

07292/21

I-07489/2021



NO. 115 of 2021
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 200239164 of 21
 26/11/21 at Samal
 6.37 p.m.
 A

AL 022337

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

Addl. Dist. Sub-Registrar, Bishupur

02 DEC 2021

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

NIC 1156/21

৬৮৭৩ ২১৩২৫



V.C.T. I

2406

26-11-21

252073

৬৮৭৩ ২১৩২৫



৬৮৭৩ ২১৩২৫



2407

৬৮৭৩ ২১৩২৫



2408

LTI OF SYOTSNA SARDAR
By the Pen of Taron Mondal.



2409

LTI Susama Mondal,
By the Pen of Taron Mondal.



2437

Rafu Mondal

Identified by me

Prakash Jain
Sri Braj Sen Jain
Sri Srish Chandra Chowdhary
Lane, Kot-I.

Name: B. K. JAIN & CO. Advocate
Address: 6A, Kiran, Sarkar Roy Road, Kolkata - 700001
Vendor:

27 OCT 2021

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



[Signature]

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

26 NOV 2021

(1) SRI ADHIR HAZRA(AADHAAR:783041775785) (2) SRI SUJIT HAZRA(AADHAAR :827497369257) (3) SRI AJIT HAZRA(AADHAAR:946863943991) Vendor no.-1 to 3 are Son of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Dhali Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal **(4) SMT. JYOTSNA SARDAR(PAN:KZTPS0499 M)(AADHAAR:440036315550)** Wife of Late Gopal Sardar and daughter of Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Barasat(South), Beliadanga, P.O- Barasat(South), P.S- Joynagar, Dist.- South 24 Pgs - 743372, West Bengal, **(5) SMT. SUSAMA MONDAL (PAN:CNFPM0087D)(AADHAAR:92 0859582571)** Wife of Bechuram Mondal and daughter of Late Late Nagendra Nath Hazra, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Pailan, Chak Rajumolla, Pailanhat, P.O- Chak Rajumolla P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **FIRST PART;**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company incorporated under the Companies Act, 1956 as extended under the Companies Act, 2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001, P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK JAJODIA (PAN:AESP J0291G)(AADHAAR:557696248334)** Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, Kolkata 700001, P.O- GPO, P.S- Bowbazar, West Bengal, hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **SECOND PART;**

AND

SRI RAJU MONDAL(PAN:BNYPM6396K)(AADHAAR:220905648424) Son of Tulsicharan Mondal, by faith Hindu, by nationality- Indian, by occupation- Business, residing at Samali (ct), Nahazari, Thakurpukur Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.-



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

26 NOV 2021

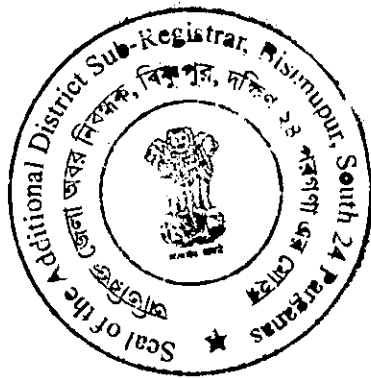
South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART**;

WHEREAS:

- A) **That One** Nagendra Nath Hazra (since Deceased) 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, comprised in **R.S Dag No. 999** Corresponding **L.R Dag no 1048, Area- 05.50(Five Point Five Zero) Decimal** out of 11.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 749, 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)
999	1048	SHALI	749	11.00	0.5000	05.50
					Total	05.50 Decimal

- B) **That** the said Nagendra Nath Hazra was widower died intestate since long leaving behind his 3(Three) sons, namely (1) Adhir Hazra (2) Sujit Hazra (3) Ajit Hazra and Two married daughters namely (1) Jyotsna Sardar (2) Susama 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.
- C) 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. 999** Corresponding **L.R Dag no 1048, Area- 05.50(Five Point Five Zero) Decimal** out of 11.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 749, Situate in Mouza- Samali, J.L. No. 23, under**



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

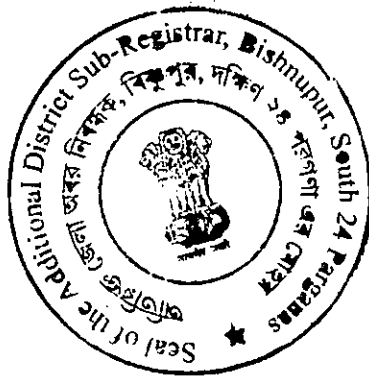
26 NOV 2021

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)
999	1048	SHALI	749	11.00	0.5000	05.50
					Total	05.50 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.

