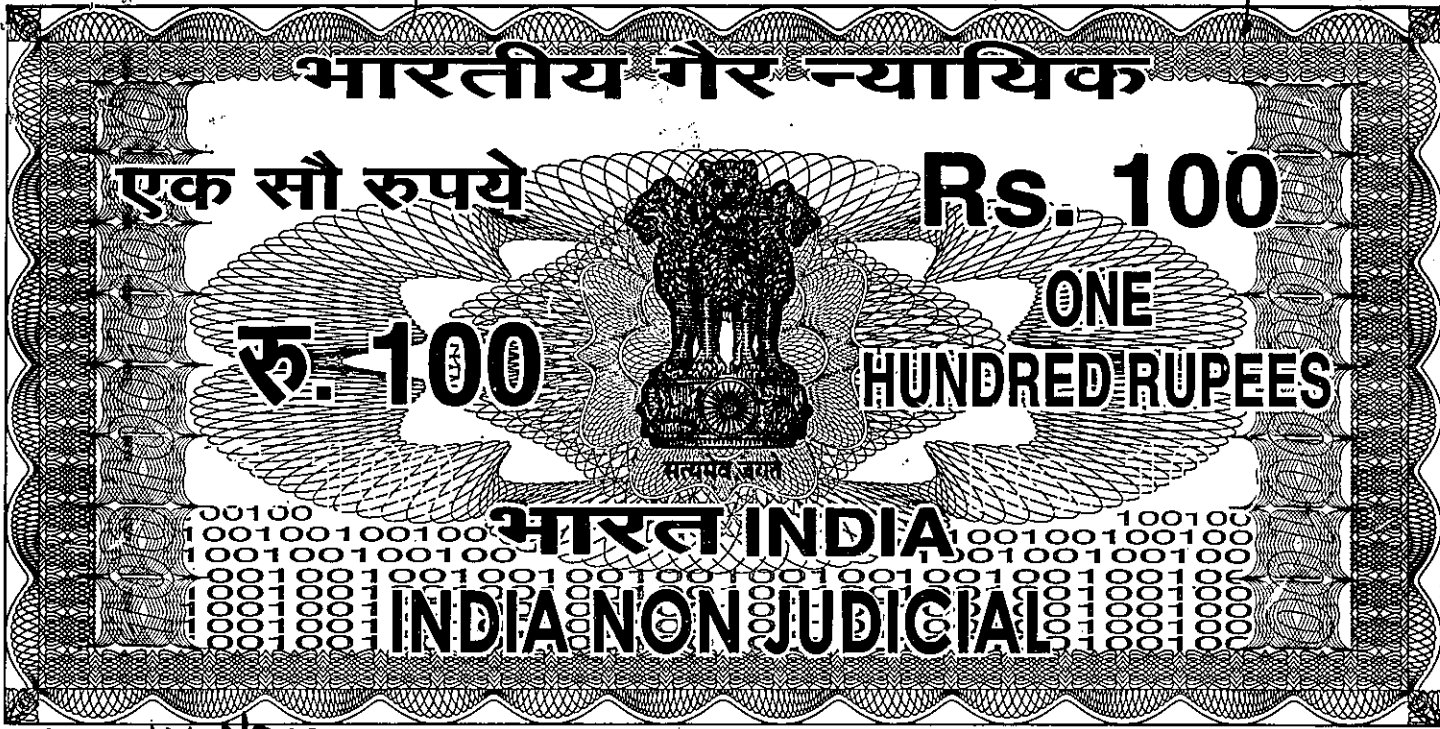


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NIC 115/2021
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 022341

2002391730/21
 26/11/21 at Chudalpur
 Bishupur
 6:20 P.M.
 [Signature]

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

Addl. Dist. Sub-Registrar, Bishupur

02 DEC 2021

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

v.c. 1151/21

252069

Bapi Ghosh

2411 / 26.11.21



v.c. T. I

Bapi Ghosh



2412

Bapi Ghosh

2413



Amori Mithiya alias Mamon Mithia



2414

Krishna Ghosh

2415



Kaberi Ghosh



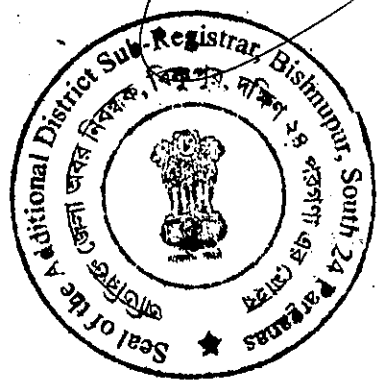
Identified by me

Prakash Jain Adv.
s/o Sri Arav Sen Jain.
c/o Sri Sh Chandra Choudhary
Lane, kot-02.

27 OCT 2021

No
Name : B. A. JAIN & CO.
Address : 61, Kanchankar Roy Road
Kolkata - 700001
Vendor :
Date

