

02236/21

D-02265/2021



M.C. 286/2021  
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 248740

20004162/21  
19/02/21 at Rasulpur  
510 f.m.  
*[Signature]*

certified that the document is admitted  
or registration and in the phon  
sheet and finger print sheet attached with  
this document is the part of this document  
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Addl Dist. Sub-Registrar, Bishnupur

30 MAR 2021

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

00380955

18 JAN 2021

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

B. K. JAIN & CO.  
Advocate  
64, Kiren Sahakar Roy Road  
Kolkata - 700001

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

✓ Menaka Paul



655  
19.3.21



✓ Menaka Paul



656

✓ Chayan Paul



657

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District- South 24 Parganas

19 MAR 2021

Chandrina Paul

✓ Raju Mondal

✓ S/o. Tulshicharan Mondal  
& Sameli

(1) **MRS. MENOKA PAUL(PAN:ECXPP2987Q)(AADHAAR:767389434710)**wife of Late Chinmoy Kumar Paul, by faith Hindu, by nationality- Indian, by occupation House Wife, (2) **MR. CHAYAN PAUL(PAN:ECXPP2986R)(AADHAAR:635709430390)**Son of Late Chinmoy Kumar Paul, by faith Hindu, by nationality- Indian, by occupation Student, (3) **MISS. CHANDRIMA PAUL (PAN:ECXPP2982M) (AADHAAR:527992121208)** Daughter of Late Chinmoy Kumar Paul, by faith Hindu, by nationality- Indian, by occupation Student, All are residing at Samali (ct), Nahazari, P.O- Nahazari and 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 **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- SaratBosae 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) **Firstly** One Chinmoy Kumar Paul(Since Deceased)was the owner by way of inheritance from her mother Late Usha Rani Pal wife of Late Chandra Nath Pal is the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THOSE** various pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **04.2357 (Four Point**



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**Two Three Five Seven) Decimal**, comprised in **(i)R.S Dag No. 981** Corresponding **L.R Dag no 1030,Area-1.0323 Decimal**, **(ii) R.S Dag No 984/1511** Corresponding **L.R Dag no. 1571, Area-3.2034 Decimal**, all under **Khatian No. 2959**, **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	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
981	1030	Shali	2959	31.00	0.0333	1.0323
984/1511	1571	Shali	2959	57.00	0.0562	3.2034
					<b>Total</b>	<b>04.2357 Decimal</b>

- B) **Secondly** the said Chinmoy Kumar Paul became the owner by way of Deed of conveyance Dated 09/03/2010, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-4, Pages 5052 to 5064, being no.-1392, Year-2011, is the solely and absolutely seized and 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 comprised in **R.S Dag No 1164** Corresponding **L.R Dag no.-1217 Area-10.4384 Decimal**, all under **Khatian No. 3717**, **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.

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)
1164	1217	Shali	3717	224.00	0.0466	10.4384
					<b>Total</b>	<b>10.4384 Decimal</b>

- C) Since after owning of the "said Land" **Chinmoy Kumar Paul**, duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no.2959 and 3717**.
- D) **THAT** the said Chinmoy Kumar Paul died since long intestate leaving behind his Wife Menoka Paul, only son Chayan Paul and only daughter Chandrima Paul as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- E) In as much as the "said Lands" is barren and not being cultivated by the Vendors and/or any person authorised by it the Vendors, have agreed to sell and transfer of the "said portion of Land" unto and in favour of the Purchaser **ALL THOSE** various



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pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **14.6741 (Fourteen Point Six Seven Four One) Decimal**, comprised in **(i) R.S Dag No. 981** Corresponding **L.R Dag no 1030, Area-01.0323 Decimal**, **(ii) R.S Dag No 984/1511** Corresponding **L.R Dag no. 11571, Area-03.2034 Decimal**, both are under **Khatian no.-2959** and **(iii) R.S Dag No 1164** Corresponding **L.R Dag no.-1217 Area-10.4384 Decimal**, under **Khatian No. 3717**, **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" 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)
981	1030	Shali	2959	31.00	0.0333	01.0323
984/1511	1571	Shali	2959	57.00	0.0562	03.2034
1164	1217	Shali	3717	224.00	0.0466	10.4384
					<b>Total</b>	<b>14.6741 Decimal</b>

(more fully and particularly mentioned and described in the SCHEDULE hereunder written) Out of the said Land, 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 portion of Land" directly in favour of the Purchaser herein which the Vendors have agreed to do subject to the terms and conditions hereinafter appearing.

