

07281/21

I-07488/2021



पिन 1157/2021  
 पश्चिम बंगाल WEST BENGAL  
 2002392170/21  
 26/11/21 at Samali  
 6.44pm  
 At 2002392170/21

AL 022343

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

Addl Dist. Sub-Registrar, Bishupur

02 DEC 2021

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

v.c 1157/21

A. Mondal

252067

Name: B. K. JAIN & CO. Advocates  
Address: 64, Kisan Sarani, Dr. Roy Road, Kolkata - 700001  
Vendor:

27 OCT 2021



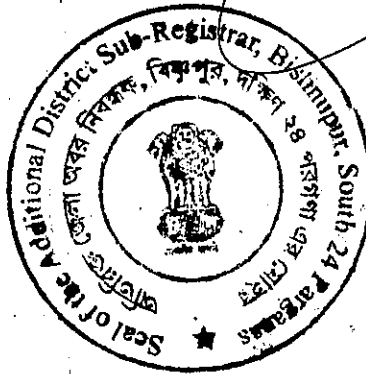
V.C.T.I

2432

26-11-21

A. Mondal

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



2433

Kajal Mondal

*[Handwritten Signature]*

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District- South 24 Parganas

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Identified by me

Poakash Jain, Adv.  
S/O Sri Braj Sen Jain.  
20B/1 Srish Chandra Chowdhary  
Lane, Kolkata - 700002.

**SRI AJIT MONDAL alias AJIT KUMAR MONDAL (EPIC NO.-WB/17/111/093656)** Son of Late Taruni Kumar Mondal alias Taruni Mondal, by faith Hindu, by nationality- Indian, by occupation-Cultivation, residing at Mondal Para, 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 executors administrations and legal representatives and/or assigns) of the **ONE PART**;

**AND**

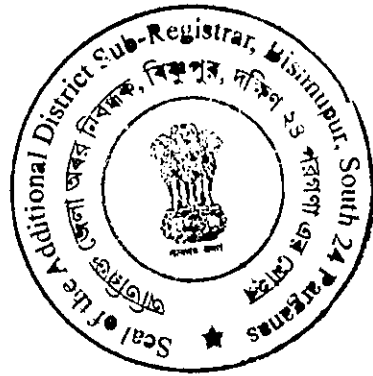
**BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C)** a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI 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 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**

**SRI KAJAL MONDAL(PAN:BCEPM2097L)(AADHAAR:467316094862)** Son of Ajit Mondal, by faith Hindu, by nationality- Indian, by occupation-Service, residing at Mondal Para, Samali (ct), Nahazari, 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 Taruni Kumar Mondal alias Taruni Mondal (Since Deceased) son of late Ambika Mondal was the owner by way of inheritance in respect of **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less



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about **14.6674 (Fourteen Point Six Six Seven Four) Decimal** out of 22.00 Decimal, **0.6667 Share out of 1.0000 Share**, comprised in **R.S Dag No. 1003** Corresponding **L.R Dag no 1052, under LR Khatian no.-654 , 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)
1003	1052	Shali	654	22.00	0.6667	14.6674
				Total	0.6667	14.6674 Decimal

- B) **THAT** the said Taruni Kumar Mondal alias Taruni Mondal son of late Ambika Mondal died since long intestate leaving behind his wife Smt. Binapani Mondal and **Three (3) Sons** namely (i) Ajit Mondal alias Ajit Kumar Mondal (ii) Prasenjit Mondal(Since Deceased) (iii) Gopal Mondal (Since Deceased) 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.
- C) **THAT** the said Gopal Mondal son of Late Taruni Kumar Mondal alias Taruni Mondal died bachelor since long intestate leaving behind his mother Binapani Mondal his Two brothers namely (i) Ajit Mondal alias Ajit Kumar Mondal and (ii) Prasenjit Mondal(Since Deceased) 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) **THAT** the said Prasenjit Mondal son of Late Taruni Kumar Mondal alias Taruni Mondal died since long intestate leaving behind his wife Sumita Mondal and only son Prasad Mondal 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.
- E) In as much as the said lands are barren and are not being cultivated by the Vendor and/or any person authorised by it the Vendor, 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 Vendor 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