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



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

26 NOV 2021

(1) SMT. SHYAMALI GHOSH(PAN:AXPPG0805R) (AADHAAR:558042681855) Wife of Late Kartick Chandra Ghosh alias Late Kartick Chandra Nudki alias Late Kartick Nudki, by faith Hindu, by nationality- Indian, by occupation- House Wife **(2) SRI BAPI GHOSH (PAN:BQPPG4505G) (AADHAAR:800076925348)** Son of Late Kartick Chandra Ghosh alias Late Kartick Chandra Nudki alias Late Kartick Nudki, by faith Hindu, by nationality- Indian, by occupation- Cultivation, Vendor no.-1 and 2 are residing at Vill.- Chandpur, Kanganberia, Bishnupur-II, P.O- Kanganberia P.S- Bishnupur, Dist.- South 24 Pgs -743503, West Bengal, **(3) SMT. MAMONI MITHIYA alias MAMONI MITHIA (PAN:DFNPM4468 F)(AADHAAR:929105609647)** Wife of Basudev Mithiya and daughter of Late Kartick Chandra Ghosh alias Late Kartick Chandra Nudki alias Late Kartick Nudki, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Mathurabati, Shilampur, Sahararhat, Ishwaripur, Falta, P.O- Sahararhat P.S- Falta, Dist.- South 24 Pgs -743504, West Bengal **(4) SMT. KRISHNA GHOSH (PAN:BLXPG0896B)(AADHAAR:617079861773)** Wife of Amit Ghosh and daughter of Late Kartick Chandra Ghosh alias Late Kartick Chandra Nudki alias Late Kartick Nudki, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at 342, Ram Narayan Mukherjee Road, Sarshuna, P.O- Sarshuna P.S- Behala, Dist.- South 24 Pgs -700061, West Bengal, **(5) SMT. KABERI GHOSH(PAN:ASXPG 9344A)(AADHAAR:9447 95246251)** Wife of Samar Ghosh and daughter of Late Kartick Chandra Ghosh alias Late Kartick Chandra Nudki alias Late Kartick Nudki, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Karimabad, South Mohanpur, P.O- South Mohanpur P.S- Mograhat, Dist.- South 24 Pgs -743610, 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:AESPJ0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless



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District- South 24 Parganas

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

AND

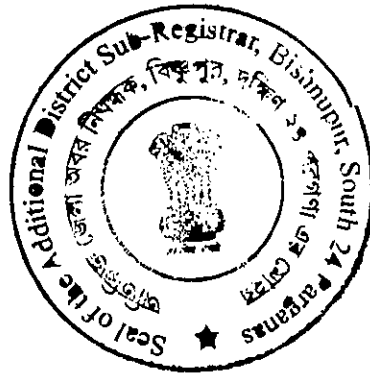
MR. ARIF ALI MOLLA(PAN:GQHPM3934A)(AADHAAR:721324830547) Son of Siraj Ali Molla, by faith Muslim, by nationality- Indian, by occupation- Business, residing at Samali (ct), Nahazari, Mondal Para, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTY** (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 **THIRD PART;**

WHEREAS:

- A) **That One** Kartick Chandra Ghosh alias Kartick Chandra Nudki alias Kartick Nudki (since Deceased) was ~~the~~ owner by way of Registered Deed of conveyance Dated 24/03/1972, Reg. at before A.D.S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.- 33, Pages 104 to 106, being no.-2743, Year-1972 from (i) Smt. Renubala Ghosh (ii) Sri Pulin Bihari Nudki and (iii) Smt. Malina Bala Nudki being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1344** Corresponding **L.R Dag no 1413, Area- 63.50(Sixty Three Point Five Zero) Decimal, under RS Khatian No. 232, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1344	1413	SHALI	232	127.00	0.5000	63.50
					Total	63.50 Decimal

- B) Since after purchase of the "said Land **Kartick Chandra Ghosh alias Kartick Chandra Nudki alias Kartick Nudki** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatian no.3435.**



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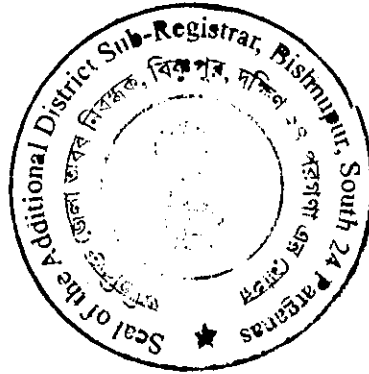
26 NOV 2021

- C) **That** the said Kartick Chandra Ghosh alias Kartick Chandra Nudki alias Kartick Nudki died intestate since long leaving behind his wife Shyamali Ghosh only son Bapi Ghosh and Three married daughters namely (i) Mamoni Mithiya (ii) Krishna Ghosh (iii) Kaberi Ghosh as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- D) In as much as the said lands are barren and are not being cultivated by the Vendors and/or any person authorised by it the Vendors, on being approached by the Confirming Party, has agreed to sell and transfer the entirety of the said Land unto and in favour of the Confirming Party and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendors and the Confirming Party (hereinafter referred to as the **SALE AGREEMENT**). The Confirming Party has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1344** Corresponding **L.R Dag no 1413, Area- 63.50(Sixty Three Point Five Zero) Decimal** out of 127.00 Decimal of Total Land, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 3435, 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)
1344	1413	SHALI	3435	127.00	0.5000	63.50
					Total	63.50 Decimal

(morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**). hereinafter referred to as the said LAND) out of the said Entire Lands, free from all encumbrances and charges and has requested the Vendors to execute the Deed of Conveyance and/or transfer in respect of the said Land directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

- E) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 17,28,000/- (Rupees Seventeen Lakhs Twenty Eight Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 15,00,000/- (Rupees Fifteen Lakhs) only** has been agreed to be paid by the Purchaser to the Vendors for



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sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs. 2,28,000/- (Rupees Two Lakhs Twenty Eight Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.

- F) At or before the execution of this Indenture the Vendors, Confirming Party and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owners of the said Land.
 - ii) **THAT** the said Land is free from all encumbrances charges liens mortgages, lispendens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the 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 have paid all municipal rates taxes and other outgoings including khazana payable in respect of the said Land upto the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the 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.
 - ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor have created any interest of any third party into or upon the said Land or any part or portion thereof.
 - x) **THAT** the 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** the Confirming Party shall be entitled to nominate any other person and/or persons in its place and stead under the said Sale Agreement for acquiring the said Land.