- D) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 1,40,000/- (Rupees One Lakhs Forty Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 1,33,000/- (Rupees One Lakhs Thirty Three Thousand) only** has been agreed to be paid by the Purchaser to the Vendors for sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs. 7,000/- (Rupees Seven Thousand) only** has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.
- E) 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, lispens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendors have a marketable title in respect of the said Land.
 - iv) **THAT** the said Land is not being cultivated and/or the Vendors have not been cultivating the said land.
 - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the said Land.



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

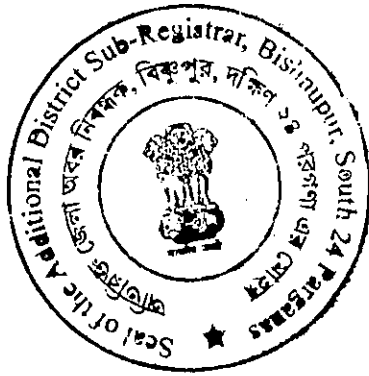
26 NOV 2021

- 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.
- 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.

F) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the said Land from the VENDORS.

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. 1,33,000/- (Rupees One Lakhs Thirty Three Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors



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

26 NOV 2021

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. 7,000/- (Rupees Seven 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. 1,40,000/- (Rupees One Lakhs Forty 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. 999** Corresponding **L.R Dag no 1048, Area- 05.50(Five Point Five Zero) Decimal** out of 11.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 749, 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 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



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

26 NOV 2021

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 lispensens 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.

II. THE VENDORS AND THE CONFIRMING PARTY AND EACH ONE OF THEM DOTH 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

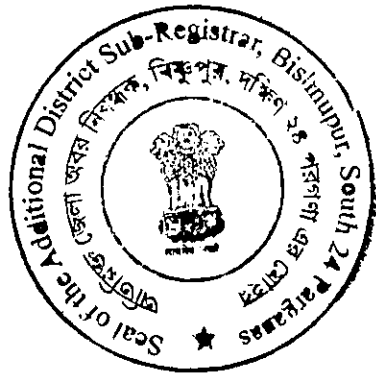


Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

26 NOV 2021

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 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 lispendens 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

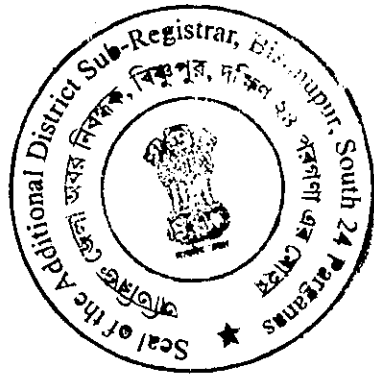


Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

26 NOV 2021

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 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.
- V. 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

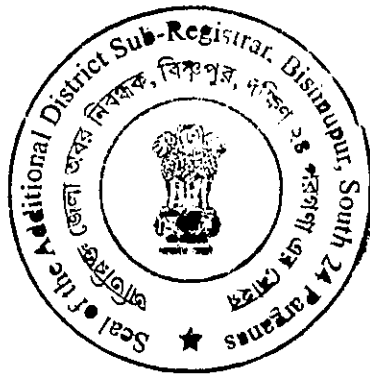


Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

26 NOV 2021

hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

- i) To apply for mutation of the said land in its name.
- ii) To have the soil tested and/or the said Land surveyed.
- iii) To apply for and obtain permission for conversion of the user of the Said Land.
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required 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.



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

26 NOV 2021

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. 999** Corresponding **L.R Dag no 1048**, **Area- 05.50(Five Point Five Zero) Decimal** out of 11.00 Decimal, **0.5000 Share** out of 1.0000 Share, **under LR Khatian No. 749**, **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)
999	1048	SHALI	749	11.00	0.5000	05.50
					Total	05.50 Decimal

Total area sold by this Deed is 05.50 (Five point Five Zero) Decimal.

BUTTED AND BOUNDED BY:-

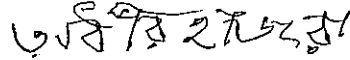
RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
999	1048	Sali Land LR Dag-1049	Sali Land LR Dag-1049	Sali Land LR Dag-1047	Sali Land LR Dag-1046

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

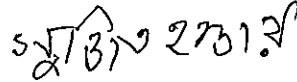
SIGNED AND DELIVERED BY THE VENDORS

At Kolkata in the presence of

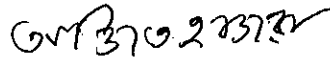
1. Torrum Mondal.
2. Sushil Kumar Mondal



