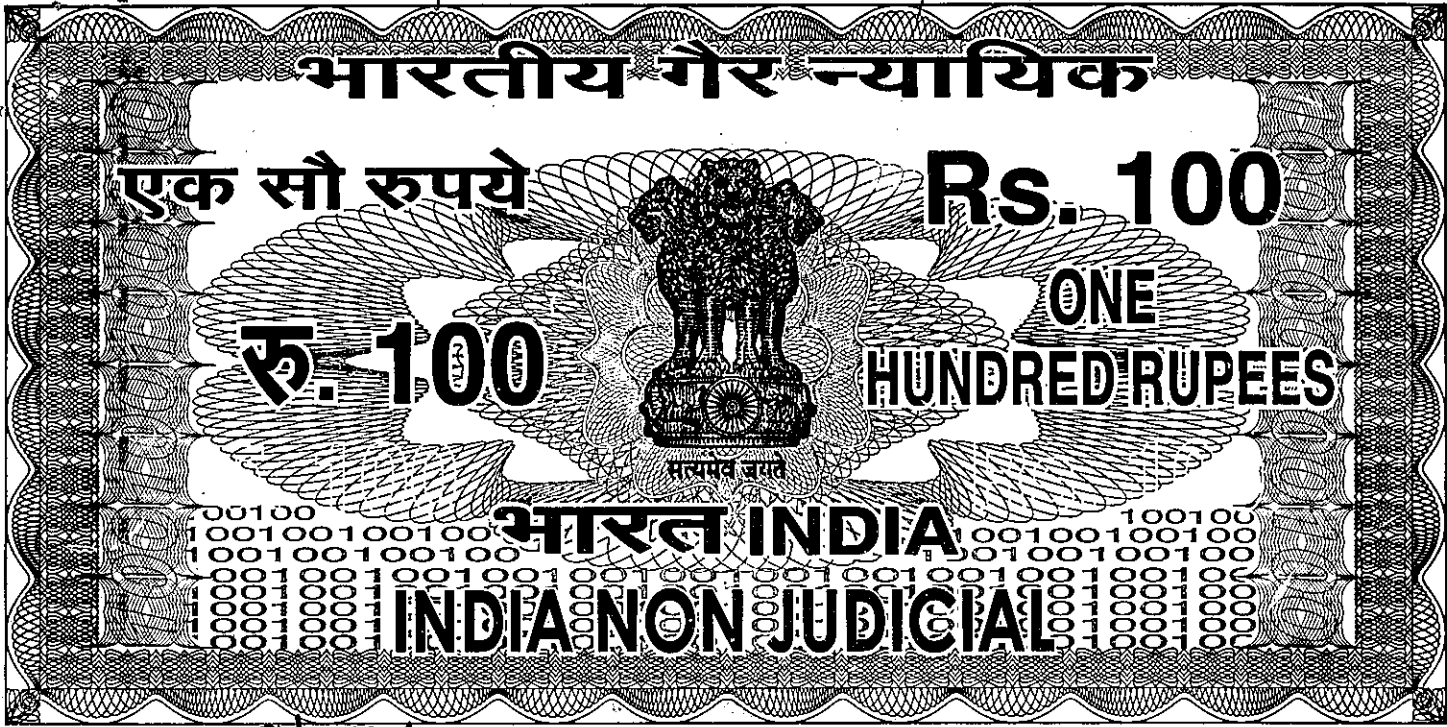


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21.12.2021/2021
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
2002/391928/21
02/12/21 at Samali
5:40 pm
[Signature]

AL 022348

*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

03 DEC 2021

THIS INDENTURE OF CONVEYANCE made this the 2nd day of December TWO THOUSAND AND TWENTY-ONE BETWEEN

V.C - 1209/21

252062

No
Name
Address
Vendor

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

27 OCT 2021

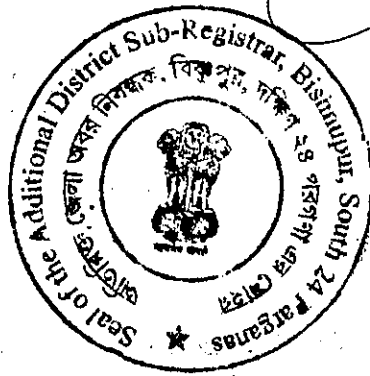
স্বাক্ষরিত আইন কর্মসূচী ৩০
স্বাক্ষরিত আইন কর্মসূচী

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

V.C.T.1

2509

2.12.21



(Handwritten signature)

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

02 DEC 2021

Refumonda

S/O-TOLSI MONDAL

SAMALI-700104



স্বাক্ষরিত আইন কর্মসূচী ৩০
স্বাক্ষরিত আইন কর্মসূচী

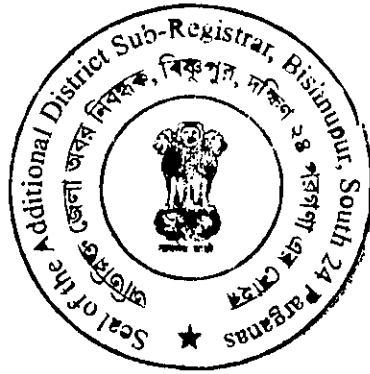
**MR. JAMSHED ALI MOLLA alias JAMSED ALI MOLLA (PAN:AEUPM8227R) (AA
DHAAR:724809515295)** Son of Abdul Rahaman Molla, by faith Muslim, by
nationality- Indian, by occupation- Cultivation, residing at Gajipur, Nahazari, P.O-
Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter
referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or
repugnant to the subject or context, be deemed to mean and include their respective
heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

