

07317/21

I-07484/2021



VID: 1140/2021  
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
2002392132/21  
26/11/21 at Sarali  
6.24 PM  
At

AL 022342

*Certified that the document is admitted  
for registration and that the photo  
sheet and finger print sheet attached with  
this document is the part of this document*

*[Signature]*  
Addl. Dist. Sub-Registrar, Bishupur

02 DEC 2021

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

252068

27 OCT 2021

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Vendor: \_\_\_\_\_

B. K. JAIN & CO.  
 Advocate  
 6A, Kiren Sarker Roy Road  
 Kolkata - 700001

v.c 1140/21

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

Handwritten signatures and notes in Bengali script, including a large blacked-out area and the text "v.c.T.I 24/6 26/11/21".



Handwritten signature of the Additional District Sub-Registrar.

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

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Identified by me \_\_\_\_\_

Prakash Jain - Adv.  
 s/o Sri Braj Sen Jain,  
 203/1 Srish Chandra Chowdhary  
 Lane, kot-2.

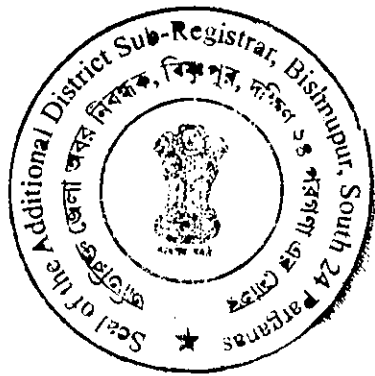
**MR. SRIMANTA GAYEN(PAN:CRSPG1308N)(AADHAAR:246471379115)** Son of Gobinda Lal Gayen, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (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, P.O- GPO, P.S- Bowbazar, Kolkata 700001, 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 conveyance Dated 23/04/1980, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-31, Page 210 to 211, being no.-2706, Year 1980 from Sri Gopal Chandra Halder, being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less **20.00 (Twenty) Decimal** of Land, **1.0000 Share** comprised in **R.S Dag No. 1002** Corresponding **L.R Dag**



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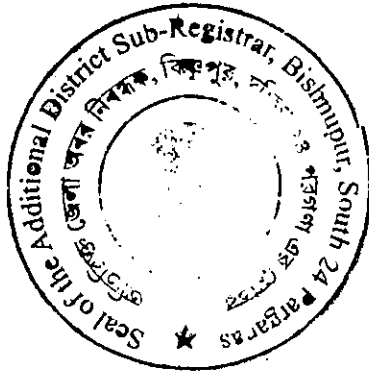
**no. 1051, under RS Khatian No. 224, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, |             | RASPUNJA GRAMPANCHYAT, |                |                                | DISTRICT: SOUTH 24 PARGANA       |                                 |
|-----------------------|-------------|------------------------|----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No.           | L.R Dag No. | Nature of Land         | RS Khatian No. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1002                  | 1051        | Shali                  | 224            | 20.00                          | 1.0000                           | 20.00                           |
|                       |             |                        |                | Total                          | 1.0000                           | 20.00 Decimal                   |

- B) Since after purchase of the "said Land" **SRIMANTA GAYEN** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 1516.**
- 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 **17.00 (Seventeen) Decimal** out of 20.00 Decimal, **0.8500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 1002** Corresponding **L.R Dag no. 1051, under LR Khatian No. 1516, 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         | L.R Khatian No. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1002                  | 1051        | Shali                  | 1516            | 20.00                          | 0.8500                           | 17.00                           |
|                       |             |                        |                 | Total                          | 0.8500                           | 17.00 Decimal                   |

(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 charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the

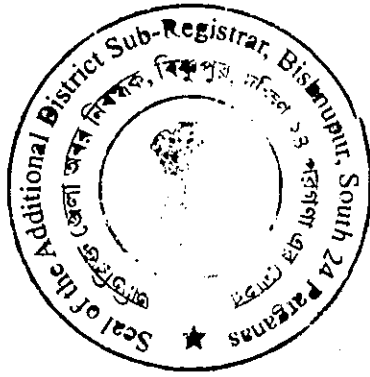


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"said Land" directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

- 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.4,63,000/= (Rupees Four Lakhs Sixty Three 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".