(1) ADHIR HAZRA



(2) SUJIT HAZRA



(3) AJIT HAZRA

LT1 OF JYOTSNA



SARDAR
by the Pen of Torrum Mondal

(4) JYOTSNA SARDAR

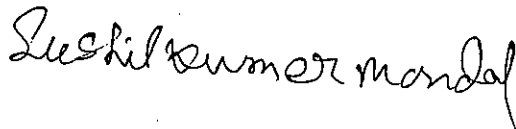
LT1 OF



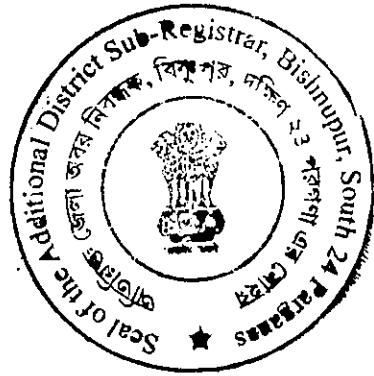
Susama Mondal.
by the Pen of Torrum Mondal.

(5) SUSAMA MONDAL

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




(RAJU MONDAL)



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

26 NOV 2021

PURCHASER the within mentioned sum of
**1,40,000/- (Rupees One Lakhs Forty
 Thousand) only** being the entirety of the
 Consideration Amount payable under these
 presents as per Memo below:

Rs. 1,40,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 583839 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-1	Rs. 26,600.00
2. By Pay Order No. 583840 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-2	Rs. 26,600.00
3. By Pay Order No. 583841 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-3	Rs. 26,600.00
4. By Pay Order No. 583842 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-4	Rs. 26,600.00
5. By Pay Order No. 583843 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Vendor no.-5	Rs. 26,600.00
6. By Pay Order No. 583844 dated 22/11/2021 Drawn on SBI, Kolkata Br. In favour of Confirming Party	Rs. 7,000.00
(Rupees One Lakh Forty Thousand) only	Total
	Rs. 1,40,000.00

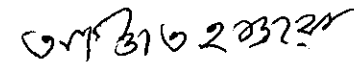
WITNESSES


VENDORS


1. Tarun Mondal
 c/o - Bachu Ram Mondal.
 Vill - Chak Raju Molla. PO - Pailam.
 PS - Bishnupur, Dist - 24 Pgs (S).
 Pin - 700107.
 2. Sushil Kumar Mondal
 s/o - Badal Mondal
 Vill - Samali
 P.S - Bishnupur
 P.N - 700107


 (1) ADHIR HAZRA


 (2) SUJIT HAZRA


 (3) AJIT HAZRA


 JOYTSNA SARDAR
 By the Pen of Tarun Mondal
 (4) JYOTSNA SARDAR



 SUSAMA MONDAL
 By the Pen of Tarun Mondal
 (5) SUSAMA MONDAL

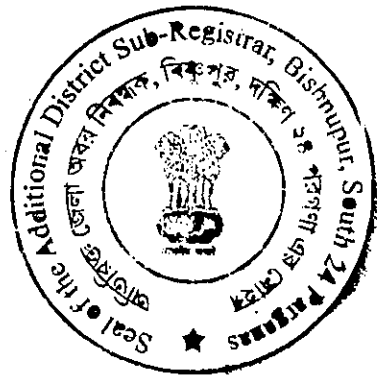
Raju Mondal
 (CONFIRMING PARTY)
 (RAJU MONDAL)

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

Drafted & Prepared by:-
 PRAKASH JAIN (Advocate)

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

Read over and explained the content of this Deed in
 Bengali by me to vendor no 1, 2, 4 3




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

26 NOV 2021








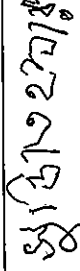



Government of West Bengal

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 16132002391640/2021



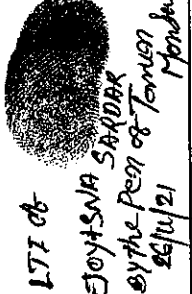





I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Adhir Hazra Dhali Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 26.11.2021
2	Mr Sujit Hazra Dhali Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 26.11.2021
3	Mr Ajit Hazra Dhali Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 26.11.2021

Handwritten mark or signature.



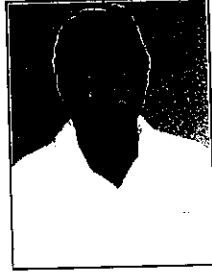

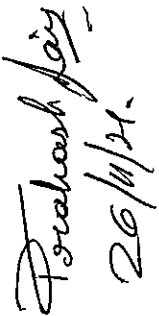
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Jyotsna Sardar Dakshin Barasat, Beliadanga,, City:- , P.O:- Dakshin Barasat, P.S:-Joynagar, District:- South 24-Parganas, West Bengal, India, PIN:- 743372	Seller		 LTI of JOYTSNA SARDAR By the Pen of Jyotsna Mondal.	 LTI of JOYTSNA SARDAR By the Pen of Jyotsna Mondal 26/11/21
5	Mrs Susama Mondal Pailan, Chak Rajumolla, Pailanhat,, City:- , P.O:- Chak Rajumolla, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 LTI Susama Mondal, By the Pen of Jyotsna Mondal
6	Mr Raju Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Raju Mondal 26-11-2021



