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Nic. 292/2021  
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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or registration and with the photo  
sheet and finger print sheet attached with  
this document is the part of this document  
  
JdI Dist Sub-Registrar, Birbhum

30 MAR 2021

THIS INDENTURE OF CONVEYANCE made this the 19<sup>th</sup> day of March TWO  
THOUSAND AND TWENTY-ONE BETWEEN

00380954

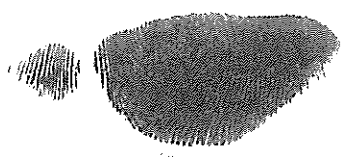
B. P. JAIN & CO.  
Advocate  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001

18 JAN 2021

No ..... Date .....  
Name .....  
Address .....  
Vendor .....

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

673 मॉन अश



673 / 19.3.21



673 मॉन अश

Addl. Dist. Sub-Registrar Binnapur  
District- South 24 Parganas

19 MAR 2021

Ref: Monda

Sfo. Tulshicharan Monda  
of Samele

**SRI DEBPAL NASKAR(PAN:ASTPN1489P)(AADHAAR:318353757849)** Son of Ajit Naskar, by faith Hindu, by nationality- Indian, by occupation-Business, residing at Kadampukur, P.O- Kadampukur and P.S- Rajarhat, Dist.- North 24 Pgs.West Bengal- 700135, 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**

**ARRJAVV FARMS AND PROJECT LLP(PAN:ABUFA3192N)** a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 5<sup>th</sup> Floor, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 025, represented by one of its Designated Partner **SHRI HARSH KUMAR JAIN (PAN:ACLPJ5319A)(AADHAAR:623358749223)** Son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, 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 way of Registered Deed of conveyance dated 19/07/2006, registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-128, Pages 159 to 168, being no.-6947, year-2006 from (i) Gopal Chandra Bangal (ii) Nepal Chandra Bangal (iii) Nikhil Chandra Bangal (iv) Soumendra Nath Bangal all are sons of late Manoranjan Bangal and (v) Sushil Chandra Bangal son of Sri Kumud Ranjan Bangal, is the solely and absolutely seized and



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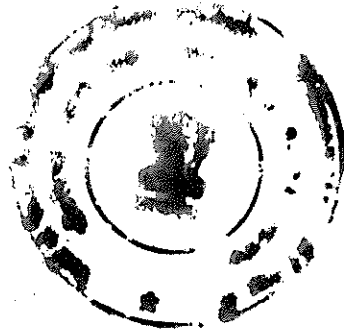
Addl. Dist. Sub-Registrar Bisnupur  
District- South 24 Parganas

19 MAR 2021

possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **34.65 (Thirty four Point Six Five) Decimal** out of 154.00 Decimal, **0.2250 Share** out of 1.0000 share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045**, under **RS Khatian No. 101**, Corresponding **LR Khatian no.-2105, 2071, 2107, 2106 and 2066** Situate in **Mouza-Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

MOUZA-SAMALI, J.L-23,			RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
996	1045	Shali	101	154.00	0.2250	34.65
					Total	34.65 Decimal

- B) Since after purchase of the "said Land" **DEBPAL NASKAR** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no. 2409**.
- C) Inasmuch as the "said Plot of Land" is barren and are 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 THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **34.65(Thirty four Point Six Five ) Decimal** out of 154.00 Decimal, **0.2250 Share** out of 1.0000 share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045**, under **Khatian No. 2409**, 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. (hereinafter referred to as the "SAID LANDS" 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



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lands" 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 Lands" free from all encumbrances and charges at and for a consideration of **Rs. 14,70,000/= (Rupees Fourteen Lakh Seventy 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 Lands".
  - ii) **THAT** the "said Lands" are free from all encumbrances charges liens mortgages, lispendens attachments trusts whatsoever or howsoever.
  - iii) **THAT** the Vendor has a marketable title in respect of the "said Lands".
  - iv) **THAT** the "said Lands" are not being cultivated and/or the Vendor has not been cultivating the "said Lands".
  - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands".
  - vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Lands" 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 Lands".