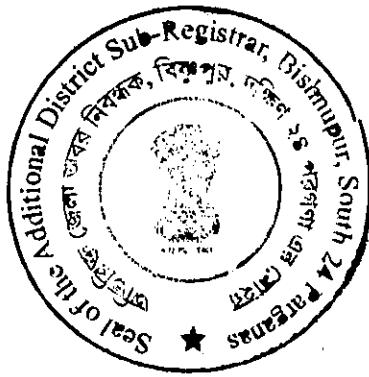
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- xv) **THAT** the said Land is barren and is not being cultivated by the Vendors or any person authorised by the Vendors and/or by the Confirming Party.
- xvi) That since the date of the said Deed of Sale dated 11/05/1971, the Vendors have been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.
- G) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the said Land from the VENDORS.

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

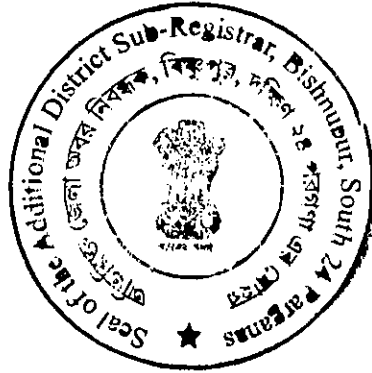
THAT in consideration of the said Sale Agreement and in further consideration of a sum of **Rs. 15,00,000/- (Rupees Fifteen Lakhs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) **AND** in further consideration of a sum of **Rs. 2,28,000/- (Rupees Two Lakhs Twenty Eight Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party at or before the execution of these presents as and by way of Nomination Costs (the receipt whereof the Confirming Party doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) thus aggregating **Rs. 17,28,000/- (Rupees Seventeen Lakhs Twenty Eight Thousand) only** and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the Said Land hereby intended to be sold transferred and conveyed) the Vendors with the consent and concurrence of the Confirming Party and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land, comprised in **R.S Dag No. 1344** Corresponding **L.R Dag no 1413, Area- 63.50(Sixty Three Point Five Zero) Decimal** out of 127.00 Decimal of Total Land, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 3435, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (morefully and particularly



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mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LANDS hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispens whatsoever or howsoever and the Confirming Party doth hereby release relinquish its right title interest, if any, into or upon the said Land unto and in favour of the Purchaser absolutely and forever.

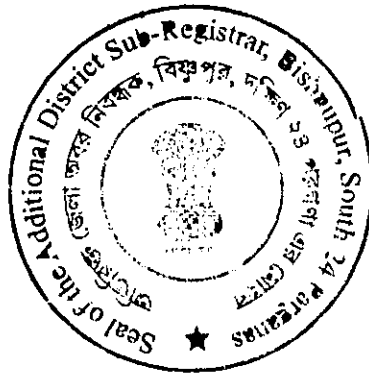


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II. THE VENDORS AND THE CONFIRMING PARTY AND EACH ONE OF THEM DO TH HEREBY JOINTLY AND/OR SEVERALLY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors are 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 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 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 owners 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 have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without

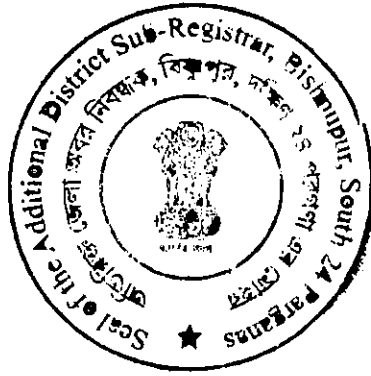


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any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

- 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 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 Khazna and revenue payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the 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 Lands within the meaning of the Urban Lands (Ceiling & Regulation) Act, 1976 and the said land/property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the Said Land or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the 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 / LANDS or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the Said Land or any part or portion thereof nor the same has been lying attached under any writ or



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District-South 24 Parganas**

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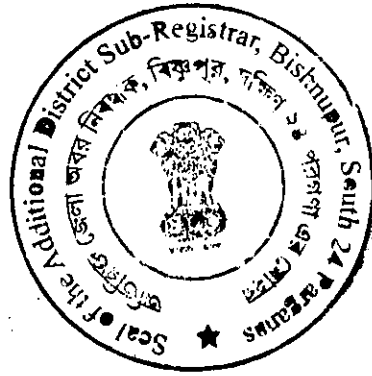
attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the Said Land or any part thereof from through under or in trust for the Vendors shall and will from 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 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, CONFIRMING PARTY shall jointly and severally be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and each of the said VENDORS, CONFIRMING PARTY has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.

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

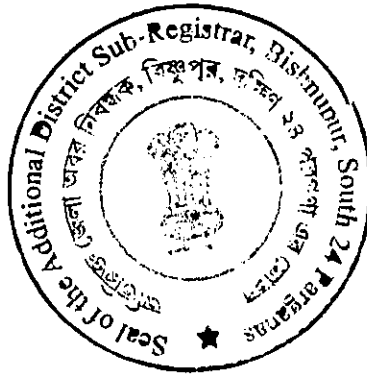
- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said Land surveyed.