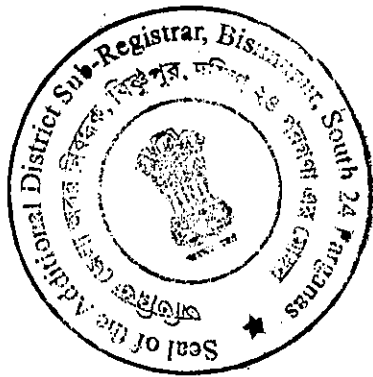
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

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	Mr Adhir Hazra, Mr Sujit Hazra, Mr Ajit Hazra, Mrs Jyotsna Sardar, Mrs Susama Mondal, Raju Mondal, Mr Mayank Jajoc			

(Asif Nadim)

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



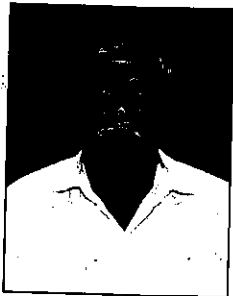
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

26 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



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



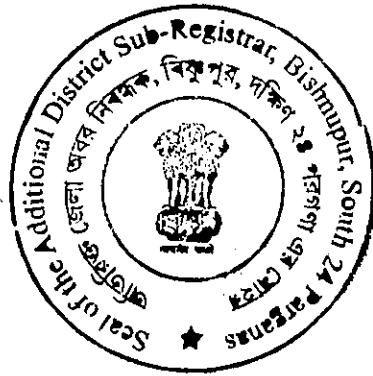
H2920888888	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



0812201288	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



0812201288	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



Joyshna Sardar

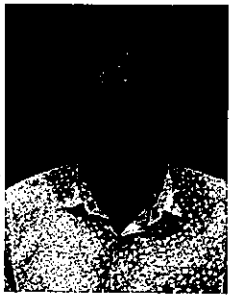
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

of Tarun Mondal.



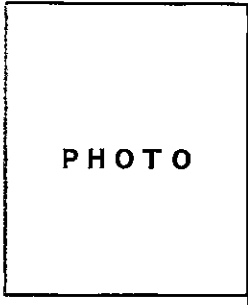
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

of Subarna Mondal.
By the Pen of Tarun Mondal.

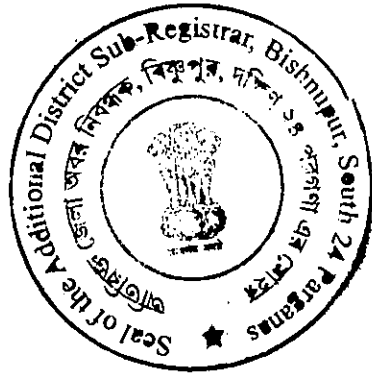


Rafu Mondal

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



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



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

26 NOV 2021



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

GRN Details

GRN:	192021220118413691	Payment Mode:	Online Payment
GRN Date:	22/11/2021 17:34:33	Bank/Gateway:	HDFC Bank
BRN :	1629052282	BRN Date:	22/11/2021 17:11:02
Payment Status:	Successful	Payment Ref. No:	2002391640/1/2021

[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:	2002391640
Applicant's Name:	Mr PRAKASH JAIN
Identification No:	2002391640/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002391640/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	10937
2	2002391640/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	3752
			Total	14689

IN WORDS: FOURTEEN THOUSAND SIX HUNDRED EIGHTY NINE ONLY.



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

GRN Details

GRN:	192021220126509761	Payment Mode:	Online Payment
GRN Date:	02/12/2021 15:30:20	Bank/Gateway:	HDFC Bank
BRN :	1638821969	BRN Date:	02/12/2021 15:12:17
Payment Status:	Successful	Payment Ref. No:	2002391640/8/2021

[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:	2002391640
Applicant's Name:	Mr PRAKASH JAIN
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2002391640/8/2021
Remarks:	Sale, Sale Document Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002391640/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	9022
2	2002391640/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	3007
			Total	12029

IN WORDS: TWLEVE THOUSAND TWENTY NINE ONLY.