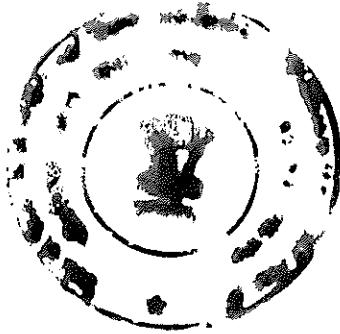
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- viii) **THAT** the "said Lands" are not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
  - ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Lands" or any part or portion thereof.
  - x) **THAT** the Vendor is in khas possession of the entirety of the "said Lands".
  - 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 Lands".
  - xii) **THAT** there is no right of way from or through the "said Lands".
  - xiii) **THAT** nobody has any right of easement over and in respect of the "said Lands" or any part thereof.
  - xiv) **THAT** since the date of the said Deed of Sale dated 19/07/2006 the recorded owner **DEBPAL NASKAR** has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
  - xv) **THAT** the "said Lands" are 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 Lands" from the VENDOR.



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**NOW THIS INDENTURE WITNESSETH:-**

I. **THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 14,70,000/= (Rupees Fourteen Lakhs Seventy Thousand)** 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 Lands" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **34.65(Thirty four Point Six Five ) Decimal** out of 154.00 Decimal, **0.2250 Share** out of 1.0000 share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045, under Khatian No. 2409, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Lands" are (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 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 **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



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absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispends whatsoever or howsoever.

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

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Lands" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said Lands" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the "said Lands" 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 Lands" 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.



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- 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 Lands" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Lands" 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 Lands" upto the date of execution of these presents as and when assessed by



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the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Lands"/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 Lands" 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 Lands" 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 Lands" 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 Lands" 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 Lands" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR 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 Lands" in its name.
  - ii) To have the soil tested and/or the "said Lands" surveyed.
  - iii) To apply for and obtain permission for conversion of the user of the "said Lands".
  - 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 Lands".
- 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 Lands".
- 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 Lands".
- ix) **AND THAT** the Vendor shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **34.65(Thirty four Point Six Five) Decimal** out of 154.00 Decimal, **0.2250 Share** out of 1.0000 share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045, under Khatian No. 2409, 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	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
996	1045	Shali	2409	154.00	0.2250	34.65
Total						34.65 Decimal

Total area sold by this Deed is 34.65(Thirty Four Point Six Five).

**BUTTED AND BOUNDED BY:-**

R.S Dag No.	LR Plot no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
996	1045	Sali Land LR Dag- 1043	Sali Land LR Dag-1047	Sali Land LR Dag-1037	Sali Land LR Dag-1218

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

**SIGNED AND DELIVERED BY THE VENDOR**

**At Janai in the presence of**

①. Rajumondal

Spo. Lt. Tolsi Mondal

②. SAMALI

Prishora Kumar  
Nitya P.O. - Kandi Panchayat  
P.S. - New Town - Vol. 700135.

653 N.W. 1/2 Sec. 4

(DEBPAL NASKAR)

(VENDOR)

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

**Drafted & Prepared by:-**

**PRAKASH JAIN(Advocate)**

Prakash Jain.

**Bankshall Court, Kolkata.**

Enrolment No. F-2027/1987/2017

Read over and explain  
the contents of this deed in  
Bengal' by me Jayanta K. Mondal,



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Adl. Dist. Sub-Registrar Bisnupur  
District- South 24 Parganas

19 MAR 2021



**PURCHASER** the within mentioned sum of **Rs. 14,70,000/= (Rupees Fourteen Lakh Seventy Thousand)** being the entirety of the consideration Amount payable under these presents as per Memo below:

**Rs. 14,70,000.00**

**MEMO OF CONSIDERATION**

By Pay Order No.009458 dated 18/03/2021

Drawn on HDFC Bank South Calcutta Girls

College Br. In favour of Vendor

Rs. 14,70,000.00

**(Rupees Fourteen Lakh Seventy Thousand) only Total**

**Rs. 14,70,000.00**

**VENDOR**

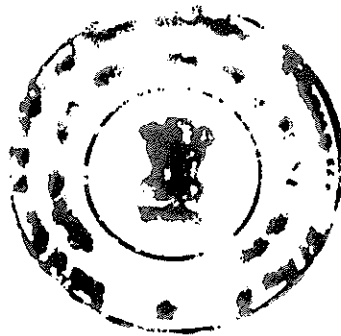
**WITNESSES**

① Raju Mondal  
of Sameli

652 2020 25/3/21

② Highon Mondal  
Vill P.O - Kundurpukur  
PS - New Town - Kolkata - 700135.