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- 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 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 Panchyat 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 and the Confirming party shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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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. 1344** Corresponding **L.R Dag no 1413**, **Area- 63.50(Sixty Three Point Five Zero) Decimal** out of 127.00 Decimal of Total Land, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 3435**, **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)
1344	1413	SHALI	3435	127.00	0.5000	63.50
					Total	63.50 Decimal

Total area sold by this Deed is 63.50 (Sixty Three Point Five Zero) Decimal.

BUTTED AND BOUNDED BY:-

R.S Dag No.	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1344	1413	Sali Land Dag- 1212	Sali Land Dag-1415	Sali Land Dag-1222	Sali Land Dag-1412

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

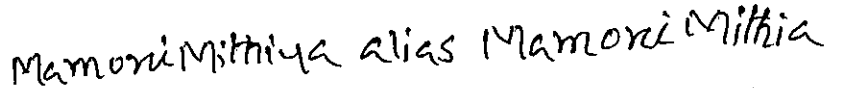
At Janai in the presence of



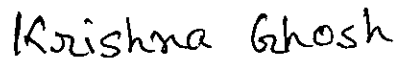
(i) Shyamali Ghosh



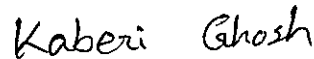
(ii) Bapi Ghosh



(iii) Mamoni Mithiya alias Mamoni Mithia



(iv) Krishna Ghosh



(v) Kaberi Ghosh



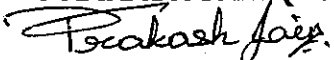
(ARIF ALI MOLLA)

(Confirming Party)

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)



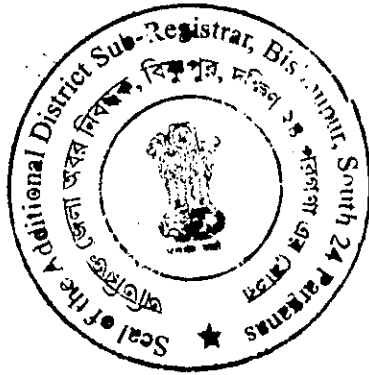
Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017



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

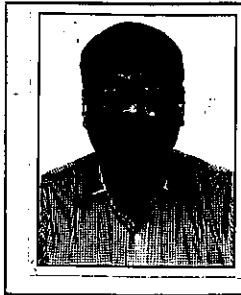
26 NOV 2021



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

26 NOV. 2021

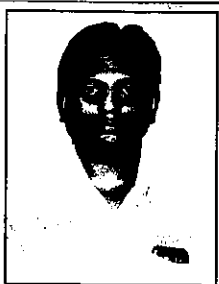
SPECIMEN FORM FOR TEN FINGERPRINTS



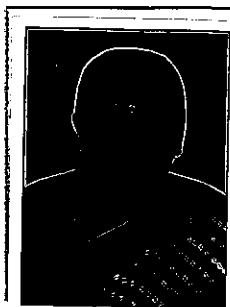
Maganek Jajodhi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



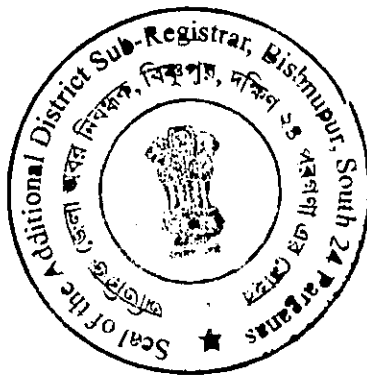
Bhaskar Jaiswal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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

26 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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

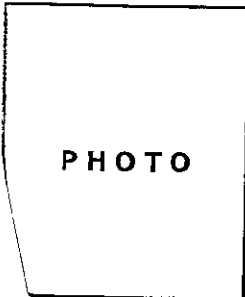
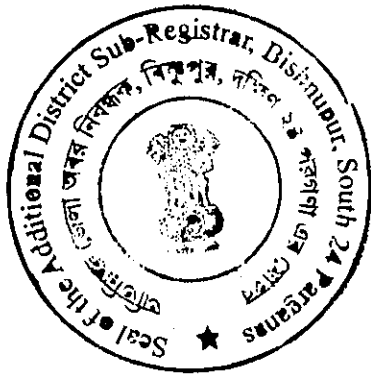


PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

26 NOV 2021



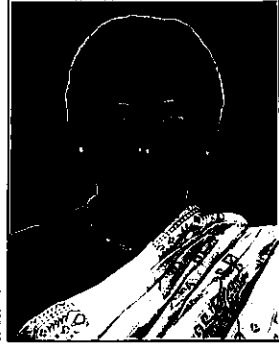

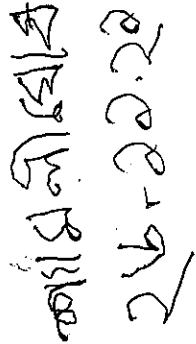
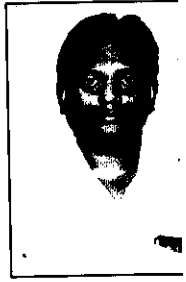

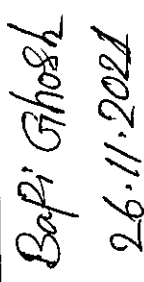
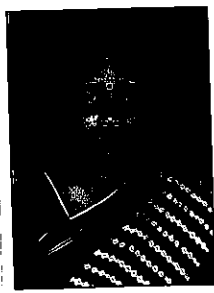

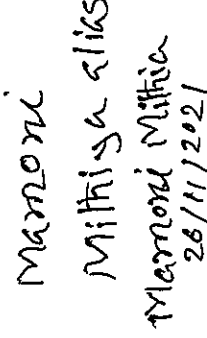
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16132002391730/2021