BALAJI CONSTRUCTION PRIVATE LIMITED(PAN:AACCB3820C) a company
incorporated under the Companies Act, 1956 as extended under the Companies Act,
2013 having its registered office at 82, Bentinck Street, Ground Floor, Kolkata- 700001,
P.S. Bow Bazar, P.O.- GPO, represented by one of its Director **SHRI MAYANK
JAJODIA (PAN:AESPJ0291G)(AADHAAR:557696248334)** Son of Sri Mahesh
Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, 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 **OTHER PART;**

WHEREAS:

- A) **THAT** the vendor herein is the owner **ALL THOSE** pieces or parcels of the Land
classified as **Sali** i.e. Agricultural land total measuring more or less about
**238.8333(Two Hundred Thirty Eight Point Eight Three Three Three)
Decimal, 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, by way of Various Registered Deed of



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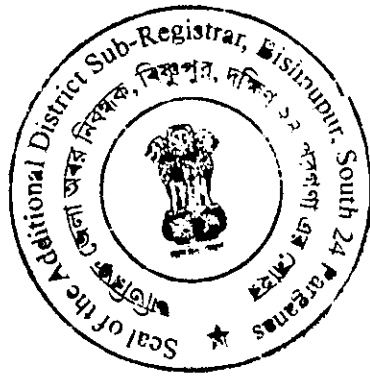
02 DEC 2021

conveyance. The detail of the Registered Deed of conveyance along with Dags and area are as hereunder:-

Date	Reg. Office	Recorded in	Vendor	RS Dag	LR Dag	Area(Deci.)
13/11/1991	A.D.S.R Bishnupur	I-54-298/301-6621,1991	Usha Rani Paul	1000	1049	22.00
16/11/1992	D.S.R Bishnupur	Book-I, Deed no.-6898	Faijal Molla	1006 1002	1055 1051	21.00 3.00
16/11/1991	D.S.R Bishnupur	I-55-161/166-6712,1991	Dilip Kumar Paul & 5 Ors.	1000 1005 1020	1049 1054 1071	16.50 5.3328 15.003
23/05/1994	D.S.R Bishnupur	Book-I, Deed no.-1602	Safar Ali Molla	1142	1194	32.8308
09/11/1988	S.R Bishnupur	I-78-1/5-6313,1988	Sadhan Ch. Ghosh	996	1045	67.6667
28/6/1991	S.R Bishnupur	Book-I, Deed no.-4056	Habib Sk.	997 1003	1046 1052	12.00 7.50
10/08/2005	A.D.S.R Bishnupur	I-1613-34983/34997-1157,2018	Indumati Dhali & 5 Ors.	997	1046	12.00
16/11/1992	S.R Bishnupur	I-17-203/206-1740,1993	Legal heirs of Tarani Kr Mondal	998	1047	12.00
4/7/1989	S.R Bishnupur	BOOK-I, Deed no.-3904	Bhabasindhu Mondal	998	1047	12.00

B) Since after purchase of the "said Land" **JAMSED ALI MOLLA alias JAMSED ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **LR Khatiyan no.2128**.

C) That the vendor herein is the owner by way of above mention Deed of Sale in respect of **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **168.1722(One Sixty Eight Point One Seven Two Two) Decimal**, comprised in (i) **R.S Dag No. 997** Corresponding **L.R Dag no 1046, Area-12.00 Decimal**, (ii) **R.S Dag No 998** Corresponding **L.R Dag no. 1047, Area-12.00 Decimal** (iii) **R.S Dag No 999** Corresponding **L.R Dag no. 1048, Area-5.50 Decimal** (iv) **R.S Dag No 1000** Corresponding **L.R Dag no. 1049, Area-38.0742 Decimal**(v) **R.S Dag No 1002** Corresponding **L.R Dag no. 1051, Area-3.00 Decimal** (vi) **R.S Dag No 1003** Corresponding **L.R Dag no. 1052, Area-7.3326 Decimal**(vii) **R.S Dag No 1005** Corresponding **L.R Dag no. 1054, Area-5.3328 Decimal** (viii) **R.S Dag No 1006** Corresponding **L.R Dag no. 1055, Area-20.40 Decimal** (ix) **R.S Dag No 1020** Corresponding **L.R Dag no. 1071, Area-15.0030 Decimal** (x) **R.S Dag No 1142** Corresponding **L.R Dag**