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96531/00868

To
Adhir Hazra
অধীর হাজরা
S/O: Nagendranath Hazra
DHALI PARA
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104

01/10/2014



KH033213431FT

3321343



৩৩২১৩৪৩

আপনার আধার সংখ্যা / Your Aadhaar No. :

7830 4177 5785

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~Government of India~~



অধীর হাজরা
Adhir Hazra
পিতা : নগেন্দ্রনাথ হাজরা
Father : Nagendranath Hazra

জন্মতারিখ / DOB: 01/01/1953
পুরুষ / Male



7830 4177 5785

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

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



অনন্যকারিতা প্রমাণ প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: /: নগেন্দ্রনাথ হাজরা
চন্দী পাড়া, সামালি (সিটি), মহাজারী
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Nagendranath
Hazra, DHALI PARA, Samali
(ct), South 24 Parganas,
Nahazari, West Bengal,
700104

7830 4177 5785



www

help@uidai.gov.in

www.uidai.gov.in



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96505/02838

07/08/2014

To
Susama Mondal
সুষমা মন্ডল
W/O: Bechuram Mondal
PAILAN
Chak Rajumolla
Pailanhat, South 24 Parganas
West Bengal - 700104



KL974753197FT

97475319



আপনার আধার সংখ্যা / Your Aadhaar No. :

9208 5958 2571

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুষমা মন্ডল
Susama Mondal
পিতা : নগেন্দ্রনাথ হাগরা
Father: NAGANDRA NATH HAGRA

জন্মতারিখ / DOB: 01/01/1958
মহিলা / Female

9208 5958 2571



আধার - সাধারণ মানুষের অধিকার





ভাষ্য

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

INFORMATION

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

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



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: /: বেচুরাম মন্ডল, পৈলান
চাক রাজমোলা, পৈলানহাট
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Bechuram
Mondal, PAILAN, Chak
Rajumolla, South 24
Parganas, Pailanhát, West
Bengal, 700104

9208 5958 2571

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

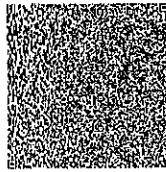
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GNFPM0087D



नाम / Name
SUSAMA MONDAL

पिता का नाम / Father's Name
NAGENDRA NATH HAZRA

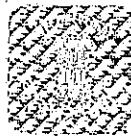
जन्म की तारीख /
Date of Birth
01/01/1958

हस्ताक्षर / Signature

04022020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:

आयकर पेन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



**If this card is lost / someone's lost card is found,
please inform / return to :**


Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

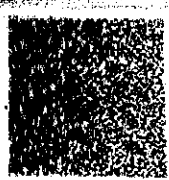


आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
GOVT. OF INDIA



आयकर विभाग
KZTIPS049241



आयकर विभाग
DYOTENA SARDAR

आयकर विभाग (Father's Name)
NAGENDRANATH HAZRA

आयकर विभाग
07/01/1973



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96515/04219

To
Sujit Hazra
সুজিত হাজরা
S/O: Nagendra Hazra
DHALI PARA
Samail(ct)
Nahazari, South 24 Parganas
West Bengal - 700104

28/09/2014



KH033203054FT

3320305



আপনার আধার সংখ্যা / Your Aadhaar No. :

8274 9736 9257

আধার - সাধারণ মানুষের অধিকার

সুজিত হাজরা

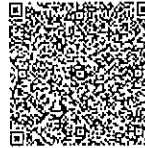


ভারত সরকার
Government of India



সুজিত হাজরা
Sujit Hazra
পিতা : নগেন্দ্র হাজরা
Father : Nagendra Hazra
জন্মতারিখ / DOB: 01/01/1965
পুরুষ / Male

8274 9736 9257



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

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

INFORMATION

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

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



আধার

ঠিকানা: /: নগেন্দ্র হাজরা
চন্দী পাড়, সামালি (গিটি), নাহাজারী
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

ভারত সরকারের আধিকার
Unique Identification Authority of India

Address: S/O: Nagendra
Hazra, DHALI PARA, Samali
(ct), South 24 Parganas,
Nahazari, West Bengal,
700104

8274 9736 9257



1947



India@uidai.gov.in



www.uidai.gov.in

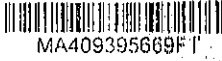


ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/00570/04098

To
 অজিত হাজরা
 Ajit Hazra
 S/O: Nagendra Nalh Hazra
 Samali(ct)
 Nahazari
 Thakurpukur Mahesola South 24 Parganas
 West Bengal 700104

03/03/2016
 340939566



MA409395669F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

9468 6394 3991

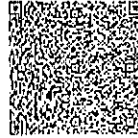
আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



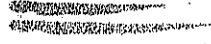
অজিত হাজরা
 Ajit Hazra
 জন্মতারিখ / DOB : 01/01/1980
 পুরুষ / Male