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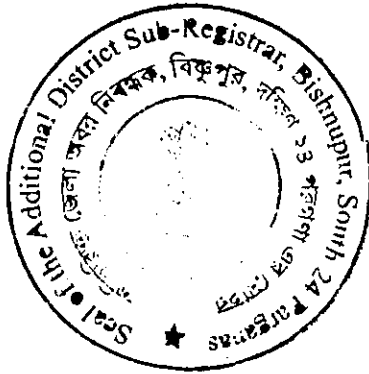
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- viii) **THAT** the "said Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
  - ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest 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 23/04/1980 the recorded owner **SRIMANTA GAYEN** Son of Gobinda Lal Gayen 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.
- 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 VENDOR.

**NOW THIS INDENTURE WITNESSETH:-**

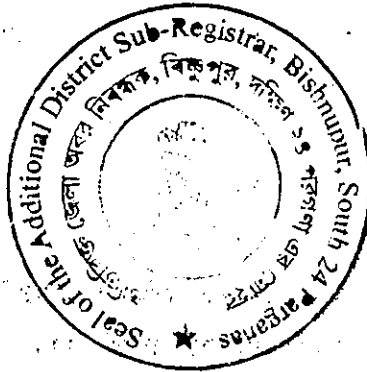
- I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs.4,63,000/= (Rupees Four Lakhs Sixty**



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**Three Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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 **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **17.00 (Seventeen) Decimal, 0.8500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 1002** Corresponding **L.R Dag no. 1051, under LR Khatian No. 1516, 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 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.

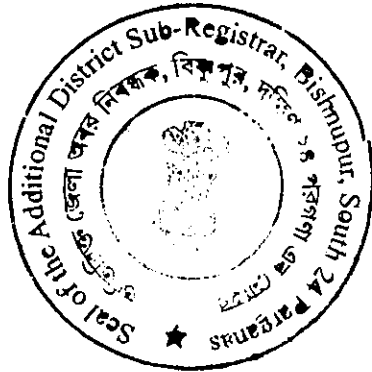


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**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

- 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

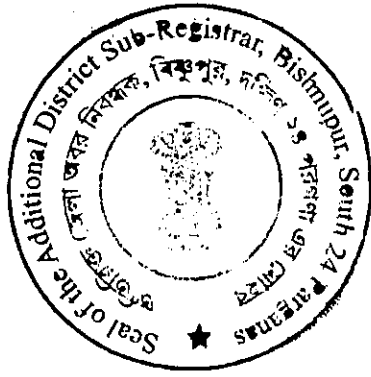


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the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- 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.



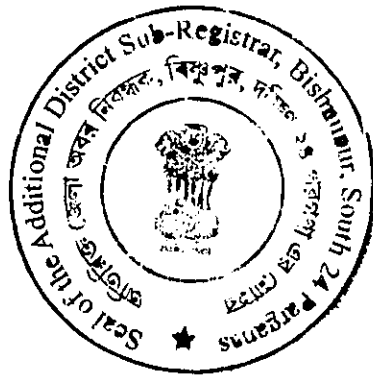
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h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under 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.

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



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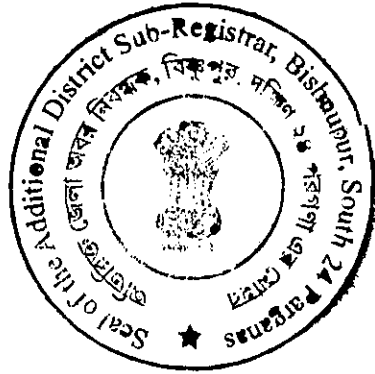
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Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,

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

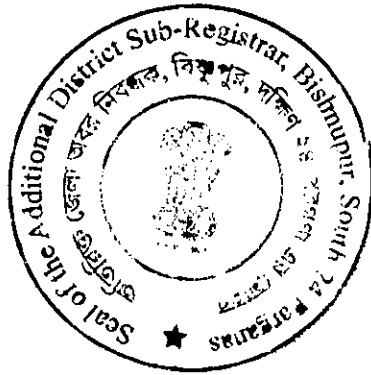


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for construction erection and completion of the said new building and/or buildings.

- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the "said 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 **17.00 (Seventeen) Decimal** out of 20.00 Decimal, **0.8500 Share** out of 1.0000 Share, comprised in **R.S Dag No. 1002** Corresponding **L.R Dag no. 1051, under LR Khatian No. 1516, 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) |
| 1002                  | 1051        | Shali                  | 1516           | 20.00                          | 0.8500                           | 17.00                           |
|                       |             |                        |                | Total                          | 0.8500                           | 17.00 Decimal                   |

Total area sold by this Deed is 17.00 (Seventeen) Decimal

**BUTTED AND BOUNDED BY:-**

| R.S Dag | LR Plot | ON THE NORTH        | ON THE EAST        | ON THE WEST        | ON THE SOUTH       |
|---------|---------|---------------------|--------------------|--------------------|--------------------|
| 1002    | 1051    | Sali Land Dag- 1052 | Sali Land Dag-1055 | Sali Land Dag-1050 | Sali Land Dag-1211 |

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY THE VENDOR**

At Janai in the presence of

1) Pijush Gayen

2) Partha Gayen

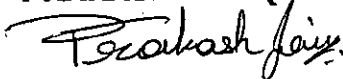


(SRIMANTA GAYEN)

(VENDOR)

**Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR on behalf of purchaser**  
Drafted & Prepared by:-

**PRAKASH JAIN(Advocate)**

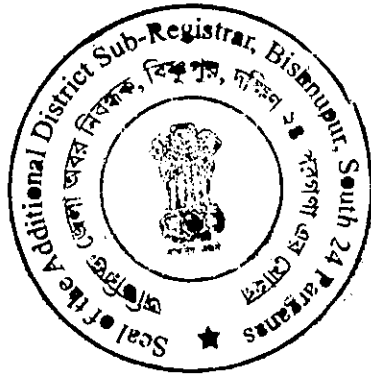


**Sealdah Civil Court, Kolkata.**

Enrolment No. F-2027/1987/2017

Read over and explained the content of this deed in Bengali by me to the Vendor

Pijush Gayen



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**PURCHASER** the within mentioned sum of **Rs.4,63,000/= (Rupees Four Lakhs Sixty Three Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

**Rs. 4,63,000.00**

**MEMO OF CONSIDERATION**

By Pay Order No.583865 dated 23/11/2021

Drawn on SBI Kolkata Br. In favour of Vendor

**Rs. 4,63,000.00**

**(Rupees Four Lakhs Sixty Three Thousand) only Total:**

**Rs. 4,63,000.00**

**VENDOR**



**(SRIMANTA GAYEN)**

**WITNESSES**

Pijush Gayen

S/o - Srимanta Gayen

vill - Samali, P.O - Dahazari

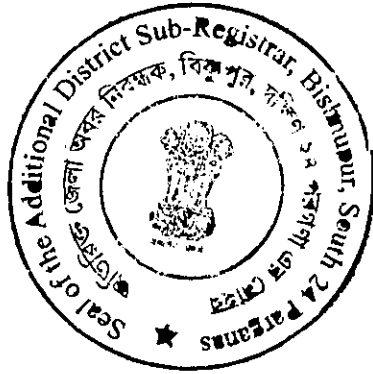
P.S. - Bishrupur. Dist - South 24 Pgs.

2) Parfena Gayen

S/o. Srимanta Gayen

vill - Samali P.O nahazari

P.S. BISHRUPUR D'S SOUTH 24 PGS



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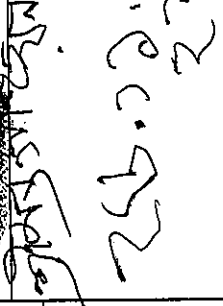


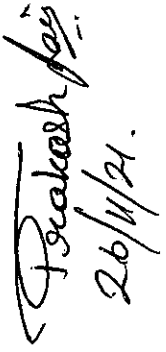
Government of West Bengal

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

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

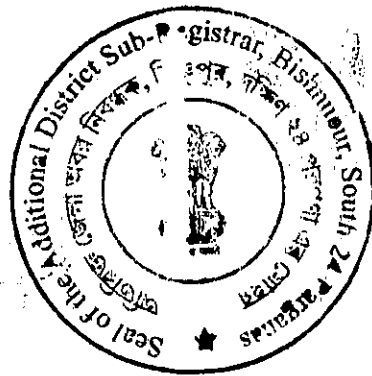
Signature / LTI Sheet of Query No/Year 16132002392132/2021