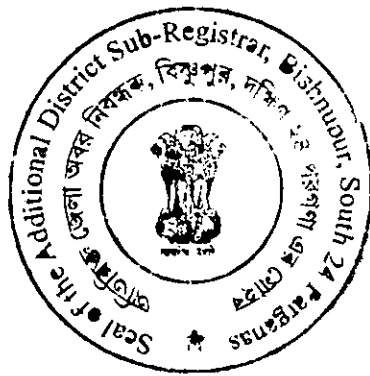
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no. 1194, Area-49.5296 Decimal all Dags are under **Khatiyani no.-2128, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,			DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
997	1046	Shali	2128	12.00	1.0000	12.0000
998	1047	Shali	2128	12.00	1.0000	12.0000
999	1048	Shali	2128	11.00	0.5000	05.5000
1000	1049	Shali	2128	93.00	0.4094	38.0742
1002	1051	Shali	2128	20.00	0.1500	03.0000
1003	1052	Shali	2128	22.00	0.3333	07.3326
1005	1054	Shali	2128	16.00	0.3333	05.3328
1006	1055	Shali	2128	34.00	0.6000	20.4000
1020	1071	Shali	2128	90.00	0.1667	15.0030
1142	1194	Shali	2128	436.00	0.1136	49.5296
					Total	168.1722 Decimal

- C) Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms being **ALL THOSE** pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **97.598(Ninety Seven Point Five Nine Eight) Decimal**, comprised in (i) **R.S Dag No. 1003** Corresponding **L.R Dag no. 1052, Area-7.3326 Decimal**(ii) **R.S Dag No. 1005** Corresponding **L.R Dag no. 1054, Area-5.3328 Decimal** (iii) **R.S Dag No. 1006** Corresponding **L.R Dag no. 1055, Area-20.40 Decimal** (iv) **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071, Area-15.0030 Decimal** (v) **R.S Dag No. 1142** Corresponding **L.R Dag no. 1194, Area-49.5296 Decimal** all Dags are under **Khatiyani no.-2128, 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 Lands" are as hereunder:-



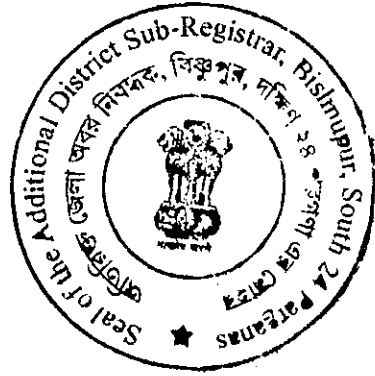
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MOUZA-SAMALI, J.L-23,		RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1003	1052	Shali	2128	22.00	0.3333	07.3326
1005	1054	Shali	2128	16.00	0.3333	05.3328
1006	1055	Shali	2128	34.00	0.6000	20.4000
1020	1071	Shali	2128	90.00	0.1667	15.0030
1142	1194	Shali	2128	436.00	0.1136	49.5296
					Total	97.5980 Decimal

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

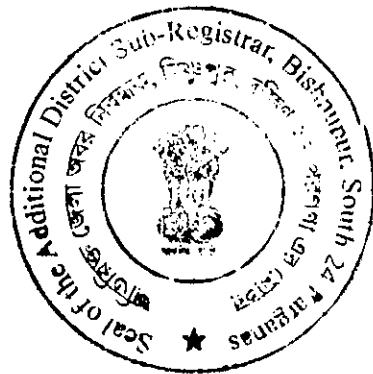
- D) The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 32,48,000/= (Rupees Thirty Two Lakhs Forty Eight Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
 - ii) **THAT** the "SAID LAND" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendor has a marketable title in respect of the "said Land".



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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 has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "SAID LAND" upto the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
- viii) **THAT** the "SAID LAND" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "SAID LAND" or any part or portion thereof.
- x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
- xii) **THAT** there is no right of way from or through the "said Land".



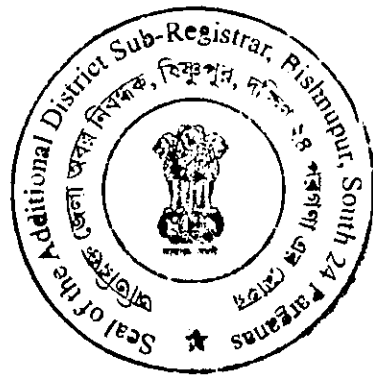
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- xiii) **THAT** nobody has any right of easement over and in respect of the "SAID LAND" or any part thereof.
- xiv) **THAT** since the date of the said Deeds of Sale dated 4/7/1989, 28/6/1991, 16/11/1991, 16/11/1992 and 23/05/1994 the recorded owner **JAMSED ALI MOLLA alias JAMSED ALI MOLLA** Son of Abdul Rahaman Molla has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
- xv) **THAT** the "SAID LAND" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.
- F) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "SAID LAND" from the VENDOR.

NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs.32,48,000/= (Rupees Thirty Two Lakhs Forty Eight Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "SAID LAND" being **ALL THOSE** pieces or

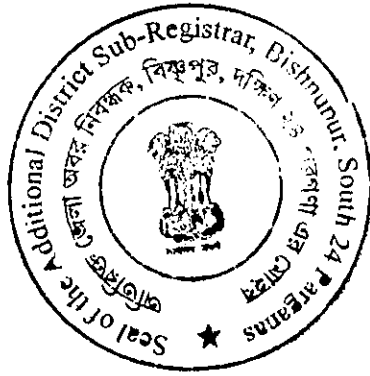


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parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **97.598(Ninety Seven Point Five Nine Eight) Decimal**, comprised in **(i) R.S Dag No. 1003** Corresponding **L.R Dag no. 1052, Area-7.3326 Decimal(ii) R.S Dag No. 1005** Corresponding **L.R Dag no. 1054, Area-5.3328 Decimal (iii) R.S Dag No. 1006** Corresponding **L.R Dag no. 1055, Area-20.40 Decimal (iv) R.S Dag No. 1020** Corresponding **L.R Dag no. 1071, Area-15.0030 Decimal (v) R.S Dag No. 1142** Corresponding **L.R Dag no. 1194, Area-49.5296 Decimal** all Dags are under **Khatiyān no.-2128, Situate in Mouza-Samali, J.L. No. 23, under Police Station-Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "**SAID LAND**" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispens whatsoever or howsoever.

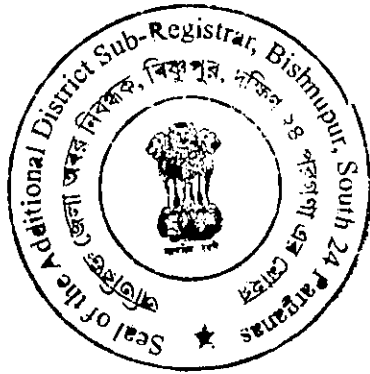
II.THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:



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- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "SAID LAND" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "SAID LAND" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the "SAID LAND" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "SAID LAND" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "SAID LAND" hereby granted sold conveyed transferred and



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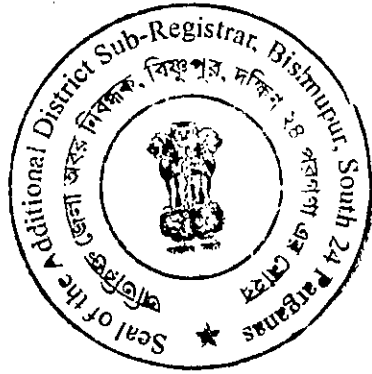
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assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "SAID LAND" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "SAID LAND" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those

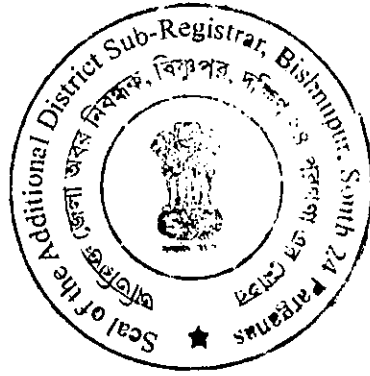


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relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

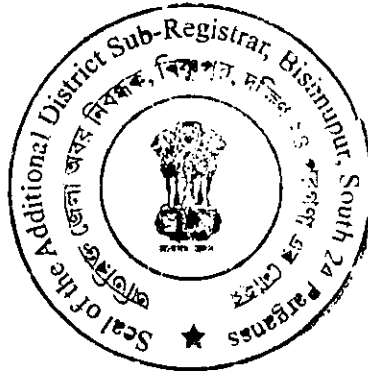
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the "SAID LAND" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "SAID LAND" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "SAID LAND" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "SAID LAND" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "SAID LAND" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "SAID LAND" in its name.
 - ii) To have the soil tested and/or the "SAID LAND" surveyed.
 - iii) To apply for and obtain permission for conversion of the user of the "said Land".
 - iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.



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- 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 Panchayat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the "said Land".
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the "said Land".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **97.598(Ninety Seven Point Five Nine Eight) Decimal**, comprised in (i) **R.S Dag No. 1003** Corresponding **L.R Dag no. 1052**, **Area-7.3326 Decimal**(ii) **R.S Dag No. 1005** Corresponding **L.R Dag no. 1054**, **Area-5.3328 Decimal** (iii) **R.S Dag No. 1006** Corresponding **L.R Dag no. 1055**, **Area-20.40 Decimal** (iv) **R.S Dag No. 1020** Corresponding **L.R Dag no. 1071**, **Area-15.0030 Decimal** (v) **R.S Dag No. 1142** Corresponding **L.R Dag no. 1194**, **Area-49.5296 Decimal** all Dags are under **Khatiyen no.-2128**, **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 Lands" are as hereunder:-

MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	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	2128	22.00	0.3333	07.3326
1005	1054	Shali	2128	16.00	0.3333	05.3328
1006	1055	Shali	2128	34.00	0.6000	20.4000
1020	1071	Shali	2128	90.00	0.1667	15.0030
1142	1194	Shali	2128	436.00	0.1136	49.5296
					Total	97.5980 Decimal

Total area sold by this Deed is **97.5980(Ninety Seven Point Five Nine Eight Zero) Decimal BUTTED AND BOUNDED BY:-**