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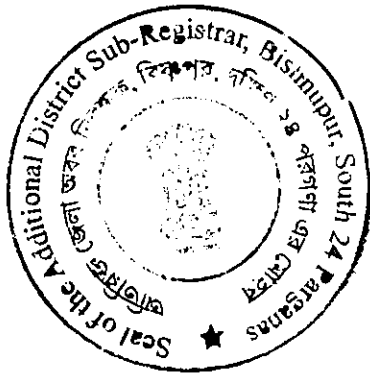
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Land classified as **Sali** i.e. Agricultural land total measuring more or less about **04.89 Decimal** out of 14.6674 Decimal out of 22.00 Decimal, **0.2222 Share** out of 0.6667 Share **out of 1.0000 Share**, comprised in **R.S Dag No. 1003** Corresponding **L.R Dag no 1052, under LR Khatian no.-654 , 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)
1003	1052	Shali	654	22.00	0.2222	04.89
				Total	0.2222	04.89 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 Vendor to execute the Deed of Conveyance and/or transfer in respect of the said Land directly in favour of the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.

- F) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand) only** has been agreed to be paid by the Purchaser to the Vendor for sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs.3,000/- (Rupees Three Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.
- G) At or before the execution of this Indenture the Vendor, Confirming Party and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owners 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.

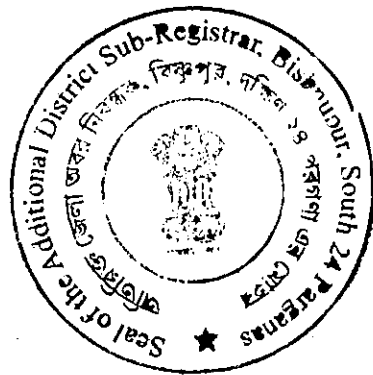


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- iv) **THAT** the said Land is not being cultivated and/or the Vendor has not been cultivating the said land.
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the said Land.
- vi) **THAT** the Vendor is liable and 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 Vendor in selling and/or transferring the said Land.
- viii) **THAT** the said Land is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has 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 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** 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 Vendor or any person authorised by the Vendor and/or by the Confirming Party.

H) 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.

**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. 1,30,000/- (Rupees One Lakh Thirty 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 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.3,000/- (Rupees Three 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. 1,33,000/- (Rupees One Lakh Thirty Three 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 Vendor 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 total measuring more or less about **04.89 Decimal** out of 14.6674 Decimal out of 22.00 Decimal, **0.2222 Share** out of 0.6667 Share **out of** 1.0000 Share, comprised in **R.S Dag No. 1003** Corresponding **L.R Dag no 1052, under LR Khatiyan no.-654 , 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:-

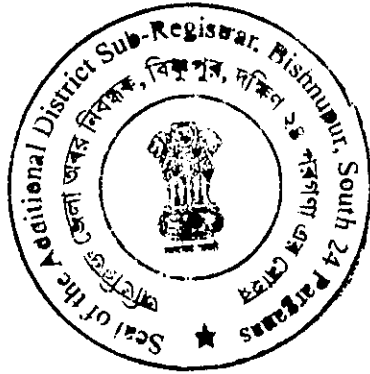


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MOUZA-SAMALI, J.L-23, RASHPUNJA GRAMPANCHYAT, DISTRICT: SOUTH 24 PARGANA						
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1003	1052	Shali	654	22.00	0.2222	04.89
				Total	0.2222	04.89 Decimal

(morefully and particularly 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 lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **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 Vendor 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 Vendor or any person or persons from whom the Vendor 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 lispensens whatsoever or howsoever and the Confirming Party doth



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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.

**II. THE VENDOR 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 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 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 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 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 Vendor 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



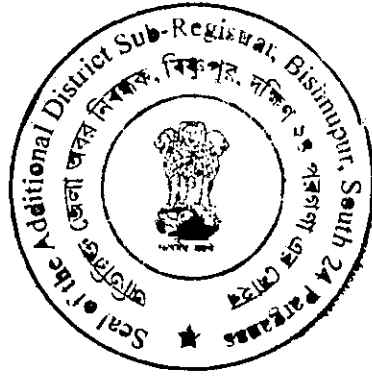
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same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

- 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 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 Vendor 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 Vendor 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 Vendor 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 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 / 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