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





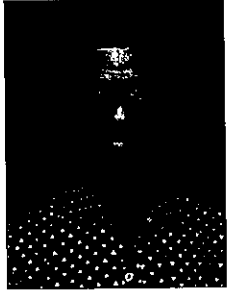

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Shyamali Ghosh Vill.- Chandpur, Kanganberia, Bishnupur- II,, City:- , P.O:- Kanganberia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 26.11.2021
2	Mr Bapi Ghosh Vill.- Chandpur, Kanganberia,, City:- , P.O:- Kanganberia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 26.11.2021
3	Mrs Mamoni Mithiya Alias Mr Mamani Mithia Mathurabati, Shilampur, Sahararhat, Ishwaripur, Falta,, City:- , P.O:- Sahararhat, P.S:-Falta, District:-South 24- Parganas, West Bengal, India, PIN:- 743504	Seller			 26/11/2021



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

26 NOV 2021

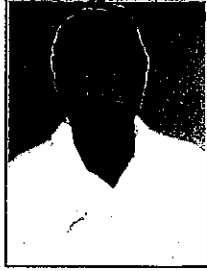

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Krishna Ghosh 342, Ram Narayan Mukherjee Road, Sarshuna,, City:- , P.O:- Sarshuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 743504	Seller			Krishna Ghosh 26.11.2021
5	Mrs Kaberi Ghosh Karimabad, South Mohanpur,, City:- , P.O:- South Mohanpur, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	Seller			Kaberi Ghosh 26.11.2021
6	Mr Arif Ali Molla Samali (ct), Nahazari, Mondal Para,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Arif Ali Molla Samali 26/11/21



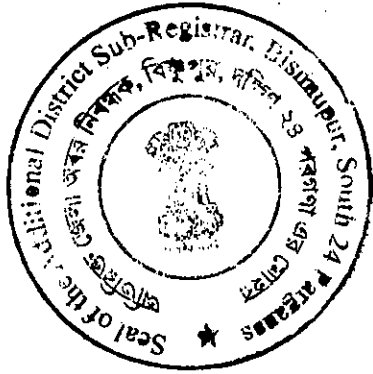
**Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas**

26 NOV 2021

Sl 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	Mrs Shyamali Ghosh, Mr Bapi Ghosh, Mrs Mamoni Mithiya, Krishna Ghosh, Mrs Kaberi Ghosh, Mr Arif Ali Molla, Mr Mayank Jajodia			<i>Prakash Jain Adv.</i> <i>25/11/2021.</i>

(Asif Nadim)

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



Adtl. 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:	192021220118382111	Payment Mode:	Online Payment
GRN Date:	22/11/2021 17:05:27	Bank/Gateway:	HDFC Bank
BRN :	1629022731	BRN Date:	22/11/2021 17:11:29
Payment Status:	Successful	Payment Ref. No:	2002391730/1/2021

[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:	2002391730
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2002391730/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002391730/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	89918
2	2002391730/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	32289
			Total	122207

IN WORDS: ONE LAKH TWENTY TWO THOUSAND TWO HUNDRED SEVEN ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHYAMALI GHOSH

PULIN PAL

06/07/1960

Permanent Account Number

AXPPG0805R

श्यामली घोष

Signature



25012011

श्यामली घोष



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/29082/33286

To
শ্যামলী ঘোষ
Shyamali Ghosh
W/O: Kartik Chandra Ghosh
Chandpur
Kanganberia
Bishnupur - II South 24 Parganas
West Bengal 743503

296101825
13/10/2015

MP961018251FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5580 4268 1855

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্যামলী ঘোষ
Shyamali Ghosh
পিতা : পুলিন পাল
Father : Pulin Pal
জন্মতারিখ / DOB : 01/01/1960
মহিলা / Female



5580 4268 1855

আধার - সাধারণ মানুষের অধিকার

আধার সংখ্যা



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

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/29082/33287

To
বাপি ঘোষ
Bapi Ghosh
S/O: Kartik Ghosh
Chandpur
Kanganberia
Bishnupur - II South 24 Parganas
West Bengal 743503

28/10/2015
304236042



MA042360424FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8000 7692 5348

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বাপি ঘোষ
Bapi Ghosh
জন্মতারিখ / DOB : 01/01/1987
পুরুষ / Male



8000 7692 5348

আধার - সাধারণ মানুষের অধিকার

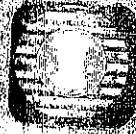
Bapi Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA



स्थायी खाता संख्या 2018
Permanent Account Number
BQPPG4505G



नाम / Name
BARI GHOSH

पिता का नाम / Father's Name
KARTIK GHOSH

जन्म तिथि / Date of Birth
01/01/1987



Bapi Ghosh
Signature

Bapi Ghosh



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20657/90703

12/08/2014

To
Mamoni Mithiya
মামনি মিথিয়া

mathurabati shilampur sahararhat
Ishwaripur
Falta, South 24 Parganas
West Bengal - 743504



KL977066816FT

97706681



আপনার আধার সংখ্যা / Your Aadhaar No. :

9291 0560 9647

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

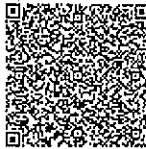
Government of India



মামনি মিথিয়া
Mamoni Mithiya
পিতা : কার্তিক ঘোষ
Father : Kartik Ghosh

জন্মতারিখ / DOB: 20/07/1980
মহিলা / Female

9291 0560 9647






আধার - সাধারণ মানুষের অধিকার

Mamoni Mithiya

आयकर विभाग
 INCOME TAX DEPARTMENT
 MAMONI MITHIYA
 KARTIK GHOSH
 20/07/1980
 Permanent Account Number
 DENPM4468F
 आयकर विभाग
 Signature