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1003	1052	Sali Land Dag-1053	Sali Land Dag-1055	Sali Land Dag-1050	Sali Land Dag-1052
1005	1054	Sali Land Dag-1069	Sali Land Dag-1056	Sali Land Dag-1053	Sali Land Dag-1055
1006	1055	Sali Land Dag- 1054	Sali Land Dag-1056	Sali Land Dag-1051 & 1052	Sali Land Dag-1205
1020	1071	Sali Land Dag- 980	Sali Land Dag-1074	Sali Land Dag-996	Sali Land Dag-1050
1142	1194	Sali Land Dag- 1415	Sali Land Dag-1426	Sali Land Dag-1413	Sali Land Dag-1418

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 Samali in the presence of

1) Sanoyar Ali Molla
2) SK Aftabuddin

(JAMSED ALI MOLLA alias JAMSED ALI MOLLA)

(VENDOR)

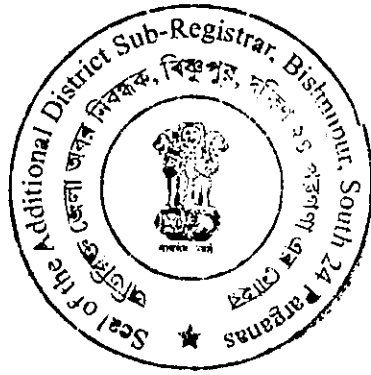
Non judicial stamp for this deed purchased by Adv. B.K.JAIN on behalf of purchaser

Drafted & Prepared by:-

PRAKASH JAIN(Advocate) *Prakash Jain*
Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.

Read over and Explain this Deed in bengali to the vendor
by me SK Aftabuddin
SK Aftabuddin



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

02 DEC 2021

PURCHASER the within mentioned sum
of **Rs.32,48,000/= (Rupees Thirty Two
Lakhs Forty Eight Thousand) Only** being
the entirety of the consideration Amount payable
under these presents as per Memo below:

Rs. 32,48,000.00

MEMO OF CONSIDERATION

By Pay Order No.583854 dated 23/11/2021

Drawn on SBI Kolkata Br. In favour of Vendor

Rs. 32,48,000.00

(Rupees Thirty Two Lakhs Forty Eight Thousand) Only, Total:

Rs. 32,48,000.00

WITNESSES

1) Sanoyar Ali Molla
S/O- Jamsed Ali Molla

Vill- GAZIPURUTTAR part (JAMSED ALI MOLLA alias JAMSED ALI MOLLA)

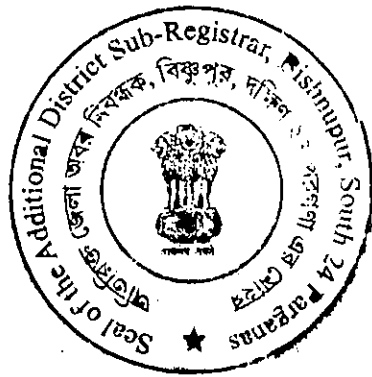
Pin- 700104

P.S- Bishnupur

2) SK Aftabuddin
S/O- Abdul Royy SK
VILL+P.O - Pauli
Dist - South 24 Pgs
PIN- 749318

VENDOR

USHAKANTA GHOSH alias JAMSED ALI MOLLA
USHAKANTA GHOSH alias JAMSED ALI MOLLA



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

02 DEC 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



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



Ussie G. G. G. G. G.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Refu Mander	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, Bishnupur
District- South 24 Parganas

02 DEC 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 16132002391976/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JAMSHED ALI MOLLA Alias Mr JAMSED ALI MOLLA Gajipur, Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Samali- Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Mr JAMSHED ALI MOLLA , Mr MAYANK JAJODIA			Raju Mondal 2-12-21

(Asif Nadim)

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



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

02 DEC 2021



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

GRN Details

GRN: 192021220118433071 **Payment Mode:** Online Payment
GRN Date: 22/11/2021 17:52:09 **Bank/Gateway:** HDFC Bank
BRN : 1629071431 **BRN Date:** 22/11/2021 17:11:10
Payment Status: Successful **Payment Ref. No:** 2002391976/1/2021
[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: 2002391976
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2002391976/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002391976/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	153037
2	2002391976/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	51046
Total				204083

IN WORDS: TWO LAKH FOUR THOUSAND EIGHTY THREE ONLY.

ভারত সরকার
GOVERNMENT OF INDIA

आधार कार्ड

आधार नंबर: 7248 0951 5295

आधार - साधारण मानुषके खाते

आधार नंबर: 7248 0951 5295

आधार - साधारण मानुषके खाते

ভাৰত

* আধাৰ পৰিচয়ৰ সময়ত 'আধাৰ/আধাৰ' ব্যৱহাৰ কৰা।
* পৰিচয়ৰ সময়ত 'আধাৰ'ক প্ৰমাণিত কৰাৰ বাবে 'আধাৰ' ব্যৱহাৰ কৰা।

INFORMATION

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

* আধাৰ সৰ্বভাৰতীয়।
* আধাৰ সৰ্বভাৰতীয় পৰিচয়ৰ প্ৰমাণ হ'ব।
* Aadhaar is valid throughout the country.
* Aadhaar will be helpful in availing Government and Non-Government services in future.