- F) The Purchaser has agreed to purchase and acquire the "said lands" free from all encumbrances and charges at and for a consideration of **Rs. 6,22,000/- (Rupees Six Lakhs Twenty Two Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- G) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Lands".
  - ii) **THAT** the "said lands" are 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 Lands".

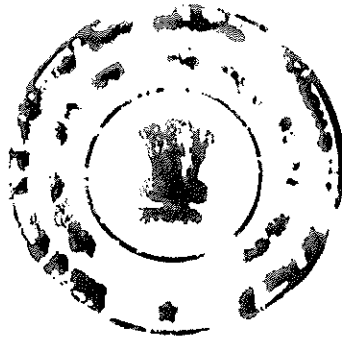


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- iv) **THAT** the "said lands" is not being cultivated and/or the Vendors have not been cultivating the "said Lands' .
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands' .
- vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said lands" up to 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 lands" 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 has created any interest of any third party into or upon the "said lands" or any part or portion thereof.
- x) **THAT** the Vendors in khas possession of the entirety of the "said Lands' .
- 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 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 09/03/2010 the recorded owner Chinmoy Kumar Paul has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.
- xv) **THAT** the "said lands" are barren and are not being cultivated by the Vendors or any person authorised by the Vendors .



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- K) 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 VENDORS.

**NOW THIS INDENTURE WITNESSETH:**

- I. **THAT** in consideration of a sum of **Rs. 6,22,000/- (Rupees Six Lakhs Twenty Two Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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" (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THOSE** various pieces or parcels of the Land classified as **Salii.e.** Agricultural land total measuring more or less about **14.6741 (Fourteen Point Six Seven Four One) Decimal**, comprised in (i) **R.S Dag No. 981** Corresponding **L.R Dag no 1030, Area-01.0323 Decimal**, (ii) **R.S Dag No 984/1511** Corresponding **L.R Dag no. 11571, Area-03.2034 Decimal**, both are under **Khatiyān no.-2959** and (iii) **R.S Dag No 1164** Corresponding **L.R Dag no.-1217 Area-10.4384 Decimal**, under **Khatian No. 3717, 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 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



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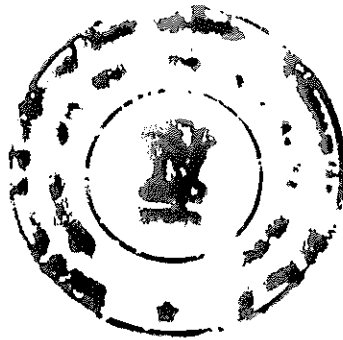
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so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) That the Vendors 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 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 lands" 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 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.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the VENDORS 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.



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- 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 lands" 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 Khazana and revenue payable in respect of the "said lands" up to 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 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 VENDORS 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 Vendors have no knowledge of issue of any of such notice or notices for



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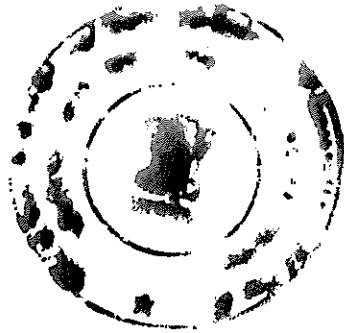
the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said lands" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the VENDORS 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 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 lands" 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 shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have 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 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.



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- 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.
- 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 VENDORS 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 VENDORS 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 VENDORS 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** various pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **14.6741 (Fourteen Point Six Seven Four One) Decimal**, comprised in (i) **R.S Dag No. 981** Corresponding **L.R Dag no 1030, Area-01.0323 Decimal**, (ii) **R.S Dag No 984/1511** Corresponding **L.R Dag no. 11571, Area-03.2034 Decimal**, both are under **Khatian no.-2959** and (iii) **R.S Dag No 1164** Corresponding **L.R Dag no.-1217 Area-10.4384 Decimal**, under **Khatian No. 3717**, **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	L.R Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
981	1030	Shali	2959	31.00	0.0333	01.0323
984/1511	1571	Shali	2959	57.00	0.0562	03.2034
1164	1217	Shali	3717	224.00	0.0466	10.4384
					<b>Total</b>	<b>14.6741 Decimal</b>

Total area sold by this Deed is 14.6741(Fourteen Point Six Seven Four One ) Decimal.