**(DEBPAL NASKAR)**



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

19 MAR 2021



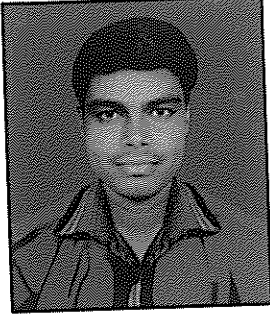

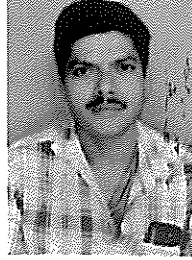

Government of West Bengal

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 16132000555517/2021

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 Debpal Naskar Kadampukur,, P.O:- Kadampukur, P.S:- Rajarhat, Rajarhat- gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			Debpal Naskar 29.3.21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Mr Debpal Naskar,			Raju Mondal 19.3.2021

(Asif Nadim)

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

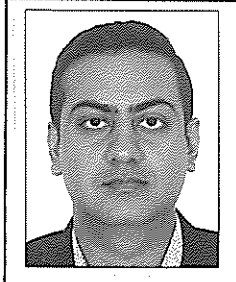
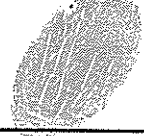


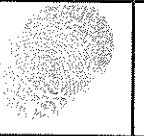
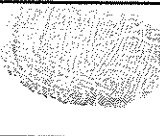







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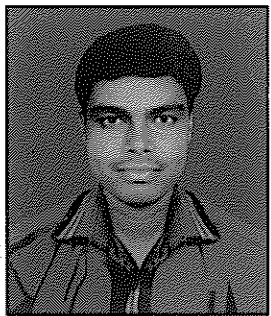





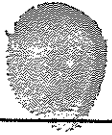




Adl. Dist. Sub-Registrar Bishnupur  
District- South 24 Parganas

19 MAR 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS

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

H2888

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

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6524000089

<div style="border: 1px solid black; padding: 5px; width: 100%; height: 100%;"> <p style="text-align: center; margin: 0;">PHOTO</p> </div>			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand							

<div style="border: 1px solid black; padding: 5px; width: 100%; height: 100%;"> <p style="text-align: center; margin: 0;">PHOTO</p> </div>			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 Bisnupur  
District- South 24 Parganas

19 MAR 2021



Payment Mode: Counter Payment

GRN : 192020210245574792 Bank Ref No. : 150162  
GRN Date : 16-Mar-2021 Transaction Date with Time : 17-03-2021 09:57 AM

Depositor ID : 2000555517 1 2021  
Depositor Name : ARRJAVV FARMS AND PROJECT LLP

**PAYMENT DETAILS**

Sl.	Head Of A/C Description	Head Of Account	Amount
1		00300210300302	128237.00
2		00300310400116	25677.00

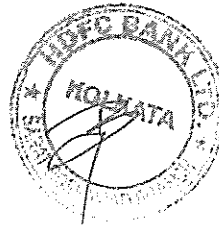
Total Amount Paid : 153914.00

Signature of Bank Official :

Date :

(NOTE: This computer generated e-Challan Receipt should be signed by the bank official with bank stamp and then handed over to the depositor. This will be a valid e-Challan Receipt for submission to the department)