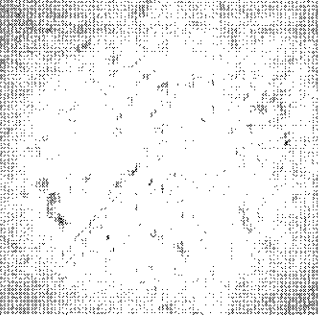
GOVERNMENT OF INDIA
Ministry of Information and Public Relations
New Delhi

7248 0951 5295

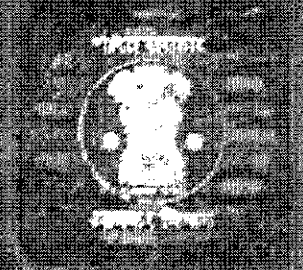
আধাৰ বিমানে
আধাৰ বিমানে
7248 0951 5295

আধাৰ বিমানে
আধাৰ বিমানে
7248 0951 5295

আধাৰ বিমানে
আধাৰ বিমানে

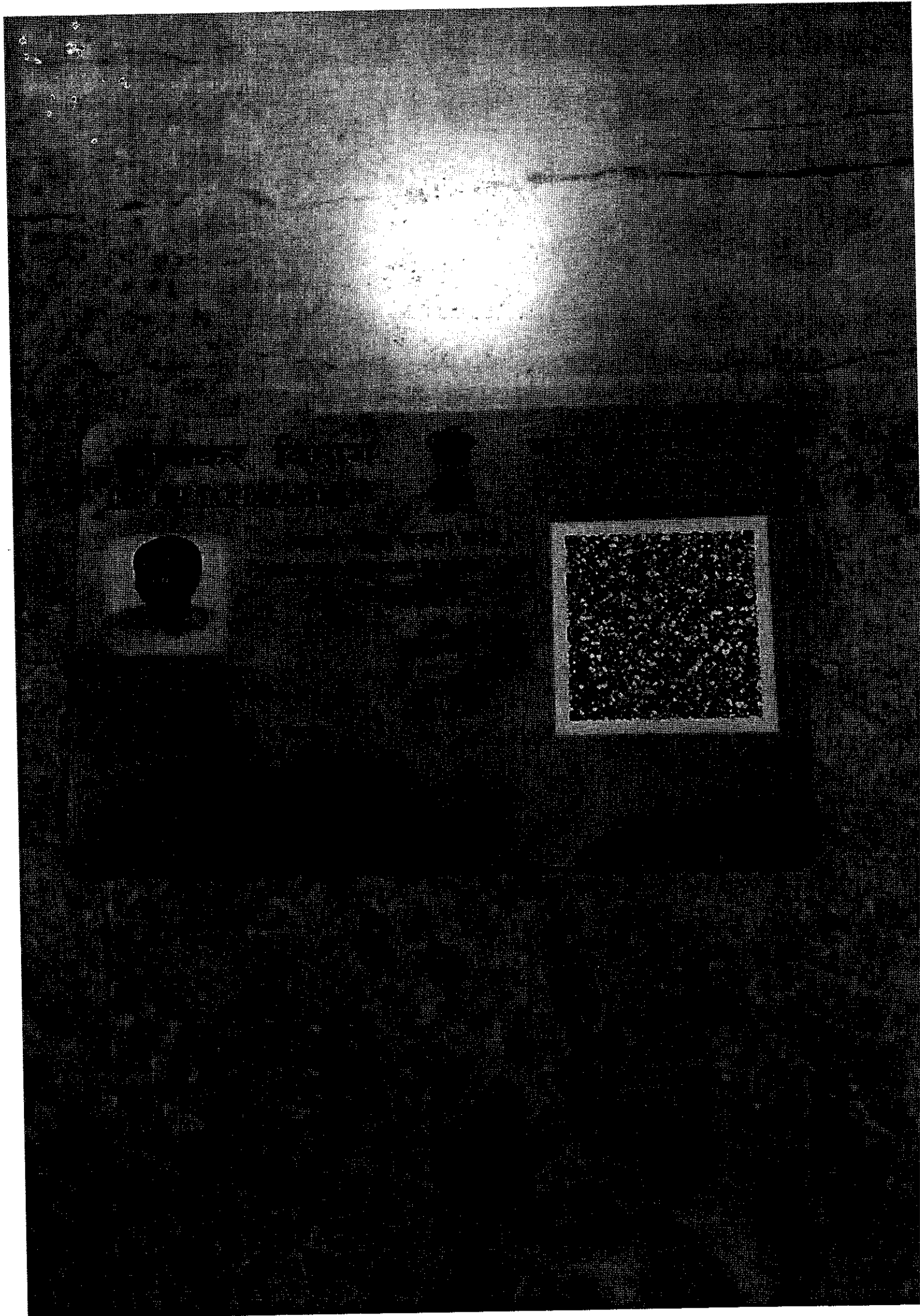


भारत सरकार
GOVT. OF INDIA



श्री अरवि प्रकाश प्रिन्टर्स प्राइवेट लिमिटेड

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200





ভারত সরকার
 Unique Identification Authority of India
 Government of India

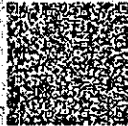
তালিকাভুক্তির নম্বর/Enrolment No.: 1178/39118/30130