भारत सरकार
 GOVT. OF INDIA

In case this card is lost/found, kindly inform/return to
 Income Tax PAN Services Unit, UTTI/NSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navli Mumbai - 400 614.
 इस कार्ड के खोने/पानेपर कृपया सूचित करें/वापस
 आयकर सेवा यूनिट, उट्टी/एनएसएल
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर
 नवी मुंबई - 400 614

Mamoni Mithiya



ভারত সরকার
Government of India



কাবেরী ঘোষ
Kaberi Ghosh
জন্মতারিখ / DOB : 07/05/1981
মহিলা / Female



9447 9524 6251

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
W/O: সমর ঘোষ, কারিমাবাদ,
কারিমাবাদ, দক্ষিণ মোহনপুর,
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
743610

Address:
W/O: Samar Ghosh, karimabad,
Karimabad, South Mohanpur,
South 24 Parganas, West Bengal,
743610

9447 9524 6251

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in

Kaberi Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KABERI GHOSH
KARTICK CHANDRA GHOSH
07/05/1981
Permanent Account Number
ASXPG9344A
Kaberi Ghosh
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614

Kaberi Ghosh



ভারত সরকার
Unique Identification Authority of India
 Government of India

অনিকার্ডের আইডি / Enrollment No. : 1040/20061/23580

22/02/2013

To
 Krishna Ghosh
 কৃষ্ণা ঘোষ
 342
 RAM NARAYAN MUKHERJEE ROAD
 SARSHUKA
 Sarsuna
 South Twenty Four Parganas
 West Bengal - 700001



KL2077979865DF

20778785



আপনার আধার সংখ্যা / Your Aadhaar No. :

6170 7986 1773

আধার - সাধারণ মানুষের অধিকার



GOVERNMENT OF INDIA



কৃষ্ণা ঘোষ
 Krishna Ghosh
 পিতা: কার্তিক ঘোষ
 Father: KARTICK GHOSH

জন্ম তারিখ Year of Birth: 1980
 লিঙ্গ / Female

6170 7986 1773





আধার - সাধারণ মানুষের অধিকার

Krishna Ghosh

কৃষ্ণা ঘোষ

भारत विभाग
TAX DEPARTMENT
KARTICK GHOSH
KARTICK CHANDRA GHOSH
1924830
Account Number
BLAPG0896B
Krishna Ghosh

भारत सरकार
GOVT OF INDIA



01/22/2018


Krishna Ghosh

7

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

श्री अरिफ अली मल्ला
Permanent Account Number
GAJHJW-1000

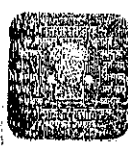


नाम / Name
ARIF ALI MOLLA

पिता का नाम / Father's Name
SIRAJ ALI MOLLA

जन्म की तिथि / Date of Birth
13/05/1990

48166



In case this card is lost/ found, kindly inform us at

Income Tax PAN Services Unit (UTIUSL)
Plot No. 3, Sector 11, CHD Badliapur
Navi Mumbai - 400 614

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सूचित करें।
आयकर सेवा यूनिट, UTIUSL
प्लॉट नं. 3, सेक्टर 11, चिडवाडी बडलीपुर
नवी मुंबई-400 614

At Sampark Kendras
or Income Tax Related
Mumbai Toll Free Nos.
1051
or
18001801961

आयकर विभाग



ভারত সরকার
Government of India



আরিফ আলি মোল্লা
Arif Ali Molla
পিতা : সিরাজ আলি মোল্লা
Father : Siraj Ali Molla
জন্মতারিখ / DOB : 13/08/1990
পুরুষ / Male



7213 2483 0547

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়
Unique Identification Authority of India

ঠিকানা:
S/O: সিরাজ আলি মোল্লা,
সামালি (সিটি), দক্ষিণ ২৪
পর্গনা, নহাজারী, পশ্চিম বঙ্গ,
700104

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

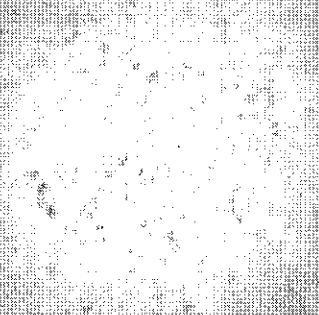
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1847
1800 300 1947

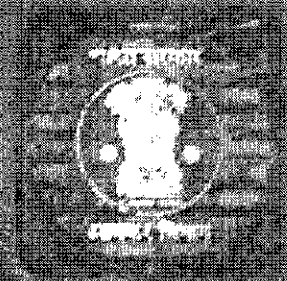
help@uidai.gov.in

www.uidai.gov.in

আরিফ আলি মোল্লা



भारत सरकार
GOVT. OF INDIA



GOVT. OF INDIA

BALAJI CONSTRUCTION PVT LTD

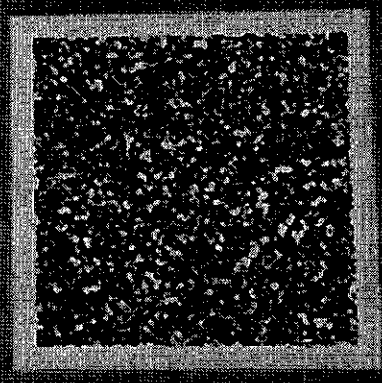
संस्कृत विभाग
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2