End Of Document



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABUFA3192N



नाम / Name  
ARRJAVV FARMS AND PROJECT LLP

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
22/02/2021


01032021

ARRJAVV FARMS AND PROJECT LLP

*Harsh*


Designated Partner




 आधिकारिक विभाग  
 Government of India  
 दिवंगत, / श्री, श्रीमती को  
 महिला, बालिका, वृद्धांगन  
 पत्रिका, परिवार, सेवाएं  
 पत्रिका  
 Address: 34/1 V. B. C. ROAD,  
 Ballygunge, Kolkata  
 Ballygunge, West Bengal,  
 700019  
 6233 5874 9223  
 1947  
 1800 300 1947  
 help@uoi.gov.in  
 www.uoi.gov.in


 आधिकारिक विभाग  
 Government of India  
 दिवंगत  
 HARSH JAIN  
 पिता - महेंद्र कुमार जैन  
 Father : Mahendra Kumar Jain  
 दिवंगत / DOB: 20/11/1978  
 लिंग / Male  
 6233 5874 9223  
  
 आधार - साधारण मानुषेअधिकार

Harsh

आधिकारिक विभाग  
 WOMEN'S DEPARTMENT  
 HARSH KUMAR JAIN  
 MAHENDRA KUMAR JAIN  
 20/11/1978  
 AC LP00319A  
 दिवंगत  
 GOVT OF INDIA  


Harsh

आयकर विभाग  
INCOME TAX DEPARTMENT  
DEBPAL NASKAR



भारत सरकार  
GOVT. OF INDIA

AJIT NASKAR

10/10/1976

Permanent Account Number

ASTPN1489P

Signature



16032013

652 UNON NASKAR

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

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



ভারত সরকার  
Unique Identification Authority of India  
Government of India

ডলিফাভুক্তিও আই ডি / Enrollment No. : 1111/19238/01949

To  
Debpal Naskar  
দেবপাল নস্কর  
KADAMPUKUR  
Kadampukur  
Kadampukur, North Twenty Four Parganas  
West Bengal - 700135

10/01/2013



KL213254429DF

21325442



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3183 5375 7849**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



দেবপাল নস্কর  
Debpal Naskar  
পিতা: অজিত নস্কর  
Father: AJIT NASKAR

জন্ম সাল/Year of Birth: 1976  
পুংস্ব / Male

**3183 5375 7849**



আধার সাধারণ মানুষের অধিকার

658 দেবপাল নস্কর



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/20/091/666516



নির্বাচকের নাম : দেবপাল নস্কর  
Elector's Name : Debpal Naskar  
পিতার নাম : অজিত নস্কর  
Father's Name : Ajit Naskar  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : XX/XX/1977

WB/20/091/666516

ঠিকানা:  
পূর্ব পাড়া, কদমপুকুর, নিউ টাউন, উত্তর ২৪ পরগণা-  
700135

Address:  
PURBA PARA, KADAMPUKUR, NEW  
TOWN, NORTH 24 PARGANAS- 700135

Date: 26/02/2015

115-রাজারহাট নিউটাউন নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
115-Rajarhat New Town Constituency

ত্রিকাল পরিবর্তন হলে নতুন ঠিকানার হোটার শিট নম্বর ও এড্রেস  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিবেশপত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

WB/20/091/666516

৬৬২৭৭০৭১৫৬৬

Deb Paul Marston

Area = 34.65



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

**GRN Details**

GRN: 192020210245574792      Payment Mode: Counter Payment  
GRN Date: 16/03/2021 20:07:21      Bank/Gateway: HDFC Bank  
BRN : 17032021029      BRN Date: 17/03/2021 00:03:00  
Payment Status: Successful      Payment Ref. No: 2000555517/1/2021  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: ARRJAVV FARMS AND PROJECT LLP  
Address: 54A SARAT BOSE ROAD KOLKATA 700025  
Mobile: 9836321860  
Depositor Status: Buyer/Claimants  
Query No: 2000555517  
Applicant's Name: Mr Prakash Jain  
Identification No: 2000555517/1/2021  
Remarks: Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000555517/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	128237
2	2000555517/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	25677
<b>Total</b>				<b>153914</b>