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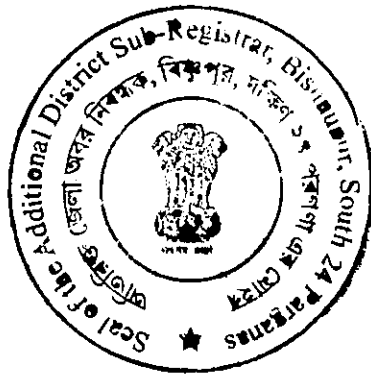
been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the Said Land or any part thereof from through under or in trust 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 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 VENDOR, 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 VENDOR, CONFIRMING PARTY 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 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:

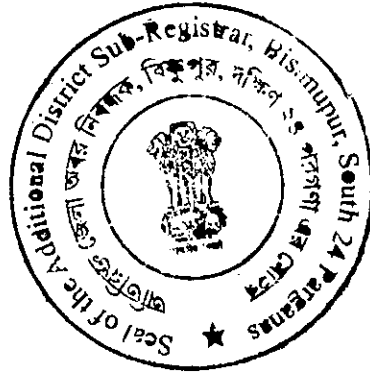
- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said Land surveyed.



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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 Vendor 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 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 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 total measuring more or less about **04.89 Decimal** out of 14.6674 Decimal out of 22.00 Decimal, **0.2222 Share** out of 0.6667 Share **out of 1.0000 Share**, comprised in **R.S Dag No. 1003** Corresponding **L.R Dag no 1052, under LR Khatian no.-654 , 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)
1003	1052	Shali	654	22.00	0.2222	04.89
				Total	0.2222	04.89 Decimal

Total area sold by this Deed is 4.89(Four Point Eight Nine) Decimal.

**BUTTED AND BOUNDED BY:-**

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1003	1052	Sali Land LR Dag-1053	Sali Land LR Dag-1055	Sali Land LR Dag-1050	Sali Land LR Dag-1051

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

**SIGNED AND DELIVERED BY THE VENDOR**

**At Kolkata in the presence of**

① Prasad Mondal  
② সুমিত্রা মন্ডল

(Ajit Mondal alias Ajit Kumar Mondal)

**SIGNED AND DELIVERED BY THE CONFIRMING PARTY At Kolkata in the presence of**

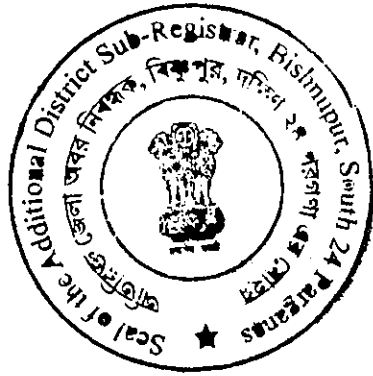
Kajal Mondal  
(KAJAL MONDAL)

① Prasad Mondal

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

**Drafted & Prepared by:-  
PRAKASH JAIN(Advocate)**

Prakash Jain, Adv.  
Sealdah Civil Court, Kolkata.  
Enrolment No. F-2027/1987/2017.



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**PURCHASER** the within mentioned sum of  
**Rs. 1,33,000/- (Rupees One Lakh Thirty  
 Three Thousand) only** being the entirety of the  
 Consideration Amount payable under these  
 presents as per Memo below:

**Rs. 1,33,000.00**

**MEMO OF CONSIDERATION**

**1. By Pay Order No.583852 dated 23/11/2021  
 Drawn on SBI Kolkata Br. In favour of Vendor**

**Rs. 1,30,000.00**

**2. By Pay Order No.583853 dated 23/11/2021  
 Drawn on SBI Kolkata Br.**

**In favour of Confirming Party**

**Rs. 3,000.00**

**(Rupees One Lakh Thirty Three Thousand) only Total**

**Rs. 1,33,000.00**

**WITNESSES**

**VENDOR**

① Prasad Mondal

A. Mondal

Solanki-Prasanna Mondal

(A. Mondal)

Village-Sainchi, PO-Nakazari

PS-Sisumar, UD-70404

(Ajit Mondal alias Ajit Kumar Mondal)

সুমিত্রা মন্ডল

Kajal Mondal

(CONFIRMING PARTY)

(KAJAL MONDAL)