To
 রাজু মণ্ডল
 Raju Mondal
 S/O Tulsicharan Mondal

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

Download Date: 11/07/2017
 Generation Date: 06/07/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2209 0564 8424

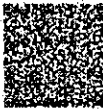
আমার আধার, আমার পরিচয়



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
 রাজু মণ্ডল
 Signature

ভারত সরকার
 GOVT OF INDIA

Raju Mondal



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

INFORMATION

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

- জন্মের 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 .



ভারতীয় পরিচয় প্রমাণ
 Unique Identification Authority of India

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

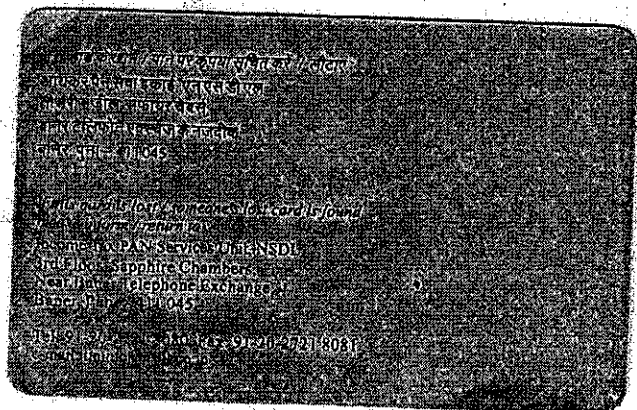
Address:
 S/O Tulsicharan Mondal,
 P.O- NAHAZARI, VILL- SAMALI,
 Nahazari, South 24 Parganas,
 West Bengal - 700104

2209 0564 8424



help@uidai.gov.in

www.uidai.gov.in



@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE 2nd DAY OF December 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

JAMSED ALI MOLLA alias JAMSED ALI MOLLA

..... **VENDOR**

AND

ARRJAV FARM AND PROJECT LLP

.....**PURCHASER**

&c.

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-07528/2021	Date of Registration	03/12/2021
Query No / Year	1613-2002391976/2021	Office where deed is registered	
Query Date	19/11/2021 2:31:37 PM	1613-2002391976/2021	
Applicant Name, Address & Other Details	PRAKASH JAIN 20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 32,48,000/-	Rs. 51,04,556/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,53,137/- (Article:23)	Rs. 51,046/- (Article:A(1))		
Remarks			

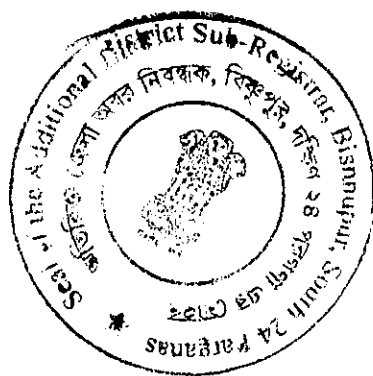
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1052 (RS :-)	LR-2128	Organisati on	Shali	7.3326 Dec	2,44,000/-	4,42,765/-	Width of Approach Road: 4 Ft.,
L2	LR-1054 (RS :-)	LR-2128	Organisati on	Shali	5.3328 Dec	1,77,000/-	3,22,011/-	Width of Approach Road: 4 Ft.,
L3	LR-1055 (RS :-)	LR-2128	Organisati on	Shali	20.4 Dec	6,79,000/-	12,31,815/-	Width of Approach Road: 4 Ft.,
L4	LR-1071 (RS :-)	LR-2128	Organisati on	Shali	15.003 Dec	5,00,000/-	6,71,058/-	Width of Approach Road: 4 Ft.,
L5	LR-1194 (RS :-)	LR-2128	Organisati on	Shali	49.5296 Dec	16,48,000/-	24,36,907/-	Width of Approach Road: 4 Ft.,
		TOTAL :			97.598Dec	32,48,000 /-	51,04,556 /-	
		Grand Total :			97.598Dec	32,48,000 /-	51,04,556 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr JAMSHED ALI MOLLA , (Alias: Mr JAMSED ALI MOLLA) (Presentant) Son of Mr Abdul Rahaman Molla Gajipur, Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: AExxxxxx7R, Aadhaar No: 72xxxxxxxx5295, Status :Individual, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2021 , Admitted by: Self, Date of Admission: 02/12/2021 ,Place : Pvt. Residence</p>



Buyer Details :

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

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raju Mondal Son of Mr Tulsicharan Mondal Samali- Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104			

Identifier Of Mr JAMSHED ALI MOLLA , Mr MAYANK JAJODIA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr JAMSHED ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-7.3326 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr JAMSHED ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-5.3328 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr JAMSHED ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-20.4 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr JAMSHED ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-15.003 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr JAMSHED ALI MOLLA	BALAJI CONSTRUCTION PRIVATE LIMITED-49.5296 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