9468 6394 3991

আমার আধার, আমার পরিচয়

অজিত হাজরা



তথ্য

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

INFORMATION

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

- আধার সারা দেশে জাল্য।
- আধার জুখিয়েতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:
এস/ও: নাগেন্দ্র নাথ হাজরা,
সামালি (সিটি), দক্ষিণ ২৪
পরগনা, নহাজারী, পশ্চিম বঙ্গ,
700104

Address:
S/O: Nagendra Nath Hazra,
Samali(ct), South 24 Parganas,
Nahazari, West Bengal, 700104

9468 6394 3991



1947



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

তালিকাভুক্তির নম্বর/Enrolment No.: 1178/39118/30130

Download Date: 11/07/2017

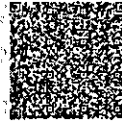
Generation Date: 06/07/2017

To
রাজু মণ্ডল
Raju Mondal
S/O Tulsicharan Mondal

VILL - SAMALI
P.O - NAHAZARI
Nahazari
South 24 Parganas Nahazari
West Bengal - 700104
9831094036

Signature valid

Signature valid
Date: 06/07/2017
Time: 12:23:52



আপনার আধার সংখ্যা / Your Aadhaar No. :

2209 0564 8424

আমার আধার, আমার পরিচয়

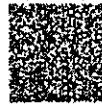


ভারত সরকার

Government of India



রাজু মণ্ডল
Raju Mondal
জন্মতারিখ/ DOB: 03/10/1979
পুরুষ / MALE



2209 0564 8424

আমার আধার, আমার পরিচয়

আয়কর বিভাগ

INCOME TAX DEPARTMENT

RAJU MONDAL

TULSICHARAN MONDAL

03/10/1979

Permanent Account Number

BNYPM6396K

বাক্স নং

Signature

ভারত সরকার

GOVT OF INDIA



03/10/1979



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



কেন্দ্রীয় পরিচয় পরিষদ, সরকারী প্রাধিকরণ

UIDAI (Unique Identification Authority of India)

ঠিকানা:
S/O তুলসীচরণ মণ্ডল, ... পোস্ট-
নাহাজারী, গ্রাম- সামালী, নাহাজারী,
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700104

Address:
S/O Tulsicharan Mondal,
P.O- NAHAZARI, VILL- SAMALI,
Nahazari, South 24 Parganas,
West Bengal - 700104

2209 0564 8424



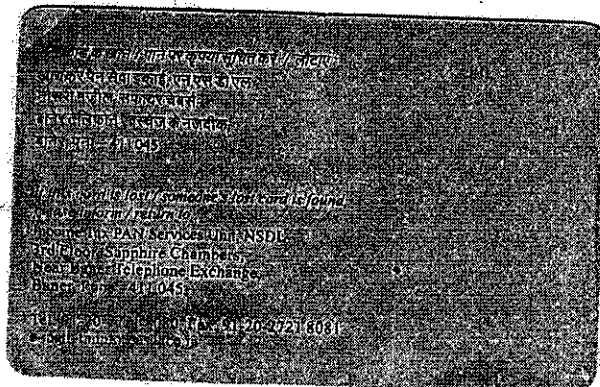
1947

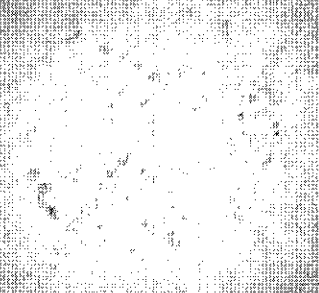


help@uidai.gov.in

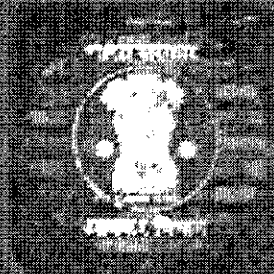


www.uidai.gov.in





भारत सरकार
GOVT. OF INDIA



SHALJI CONSTRUCTION PVT LTD

Shalji
Director

Handwritten marks and scribbles in the top right corner.

BALALI CONSTRUCTION PVT LTD

Handwritten signature or stamp below the company name.