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District- South 24 Parganas

26 NOV 2021

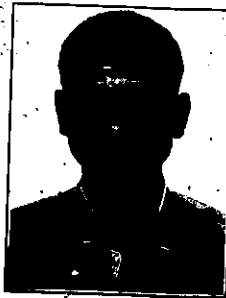
# SPECIMEN FORM FOR TEN FINGERPRINTS



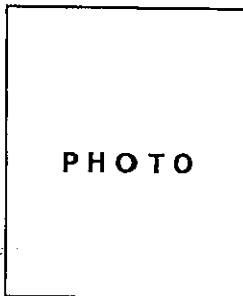
<i>Mayank Tojode</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



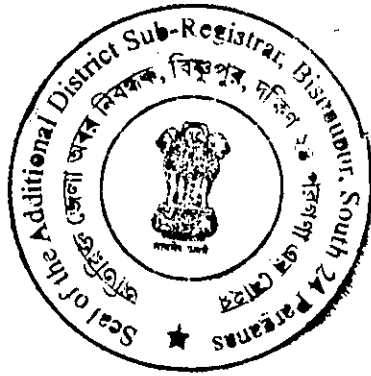
<i>A. Mendol</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Rajal Mendal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	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, Bisnupur  
District- South 24 Parganas

26 NOV 2021



Government of West Bengal

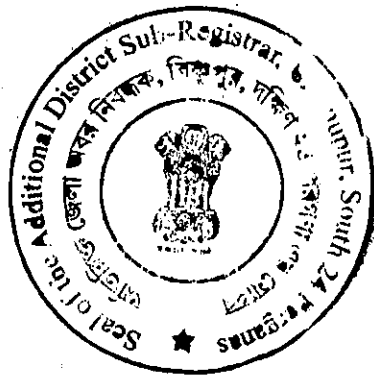
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132002392170/2021

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

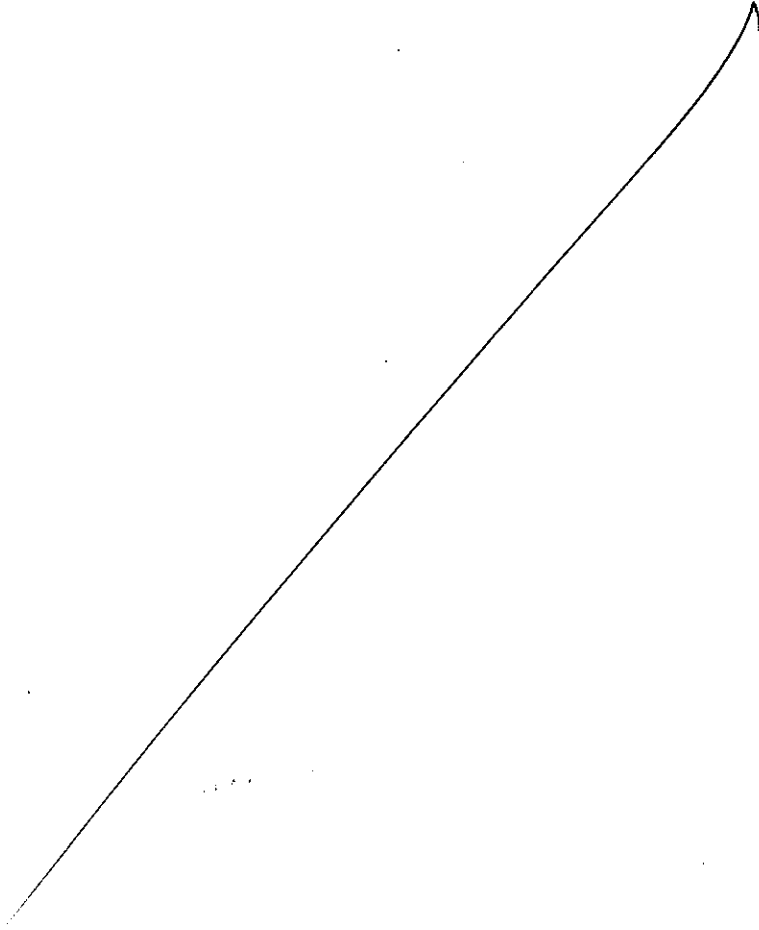
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ajit Mondal Alias Mr Ajit Kumar Mondal Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			
2	Mr Kajal Mondal Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002	Mr Ajit Mondal, Mr Kajal Mondal, Mr Mayank Jajodia			