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

(Asif Nadim)

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



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

26 NOV 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS



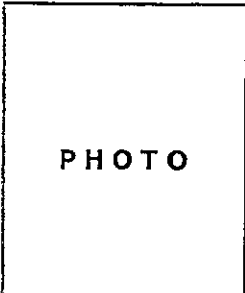
|                       |            |               |             |               |             |               |
|-----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Mayank Jajodia</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                       | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



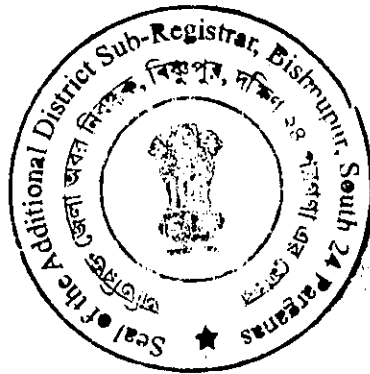
|                       |            |               |             |               |             |               |
|-----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Mayank Jajodia</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                       | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



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



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



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

26 NOV 2021



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

**GRN Details**

**GRN:** 192021220118438471      **Payment Mode:** Online Payment  
**GRN Date:** 22/11/2021 17:57:25      **Bank/Gateway:** HDFC Bank  
**BRN :** 1629076538      **BRN Date:** 22/11/2021 17:11:20  
**Payment Status:** Successful      **Payment Ref. No:** 2002392132/1/2021  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** BALAJI CONSTRUCTION PVT LTD  
**Address:** 82 BENTICK STREET KOLKATA - 700 001  
**Mobile:** 9007830098  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2002392132  
**Applicant's Name:** Mr PRAKASH JAIN  
**Identification No:** 2002392132/1/2021  
**Remarks:** Sale, Sale Document

**Payment Details**

| Sl. No. | Payment ID        | Head of A/C Description                  | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2002392132/1/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 33981        |
| 2       | 2002392132/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 11360        |
|         |                   |  | <b>Total</b>       | <b>45341</b> |

**IN WORDS: FORTY FIVE THOUSAND THREE HUNDRED FORTY ONE ONLY.**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CRSPG1308N



नाम / Name  
SRIMANTA GAYEN

पिता का नाम / Father's Name  
GOBINDA LAL GAYEN

जन्म की तारीख /  
Date of Birth  
01/01/1953

सहस्र / Signature

12082018

श्रीमन्त गयन





**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

অনুকরণীয় আইডি / Enrollment No.: 2010/96506/01941

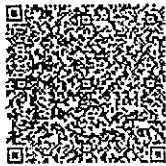
To  
 Srimanta Gayen  
 পিতার নাম গায়ন  
 S/O: Gobinda Lal Gayen  
 SAMALI  
 Samali(ct)  
 Nahazari, South 24 Parganas  
 West Bengal - 700104

08/10/2014



KH043632530FT

4363253



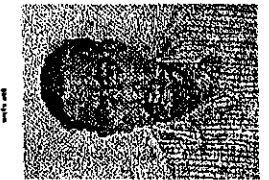
আপনার আধার সংখ্যা / Your Aadhaar No.:

**2464 7137 9115**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



পিতার নাম গায়ন  
 Srimanta Gayen  
 পিতা: গোবিন্দ লাল গায়ন  
 Father: Gobinda Lal Gayen

জন্ম তারিখ/DOB: 01/01/1953  
 লিঙ্গ / Male

**2464 7137 9115**

আধার - সাধারণ মানুষের অধিকার



Government of India



ভাষা

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.

শ্রীমন্ত গায়ন



আধার

ঠিকানা: A. গোবিন্দ লাল গায়ন  
 সামালী, সামালি (সিটি), নহাজারী  
 পশ্চিম ২৪ পরগণা, পশ্চিম বঙ্গ.