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OF THE
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GENERAL

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OF THE
STATE OF
NEW YORK



GOVERNMENT OF INDIA

ঠিকানা:

Address

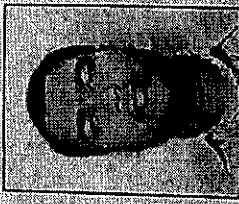
৫, বেন্টিংক স্ট্রিট, লালবাজার, কলকাতা
5, BENTINCK STREET,
LALBAZAR, Kolkata
G.P.O., Kolkata,
West Bengal - 700001



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সংসদ সরকার
GOVERNMENT OF INDIA



নাম: আজাদিয়া
Mayank Jajodia
জন্ম তারিখ/ DOB: 07/10/1978
পুরুষ / MALE




5576 9624 8334

আধার - সাধারণ মানুষের অধিকার

Mayank Jajodia

ভারত সরকার
Government of India

Download Date: 31/12/2019



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

Issue Date: 25/10/2011

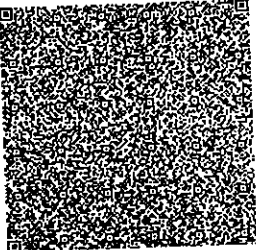
5121 8649 5976
VID : 9104 5327 5995 9079

আমার আধার, আমার পরিচয়

ভারত সরকার
Unique Identification Authority of India

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

Address:
20/B/1, SRISH 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 DAY OF 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

SHYAMALI GHOSH & 5 ORS.

..... **VENDORS**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED

..... **PURCHASER**

AND

ARIF ALI MOLLA

..... **CONFIRMING PARTY**

CONVEYANCE

Major Information of the Deed

Deed No:	I-1613-07485/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002391730/2021	Office where deed is registered	
Query Date	19/11/2021 1:07:16 PM	1613-2002391730/2021	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 2,28,000/-]		
Set Forth value	Market Value		
Rs. 17,28,000/-	Rs. 30,00,232/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 90,018/- (Article:23)	Rs. 32,289/- (Article:A(1), E.)		
Remarks			

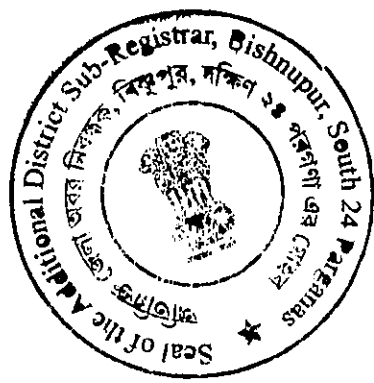
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1413 (RS :-)	LR-3435	Organisati on	Shali	63.5 Dec	17,28,000/-	30,00,232/-	Width of Approach Road: 6 Ft.,
Grand Total :					63.5Dec	17,28,000 /-	30,00,232 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Shyamali Ghosh (Presentant) Wife of Late Kartick Chandra Ghosh Vill.- Chandpur, Kanganberia, Bishnupur-II,, City:- , P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxx5R, Aadhaar No: 55xxxxxxx1855, 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 Bapi Ghosh Son of Late Kartick Chandra Ghosh Vill.- Chandpur, Kanganberia,, City:- , P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BQxxxxx5G, Aadhaar No: 80xxxxxxx5348, 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



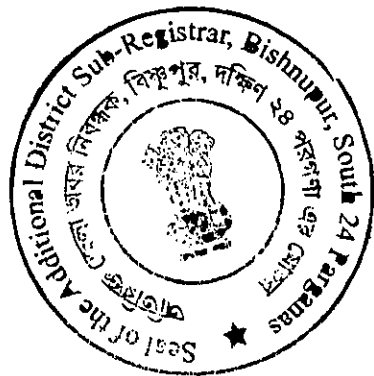
3	<p>Mrs Mamoni Mithiya, (Alias: Mr Mamani Mithia) Wife of Mr Basudev Mithiya Mathurabati, Shilampur, Sahararhat, Ishwaripur, Falta,, City:- , P.O:- Sahararhat, P.S:-Falta, District:-South 24-Parganas, West Bengal, India, PIN:- 743504 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DFxxxxx8F, Aadhaar No: 92xxxxxxxx9647, 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</p>
4	<p>Mrs Krishna Ghosh Wife of Mr Amit Ghosh 342, Ram Narayan Mukherjee Road, Sarshuna,, City:- , P.O:- Sarshuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 743504 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxx6B, Aadhaar No: 61xxxxxxxx1773, 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</p>
5	<p>Mrs Kaberi Ghosh Wife of Mr Samar Ghosh Karimabad, South Mohanpur,, City:- , P.O:- South Mohanpur, P.S:-Magrahat, District:- South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxx4A, Aadhaar No: 94xxxxxxxx6251, 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</p>
6	<p>Mr Arif Ali Molla Son of Mr Siraj Ali Molla Samali (ct), Nahazari, Mondal Para,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: GQxxxxx4A, Aadhaar No: 72xxxxxxxx0547, Status :Confirming Party, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>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.:: AAxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>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.:: AExxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prakash Jain Son of Mr Brajzen 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 Mrs Shyamali Ghosh, Mr Bapi Ghosh, Mrs Mamoni Mithiya, Mrs Krishna Ghosh, Mrs Kaberi Ghosh, Mr Arif Ali Molla, Mr Mayank Jajodia			