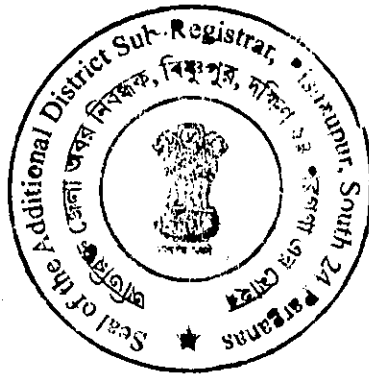


Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

26 NOV 2021

(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





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

**GRN Details**

GRN:	192021220126514641	Payment Mode:	Online Payment
GRN Date:	02/12/2021 15:35:00	Bank/Gateway:	HDFC Bank
BRN :	1638827024	BRN Date:	02/12/2021 15:12:33
Payment Status:	Successful	Payment Ref. No:	2002392170/8/2021
			[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:	2002392170
Applicant's Name:	Mr PRAKASH JAIN
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2002392170/8/2021
Remarks:	Sale, Sale Document Payment No 8

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392170/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	8021
2	2002392170/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	2673
			<b>Total</b>	<b>10694</b>

**IN WORDS: TEN THOUSAND SIX HUNDRED NINETY FOUR ONLY.**



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 17 / 111 / 093856

পরিচয় পত্র



Elector's Name	Mondal Ajit
নির্বাচকের নাম	মন্ডল অজিত
Father/Mother/ Husband's Name	Taruni
পিতা/মাতা/স্বামীর নাম	তরুণী
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	45
১.১.১৯৯৫-এ বয়স	৪৫

Address

Mondal Para, Samali, Bishnupur,  
South 24 Parganas.

ঠিকানা

মন্ডল পাড়া, সামালী, বিষ্ণুপুর,  
দক্ষিণ ২৪ পরগণা I

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 111 -BISHNUPUR WEST  
Assembly Constituency

১১১ -বিষ্ণুপুর পশ্চিম  
বিধানসভা নির্বাচন ক্ষেত্র

Place Alipore

স্থান আলিপুর

Date 15.01.96

তারিখ ১৫.০১.৯৬

A Mondal

आयकर विभाग  
INCOME TAX DEPARTMENT

KAJAL MONDAL

AJIT MONDAL

03/06/1978

Permanent Account Number

BCPEPM2097L



Signature



भारत सरकार  
GOVT. OF INDIA



Kajal Mondal





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

প্রতিষ্ঠান আইডি / Enrollment No. : 2010/86515/04519

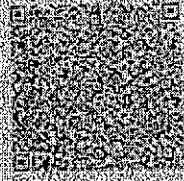
28/09/2014

নাম  
 Kajal Mondal  
 পিতা  
 S/O: Aji Mandal  
 MONDAL PARA  
 Semaitol  
 Nahazan South 24 Parganas  
 West Bengal - 700104



KH033202283FT

1320228



আপনার আধার সংখ্যা / Your Aadhaar No.

**4673 1609 4862**

আধার - সাধারণ মানুষের অধিকার



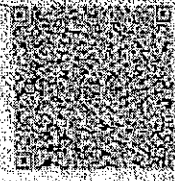
ভারত সরকার  
 Government of India



নাম  
 Kajal Mondal  
 পিতা  
 Father: Aji Mandal

বয়স / DOB: 02/02/1978  
 লিঙ্গ / Male

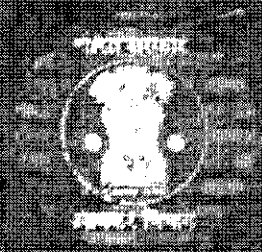
4673 1609 4862



আধার - সাধারণ মানুষের অধিকার

*Kajal Mondal*

भारत सरकार  
GOVT. OF INDIA



CONSTRUCTION PVT LTD.

*Sobit*  
Director



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

GRN Details

GRN: 192021220118432151 Payment Mode: Online Payment  
GRN Date: 22/11/2021 17:51:15 Bank/Gateway: HDFC Bank  
BRN : 1629070364 BRN Date: 22/11/2021 17:11:51  
Payment Status: Successful Payment Ref. No: 2002392170/1/2021  
[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: 2002392170  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2002392170/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002392170/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9714
2	2002392170/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	3325
			<b>Total</b>	<b>13039</b>

IN WORDS: THIRTEEN THOUSAND THIRTY NINE ONLY.