Address: S/O: Gobinda Lal  
 Gayen, SAMALI, Samali(ct),  
 South 24 Parganas,  
 Nahazari, West Bengal,  
 700104

ভারত সরকার  
 Unique Identification Authority of India

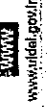
**2464 7137 9115**



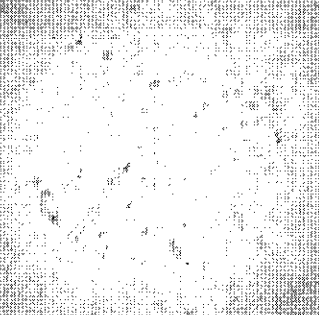
157  
 1900 100 1047



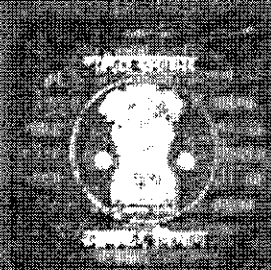
help@uidai.gov.in



www.uidai.gov.in



भारत सरकार  
GOVT. OF INDIA




CONSTRUCTION PVT LTD

*[Signature]*


Director








**পশ্চিমবঙ্গ সরকার**  
**WEST BENGAL GOVT**  
**INDIA**

**ঠিকানা**  
 ১, বেন্টিন্‌ক স্ট্রিট,  
 কোলকাতা ৭০০০০১  
 পশ্চিমবঙ্গ - ৭০০০০১

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



 1800 100 1947  
 [naip@nic.gov.in](mailto:naip@nic.gov.in) [www.nic.gov.in](http://www.nic.gov.in)  
 [www.vahan.gov.in](http://www.vahan.gov.in)  
 P.O. Barabanki  
 Barabanki-220002


**সংসদ**  
**সংসদ**



**নাম** জাজোদিয়া  
 Mayank Jajodia  
**জন্ম তারিখ / DOB:** 17/10/1978  
**পুরুষ / GENDER:** MALE

**5576 9624 8334**

**আধার - সাধারণ মানুষের অধিকার**



Mayank Jajodia



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



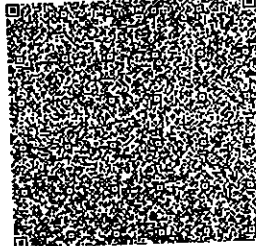
ভারতীয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



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

@@  
**DATED THIS THE 26<sup>TH</sup> DAY OF NOVEMBER, 2021**  
@@

**BETWEEN**

**SRIMANTA GAYEN**  
..... **VENDOR**

**AND**

**ARRJAVV FARMS AND PROJECT LLP**  
.....**PURCHASER**

**CONVEYANCE**

### Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :                               | I-1613-07484/2021  | Date of Registration            | 02/12/2021 |
| Query No / Year                         | 1613-2002392132/2021   | Office where deed is registered |            |
| Query Date                              | 19/11/2021 3:25:51 PM  | 1613-2002392132/2021            |            |
| Applicant Name, Address & Other Details | PRAKASH JAIN<br>20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate |                                 |            |
| Transaction                             | Additional Transaction   |                                 |            |
| [0101] Sale, Sale Document              |  |                                 |            |
| Set Forth value                         | Market Value   |                                 |            |
| Rs. 4,63,000/-                          | Rs. 11,36,025/-  |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                 |            |
| Rs. 34,081/- (Article:23)               | Rs. 11,360/- (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-1051<br>(RS :-) | LR-1516        | Organisati on         | Shali        | 17 Dec                  | 4,63,000/-            | 11,36,025/-   | Width of Approach Road: 4 Ft., |
| <b>Grand Total :</b> |                    |                |                       |              | 17Dec                   | 4,63,000 /-           | 11,36,025 /-  |                                |

#### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr SRIMANTA GAYEN (Presentant)</b><br>Son of Mr Gobinda Lal Gayen 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.:: CRxxxxxx8N, Aadhaar No: 24xxxxxxxx9115, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021<br>, Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021<br>, 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><br>82, Bentinck Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |





**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr MAYANK JAJODIA</b><br>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><br>Son of Mr BRAJSEN JAIN<br>20B/1, SRISH CHANDRA CHOWDHURY<br>LANE, City:- Not Specified, P.O:-<br>COSSIPORE, P.S:-Tala, District:-South<br>24-Parganas, West Bengal, India, PIN:-<br>700002 |       |              |           |
| Identifier Of Mr SRIMANTA GAYEN , Mr MAYANK JAJODIA  |       |              |           |