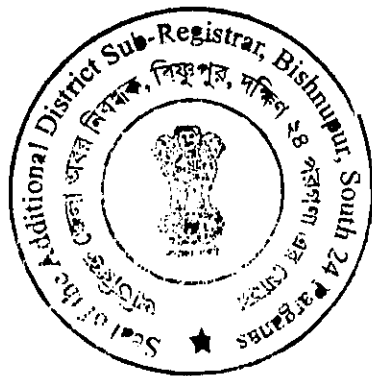
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Shyamali Ghosh	BALAJI CONSTRUCTION PRIVATE LIMITED-12.7 Dec
2	Mr Bapi Ghosh	BALAJI CONSTRUCTION PRIVATE LIMITED-12.7 Dec
3	Mrs Mamoni Mithiya	BALAJI CONSTRUCTION PRIVATE LIMITED-12.7 Dec
4	Mrs Krishna Ghosh	BALAJI CONSTRUCTION PRIVATE LIMITED-12.7 Dec
5	Mrs Kaberi Ghosh	BALAJI CONSTRUCTION PRIVATE LIMITED-12.7 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

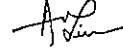
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1413, LR Khatian No:- 3435	Owner: কার্তিক বুড়কী, Gurdian: পুলিন , Address: নিজ , Classification: শালি, Area:0.64000000 Acre,	Seller is not the recorded Owner as per Applicant.



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 30,00,232/-



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

On 26-11-2021

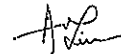
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:20 hrs on 26-11-2021, at the Private residence by Mrs Shyamali Ghosh , one of the Executants.

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

Execution is admitted on 26/11/2021 by 1. Mrs Shyamali Ghosh, Wife of Late Kartick Chandra Ghosh, Vill.- Chandpur, Kanganberia, Bishnupur-II,, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 2. Mr Bapi Ghosh, Son of Late Kartick Chandra Ghosh, Vill.- Chandpur, Kanganberia,, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation, 3. Mrs Mamoni Mithiya, Alias Mr Mamani Mithia, Wife of Mr Basudev Mithiya, Mathurabati, Shilampur, Sahararhat, Ishwaripur, Falta,, P.O: Sahararhat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by Profession House wife, 4. Mrs Krishna Ghosh, Wife of Mr Amit Ghosh, 342, Ram Narayan Mukherjee Road, Sarshuna,, P.O: Sarshuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by Profession House wife, 5. Mrs Kaberi Ghosh, Wife of Mr Samar Ghosh, Karimabad, South Mohanpur,, P.O: South Mohanpur, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession House wife, 6. Mr Arif Ali Molla, Son of Mr Siraj Ali Molla, Samali (ct), Nahazari, Mondal Para,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Business

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



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

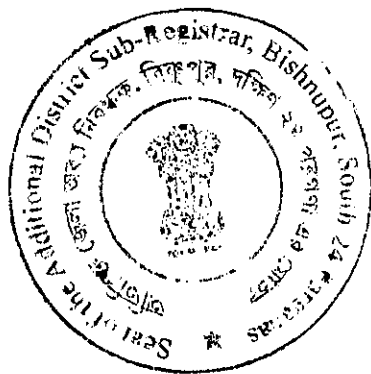
On 02-12-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,289/- (A(1) = Rs 30,002/- ,B = Rs 2,280/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,289/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2021 5:07PM with Govt. Ref. No: 192021220118382111 on 22-11-2021, Amount Rs: 32,289/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629022731 on 22-11-2021, Head of Account 0030-03-104-001-16



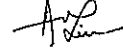
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,018/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 89,918/-

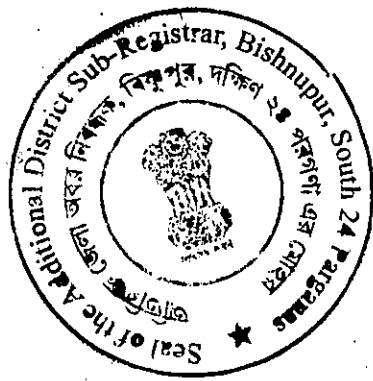
Description of Stamp

1. Stamp: Type: Impressed, Serial no 022341, 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 5:07PM with Govt. Ref. No: 192021220118382111 on 22-11-2021, Amount Rs: 89,918/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629022731 on 22-11-2021, Head of Account 0030-02-103-003-02



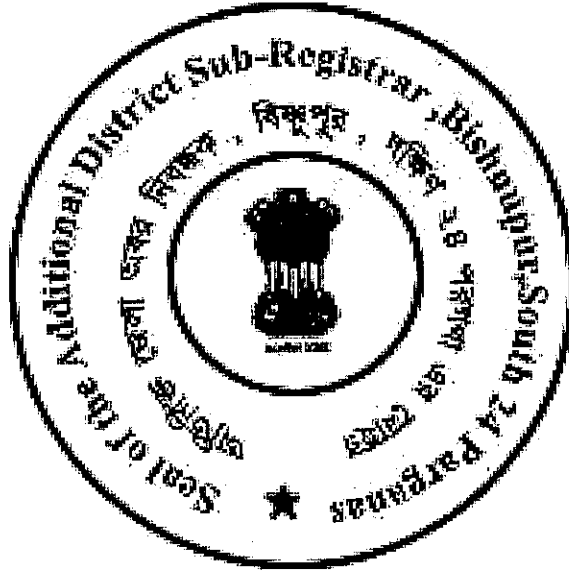
Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1613-2021, Page from 196870 to 196911
being No 161307485 for the year 2021.**



Asif Nadim

Digitally signed by Asif Nadim
Date: 2021.12.09 18:22:21 +05:30
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/09 06:22:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)