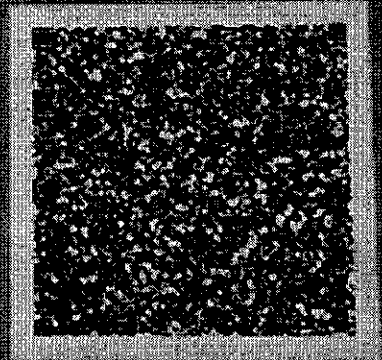
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
आयकर विभाग  
INCOME TAX DEPARTMENT



ভারত সরকার  
GOVERNMENT OF INDIA

ঠিকানা: Address  
৫, বেন্টিঙ্ক স্ট্রিট, 5, BENTINCK STREET,  
কোলকাতা জি.পি.ও. ALBAZAR, Kolkata  
কলকাতা, G.P.O., Kolkata,  
পশ্চিমবঙ্গ - 700001 West Bengal - 700001



1800 300 1947  
www.India.gov.in  
PO Box No. 1947  
Kolkata-700001



ভারত সরকার  
GOVERNMENT OF INDIA

স্বাক্ষর: অজয়জিৎ  
Mayank Jajodia  
জন্মতারিখ: DOB: 17/10/1978  
পুং / MALE



5576 9624 8334

আমার -স্বাক্ষরিত মালিকের অধিকার

Mayank Jajodia





স্বাধীনতা অধিকার  
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

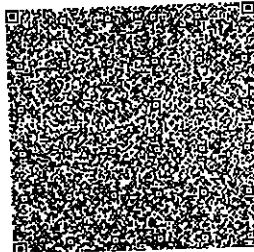


স্বাধীনতা অধিকার  
Unique Identification Authority of India



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

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



5121 8649 5976

VID : 9104 5327 5995 9079



1947



help@uidai.gov.in



www.uidai.gov.in

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

**BETWEEN**

**SRI AJIT MONDAL alias AJIT KUMAR MONDAL**

.....**VENDOR**

**AND**

**ARRJAVV HOMES PRIVATE LIMITED**

.....**PURCHASER**

**AND**

**KAJAL MONDAL**

.....**CONFIRMING PARTY**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-07488/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002392170/2021	Office where deed is registered	
Query Date	19/11/2021 3:40:09 PM	1613-2002392170/2021	
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 : 3,000/-]		
Set Forth value	Market Value		
Rs. 1,33,000/-	Rs. 5,94,135/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,835/- (Article:23)	Rs. 5,998/- (Article:A(1), E,)		
Remarks			

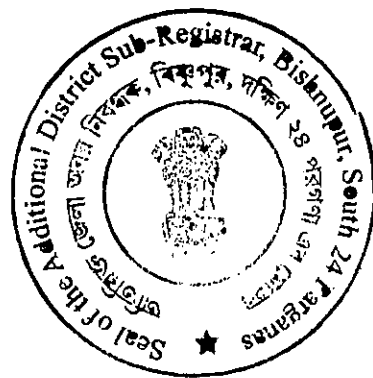
### Land Details :

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-1052 (RS :-)	LR-654	Bastu	Shali	4.89 Dec	1,33,000/-	5,94,135/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>					<b>4.89Dec</b>	<b>1,33,000 /-</b>	<b>5,94,135 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ajit Mondal, (Alias: Mr Ajit Kumar Mondal) (Presentant )</b> Son of Late Taruni Kumar Mondal Mondal Para, Samali (ct), Nahazari,, City:- , 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,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence
2	<b>Mr Kajal Mondal</b> Son of Mr Ajit Mondal Mondal Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, Incia, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BCxxxxxx7L, Aadhaar No: 46xxxxxxx4862, 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



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BALAJI CONSTRUCTION PRIVATE LIMITED</b> 82, Bentinck Street, Ground Floor,, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

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

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Prakash Jain</b> Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			
Identifier Of Mr Ajit Mondal, Mr Kajal Mondal, Mr Mayank Jajodia			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ajit Mondal	BALAJI CONSTRUCTION PRIVATE LIMITED-4.89 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

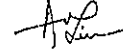
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1052, LR Khatian No:- 654		Seller is not the recorded Owner as per Applicant.