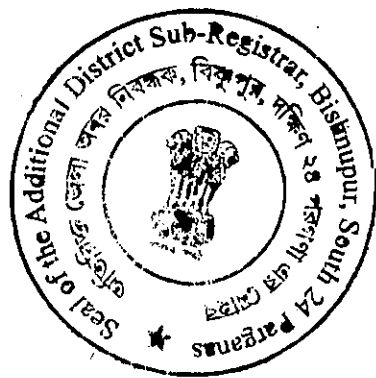
**Transfer of property for L1**

| Sl.No | From              | To. with area (Name-Area)                  |
|-------|-------------------|--|
| 1     | Mr SRIMANTA GAYEN | BALAJI CONSTRUCTION PRIVATE LIMITED-17 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

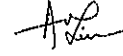
| Sch No | Plot & Khatian Number                   | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1     | LR Plot No:- 1051, LR Khatian No:- 1516 | Owner:শ্রীমন্ত গায়েন, Gurdian:গোবিন্দ , Address:নিজ , Classification:শদি, Area:0.17000000 Acre, | Mr SRIMANTA GAYEN                              |



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 11,36,025/-



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

On 26-11-2021

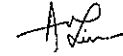
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:24 hrs on 26-11-2021, at the Private residence by Mr SRIMANTA GAYEN ,Executant.

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

Execution is admitted on 26/11/2021 by Mr SRIMANTA GAYEN , Son of Mr Gobinda Lal Gayen , 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, , 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 11,360/- ( A(1) = Rs 11,360/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,360/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 5:58PM with Govt. Ref. No: 192021220118438471 on 22-11-2021, Amount Rs: 11,360/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1629076538 on 22-11-2021, Head of Account 0030-03-104-001-16



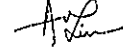
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 34,081/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 33,981/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 022342, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty

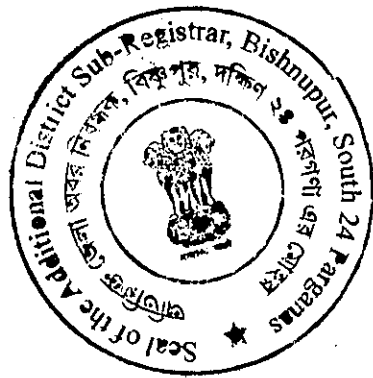
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 5:58PM with Govt. Ref. No: 192021220118438471 on 22-11-2021, Amount Rs: 33,981/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629076538 on 22-11-2021, Head of Account 0030-02-103-003-02



**Asif Nadim**

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

**South 24-Parganas, West Bengal**

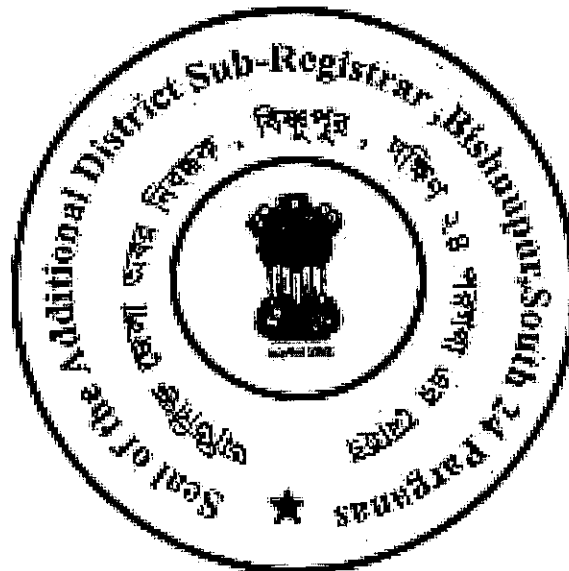


**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1613-2021, Page from 196842 to 196869**

**being No 161307484 for the year 2021.**



*Asif Nadim*

Digitally signed by Asif Nadim  
Date: 2021.12.09 18:22:14 +05:30  
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/09 06:22:14 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.**

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