**IN WORDS: ONE LAKH FIFTY THREE THOUSAND NINE HUNDRED FOURTEEN ONLY.**

@@  
*DATED THIS THE 19TH DAY OF MARCH 2021*  
@@

*BETWEEN*

**SRI DEBPAL NASKAR**

..... *VENDOR*

**AND**

**ARRJAVV HOMES PRIVATE LIMITED**

.....*PURCHASER*

*CONVEYANCE*

## Major Information of the Deed

Deed No :	I-1613-02264/2021	Date of Registration	30/03/2021
Query No / Year	1613-2000555517/2021	Office where deed is registered	
Query Date	11/03/2021 3:08:37 PM		1613-2000555517/2021
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. : 9836321860, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 14,70,000/-	Rs. 25,66,331/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,28,337/- (Article:23)	Rs. 25,677/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1045 (RS :-)	LR-2409	Organisati on	Shali	34.65 Dec	14,70,000/-	25,66,331/-	Property is on Road
<b>Grand Total :</b>					<b>34.65Dec</b>	<b>14,70,000 /-</b>	<b>25,66,331 /-</b>	

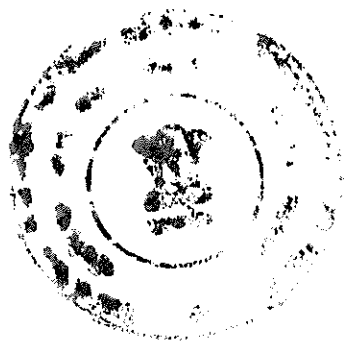
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Debpal Naskar (Presentant )</b> Son of Mr Ajit Naskar Kadampukur,, P.O:- Kadampukur, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx9P, Aadhaar No: 31xxxxxxxx7849, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Arrjavv Farms And Project LLP</b> 54A, Sarat Bose Road, 5 Th Floor, Arrjavv Park,, P.O:- Sarat Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: ABxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed





**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Harsh Kumar Jain</b> Son of Mr Mahendra Kumar Pandya 34/1V, Ballygunj Circular Road,, P.O:- Sarat Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxxx9223 Status : Representative, Representative of : Arrjavv Farms And Project LLP (as Designated partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Raju Mondal</b> Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104			
Identifier Of Mr Debpal Naskar,			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Debpal Naskar	Arrjavv Farms And Project LLP-34.65 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

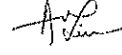
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1045, LR Khatian No:- 2409	Owner: দেবপাল নস্কর, Gurdian: অজিত কুমার, Address: কদমপুকুর থানা-রাজারহাট , Classification: শালি, Area: 0.34000000 Acre,	Mr Debpal Naskar



On 17-03-2021

**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 25,66,331/-



Asif Nadim

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

South 24-Parganas, West Bengal

On 19-03-2021

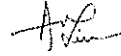
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:55 hrs on 19-03-2021, at the Private residence by Mr Debpal Naskar ,Executant.

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

Execution is admitted on 19/03/2021 by Mr Debpal Naskar, Son of Mr Ajit Naskar, Kadampukur,, P.O: Kadampukur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr Raju Mondal, , Son of Mr Tulsicharan Mondal, Vill- 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 26-03-2021

**Payment of Fees**

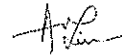
Certified that required Registration Fees payable for this document is Rs 25,677/- ( A(1) = Rs 25,663/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 25,677/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 12:00AM with Govt. Ref. No: 192020210245574792 on 16-03-2021, Amount Rs: 25,677/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 17032021029 on 17-03-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,28,337/- and Stamp Duty paid by by online = Rs 1,28,237/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 12:00AM with Govt. Ref. No: 192020210245574792 on 16-03-2021, Amount Rs: 1,28,237/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 17032021029 on 17-03-2021, 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



On 30-03-2021

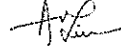
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,28,337/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 248741, Amount: Rs.100/-, Date of Purchase: 18/01/2021, Vendor name: I Chakraborty



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 61116 to 61144

being No 161302264 for the year 2021.



Digitally signed by ASIF NADIM  
Date: 2021.04.08 13:26:53 +05:30  
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/08 01:26:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)