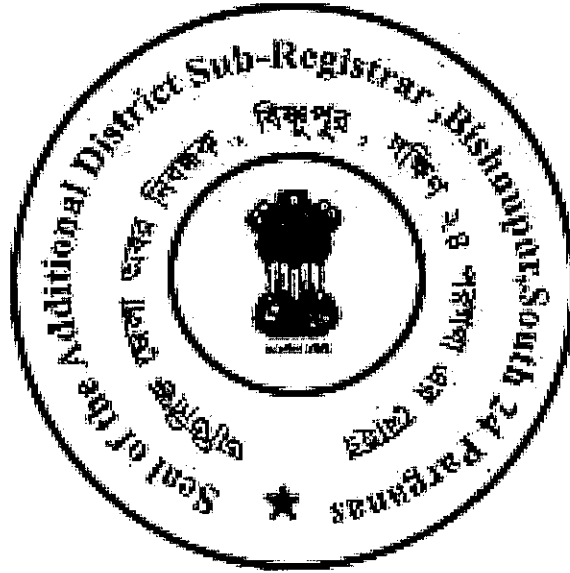
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 196811 to 196841
being No 161307482 for the year 2021.



Digitally signed by Asif Nadim
Date: 2021.12.09 18:22:08 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/12/09 06:22:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)