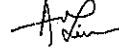
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1052, LR Khatian No:- 2128	Owner:জামসেদ আলী মোল্লা, Gurdian:আব্দুল রহমান, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Mr JAMSHED ALI MOLLA
L2	LR Plot No:- 1054, LR Khatian No:- 2128	Owner:জামসেদ আলী মোল্লা, Gurdian:আব্দুল রহমান, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr JAMSHED ALI MOLLA
L3	LR Plot No:- 1055, LR Khatian No:- 2128	Owner:জামসেদ আলী মোল্লা, Gurdian:আব্দুল রহমান, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	Mr JAMSHED ALI MOLLA
L4	LR Plot No:- 1071, LR Khatian No:- 2128	Owner:জামসেদ আলী মোল্লা, Gurdian:আব্দুল রহমান, Address:নিজ , Classification:শালি, Area:0.15000000 Acre,	Mr JAMSHED ALI MOLLA
L5	LR Plot No:- 1194, LR Khatian No:- 2128	Owner:জামসেদ আলী মোল্লা, Gurdian:আব্দুল রহমান, Address:নিজ , Classification:শালি, Area:0.50000000 Acre,	Mr JAMSHED ALI MOLLA



On 01-12-2021

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 51,04,556/-



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

On 02-12-2021

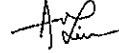
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:54 hrs on 02-12-2021, at the Private residence by Mr JAMSHED ALI MOLLA Alias M JAMSED ALI MOLLA,Executant.

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

Execution is admitted on 02/12/2021 by Mr JAMSHED ALI MOLLA , Alias Mr JAMSED ALI MOLLA , Son of Mr Abdul Rahaman Molla , Gajipur, Nahazari, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation

Indetified by Mr Raju Mondal, , Son of Mr Tulsicharan Mondal, Samali- Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business



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

On 03-12-2021

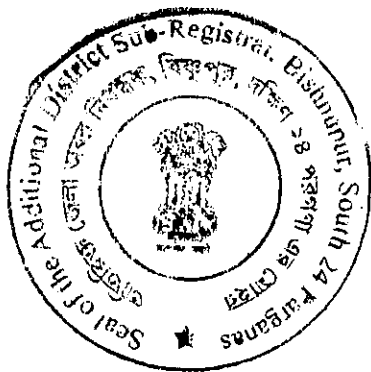
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 51,046/- (A(1) = Rs 51,046/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2021 5:54PM with Govt. Ref. No: 192021220118433071 on 22-11-2021, Amount Rs: 51,046/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629071431 on 22-11-2021, Head of Account 0030-03-104-001-16



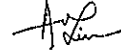
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,53,137/- and Stamp Duty paid by Stamp Rs 100/- by online =Rs 1,53,037/-

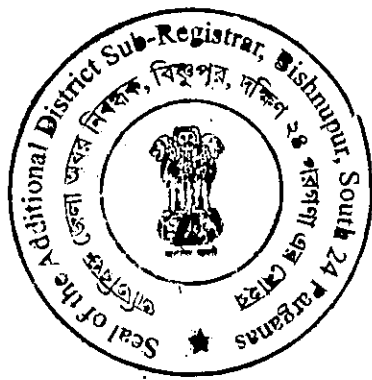
Description of Stamp

1. Stamp: Type: Impressed, Serial no 022348, 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 5:54PM with Govt. Ref. No: 192021220118433071 on 22-11-2021, Amount Rs: 1,53,037/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1629071431 on 22-11-2021, Head of Account 0030-02-103-003-02



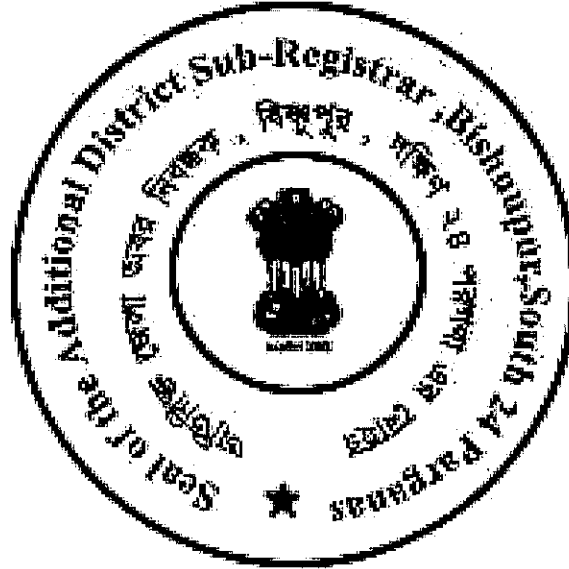
Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1613-2021, Page from 199326 to 199355
being No 161307528 for the year 2021.**



Digitally signed by Asif Nadim
Date: 2021.12.10 19:14:45 +05:30
Reason: Digital Signing of Deed.

**(Asif Nadim) 2021/12/10 07:14:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

(This document is digitally signed.)