Director

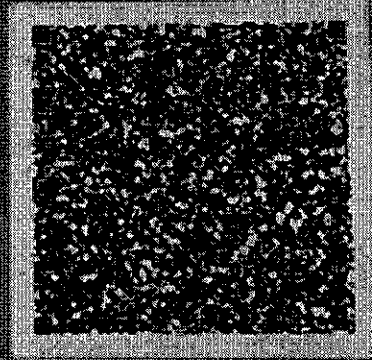
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA




व्यक्तिगत आयकर प्रमाणपत्र
PERSONAL INCOME TAX CERTIFICATE
AY 2019-20






BA
Director


भारत सरकार
GOVERNMENT OF INDIA


ঠিকানা: ৫, বেন্টিংক স্ট্রিট, লালবাজার, কলকাতা
Address: 5, BENTINCK STREET, LALBAZAR, Kolkatta
কোড: ৭০০০০১
G.P.O., Kolkatta, West Bengal - 700001

সহকারী সচিব
700001




181
1000 300 1947

www
http://india.gov.in www.kolkata.gov.in
P.O. Box No. 1947, Bangalore-560001



भारत सरकार
GOVERNMENT OF INDIA

মহাশ্ৰ জগদীশ
Mayank Jaidia
জন্ম তারিখ/ DOB: 17/10/1978
পুরুষ / MALE



5576 9624 8334


আধার - সাধারণ মানুষের অধিকার



Mayank Jaidia

ভারত সরকার
Government of India

Download Date: 31/12/2019



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

Issue Date: 29/10/2011

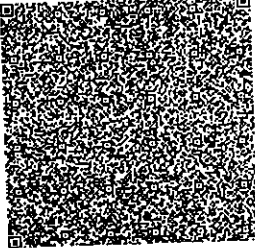
5121 8649 5976
VID : 9104 5327 5995 9079

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

SRI ADHIR HAZRA and 4 Ors.

.....**VENDORS**

AND

ARRJAVV HOMES PRIVATE LIMITED

.....**PURCHASER**

AND

SRI RAJU MONDAL

.....**CONFIRMING PARTY**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-07489/2021	Date of Registration	02/12/2021
Query No / Year	1613-2002391640/2021	Office where deed is registered	
Query Date	19/11/2021 12:40:09 PM	1613-2002391640/2021	
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 : 7,000/-]		
Set Forth value	Market Value		
Rs. 1,40,000/-	Rs. 6,68,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,059/- (Article:23)	Rs. 6,759/- (Article:A(1), E, B)		
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-1048 (RS :-)	LR-749	Bastu	Shali	5.5 Dec	1,40,000/-	6,68,250/-	Width of Approach Road: 6 Ft.,
Grand Total :					5.5Dec	1,40,000 /-	6,68,250 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Adhir Hazra (Presentant) Son of Late Nagendra Nath Hazra Dhali 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: 78xxxxxxx5785, 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 Sujit Hazra Son of Late Nagendra Nath Hazra Dhali 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: 82xxxxxxx9257, 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



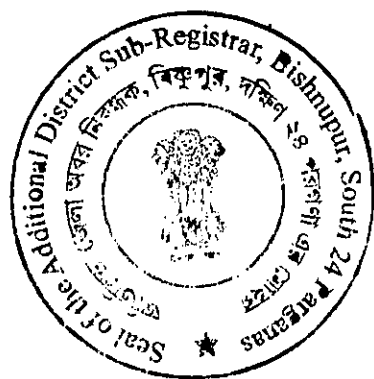
3	<p>Mr Ajit Hazra Son of Late Nagendra Nath Hazra Dhali Para, Samali (ct), Nahazari,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 94xxxxxxx3991, Status :Individual, 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 Jyotsna Sardar Wife of Late Gopal Sardar Dakshin Barasat, Beliadanga,, City:- , P.O:- Dakshin Barasat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KZxxxxxx9M, Aadhaar No: 44xxxxxxx5550, 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 Susama Mondal Wife of Mr Bechuram Mondal Pailan, Chak Rajumolla, Pailanhat,, City:- , P.O:- Chak Rajumolla, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx7D, Aadhaar No: 92xxxxxxx2571, 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 Raju Mondal Son of Mr Tulsicharan Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, City:- , P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx6K, Aadhaar No: 22xxxxxxx8424, 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, Kolkata- 700001,, 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</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, Laibazar, Kolkata 700001,, 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: 22xxxxxxx8424 Status : Representative, Representative of : BALAJI CONSTRUCTION PRIVATE LIMITED (as Director)</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prakash Jain Son of Mr Brajsen Jain 20B/1, Srish Chandra Chowdhury Lane, City:- , P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			

Identifier Of Mr Adhir Hazra, Mr Sujit Hazra, Mr Ajit Hazra, Mrs Jyotsna Sardar, Mrs Susama Mondal, Mr Raju Mondal, Mr Mayank Jajodia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Adhir Hazra	BALAJI CONSTRUCTION PRIVATE LIMITED-1.1 Dec
2	Mr Sujit Hazra	BALAJI CONSTRUCTION PRIVATE LIMITED-1.1 Dec
3	Mr Ajit Hazra	BALAJI CONSTRUCTION PRIVATE LIMITED-1.1 Dec
4	Mrs Jyotsna Sardar	BALAJI CONSTRUCTION PRIVATE LIMITED-1.1 Dec
5	Mrs Susama Mondal	BALAJI CONSTRUCTION PRIVATE LIMITED-1.1 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

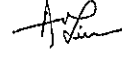
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1048, LR Khatian No:- 749	Owner:নগেন্দ্র নাথ হাজরা, Gurdian:অমূল্য চরন, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.