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 5,94,135/-



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

On 26-11-2021

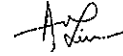
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:44 hrs on 26-11-2021, at the Private residence by Mr Ajit Mondal Alias Mr Ajit Kumar Mondal, one of the Executants.

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

Execution is admitted on 26/11/2021 by 1. Mr Ajit Mondal, Alias Mr Ajit Kumar Mondal, Son of Late Taruni Kumar Mondal, Mondal Para, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr Kajal Mondal, Son of Mr Ajit Mondal, Mondal Para, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service

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



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

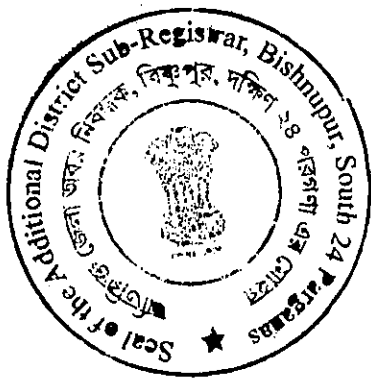
On 02-12-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,998/- ( A(1) = Rs 5,941/- ,B = Rs 50/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,998/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/11/2021 5:52PM with Govt. Ref. No: 192021220118432151 on 22-11-2021, Amount Rs: 3,325/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1629070364 on 22-11-2021, Head of Account 0030-03-104-001-16  
Online on 02/12/2021 3:36PM with Govt. Ref. No: 192021220126514641 on 02-12-2021, Amount Rs: 2,673/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1638827024 on 02-12-2021, Head of Account 0030-03-104-001-16





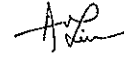
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,835/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 17,735/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 022343, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty

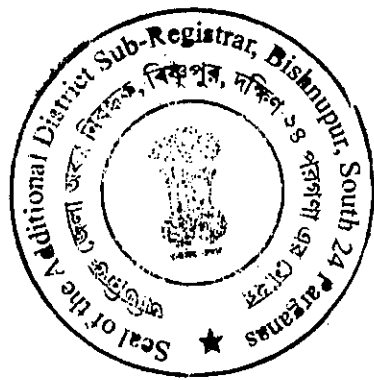
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/11/2021 5:52PM with Govt. Ref. No: 192021220118432151 on 22-11-2021, Amount Rs: 9,714/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629070364 on 22-11-2021, Head of Account 0030-02-103-003-02  
Online on 02/12/2021 3:36PM with Govt. Ref. No: 192021220126514641 on 02-12-2021, Amount Rs: 8,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1638827024 on 02-12-2021, Head of Account 0030-02-103-003-02



**Asif Nadim**

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

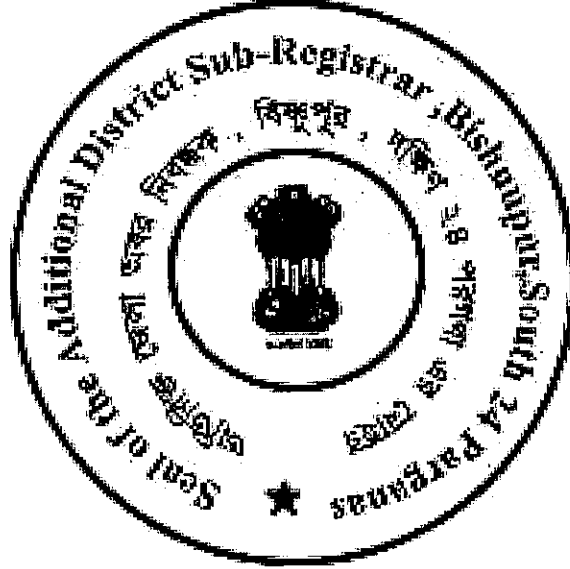
**South 24-Parganas, West Bengal**



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

Registered in Book - I

Volume number 1613-2021, Page from 196912 to 196942  
being No 161307488 for the year 2021.



Digitally signed by Asif Nadim  
Date: 2021.12.09 18:22:29 +05:30  
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/12/09 06:22:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

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