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 6,68,250/-



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

On 26-11-2021

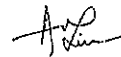
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:37 hrs on 26-11-2021, at the Private residence by Mr Adhir Hazra , 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 Adhir Hazra, Son of Late Nagendra Nath Hazra, Dhali 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 Sujit Hazra, Son of Late Nagendra Nath Hazra, Dhali Para, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Mr Ajit Hazra, Son of Late Nagendra Nath Hazra, Dhali Para, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Mrs Jyotsna Sardar, Wife of Late Gopal Sardar, Dakshin Barasat, Belladanga,, P.O: Dakshin Barasat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession House wife, 5. Mrs Susama Mondal, Wife of Mr Bechuram Mondal, Pailan, Chak Rajumolla, Pailanhat,, P.O: Chak Rajumolla, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 6. Mr Raju Mondal, Son of Mr Tulsicharan Mondal, Samali (ct), Nahazari, Thakurpukur Mahestola,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, 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

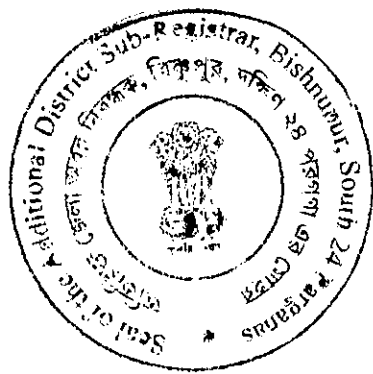
On 02-12-2021

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 6,759/- (A(1) = Rs 6,682/- ,B = Rs 70/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,759/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2021 5:36PM with Govt. Ref. No: 192021220118413691 on 22-11-2021, Amount Rs: 3,752/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629052282 on 22-11-2021, Head of Account 0030-03-104-001-16
Online on 02/12/2021 3:32PM with Govt. Ref. No: 192021220126509761 on 02-12-2021, Amount Rs: 3,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1638821969 on 02-12-2021, Head of Account 0030-03-104-001-16



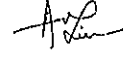
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,059/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,959/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022337, Amount: Rs.100/-, Date of Purchase: 27/10/2021, Vendor name: I Chakraborty

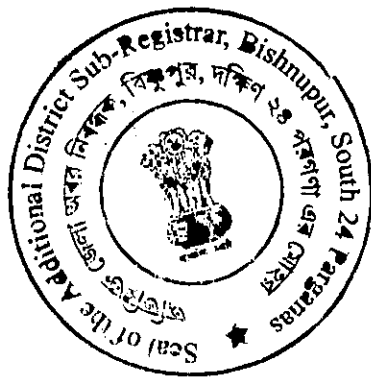
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2021 5:36PM with Govt. Ref. No: 192021220118413691 on 22-11-2021, Amount Rs: 10,937/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629052282 on 22-11-2021, Head of Account 0030-02-103-003-02
Online on 02/12/2021 3:32PM with Govt. Ref. No: 192021220126509761 on 02-12-2021, Amount Rs: 9,022/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1638821969 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**

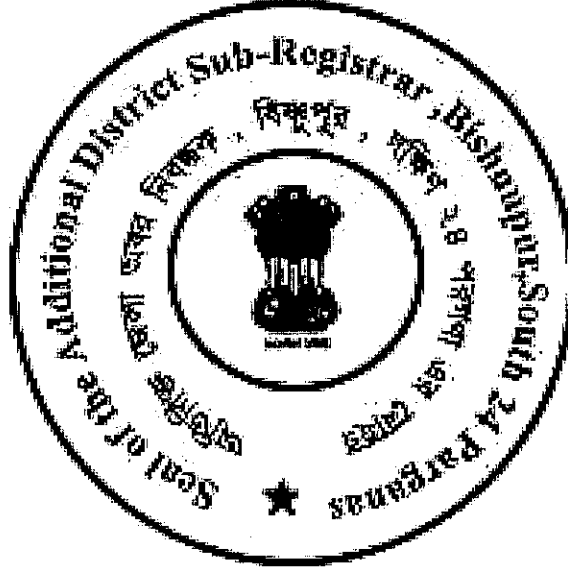
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1613-2021, Page from 196943 to 196980
being No 161307489 for the year 2021.**



Digitally signed by Asif Nadim
Date: 2021.12.09 18:22:35 +05:30
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/09 06:22:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)