**BUTTED AND BOUNDED BY:-**

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
981	1030	Sali Land LR Dag-1024	Sali Land LR Dag-1033	Sali Land LR Dag-1029	Sali Land LR Dag-1032
984/1511	1571	Sali Land LR Dag-1033	Sali Land LR Dag-1218	Sali Land LR Dag-1232	Sali Land LR Dag-1231
1164	1217	Sali Land LR Dag-1046	Sali Land LR Dag-1218	Sali Land LR Dag-1218 TO 1220	Sali Land LR Dag-1222

**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) MRINMAY KUMAR PAUL  
S/o. Lt. Chandan Nath Paul  
vill. Samali, P.O. Naharani  
P.S. Bishnupur, 24 Parg(S)  
Pin - 700104

*Menoka Paul*

(1) MENOKA PAUL

*Chayan Paul*

(2) CHAYAN PAUL

*Chandrima Paul*

(3) CHANDRIMAPPAUL

2) ROJUMONDAL  
TOLSI MONDAL  
SAMALI, P.S. BISHNUPUR  
PIN-104

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

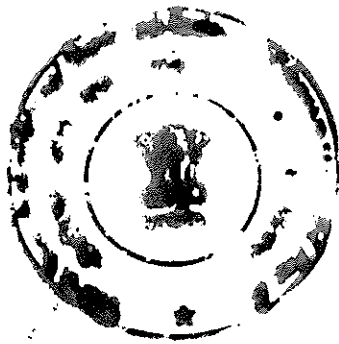
**Drafted & Prepared by:-**

**PRAKASH JAIN(Advocate)**

*Prakash Jain*

**Sealdah Civil Court, Kolkata.**

**Enrolment No. F-2027/1987/2017.**



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**PURCHASER** the within mentioned sum of  
**Rs. 6,22,000/- (Rupees Six Lakhs Twenty  
 Two Thousand) only** being the entirety of the  
 Consideration Amount payable under these  
 presents as per Memo below:

**Rs. 6,22,000.00**

**MEMO OF CONSIDERATION**

<b>1. By Pay Order No. 009435 dated 17/03/2021          Drawn on HDFC Bank South Calcutta Girls          College Br. In favour of Vendor no.1</b>	<b>Rs. 2,07,334.00</b>
<b>2. By Pay Order No. 009436 dated 17/03/2021          Drawn on HDFC Bank South Calcutta Girls          College Br. In favour of Vendor no. 2</b>	<b>Rs. 2,07,333.00</b>
<b>3. By Pay Order No. 009437 dated 17/03/2021          Drawn on HDFC Bank South Calcutta Girls          College Br. In favour of Vendor no. 3*</b>	<b>Rs. 2,07,333.00</b>
<b><u>(Rupees Six Lakhs Twenty Two Thousand) only.</u></b>	<b><u>Total Rs. 6,22,000.00</u></b>

**VENDORS**

**WITNESSES**

1)   
 [MRINMOY KUMAR PAUL]

2) *Rofu Mondal*

*Meneka Paul*

(1) MENOKA PAUL

*Chayan Paul*

(2) CHAYAN PAUL

*Chandrima Paul*

(3) CHANDRIMAPPAUL



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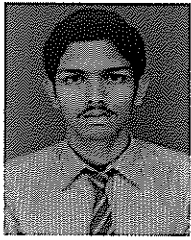



Government of West Bengal

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 16132000514162/2021

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

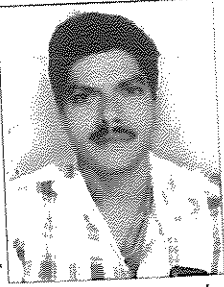

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Menoka Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Menoka Paul 19/3/21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Chayan Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Chayan Paul 19/3/21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Miss Chandrima Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Chandrima Paul 19/03/21



A handwritten signature in black ink, consisting of several overlapping loops and a long tail stroke.

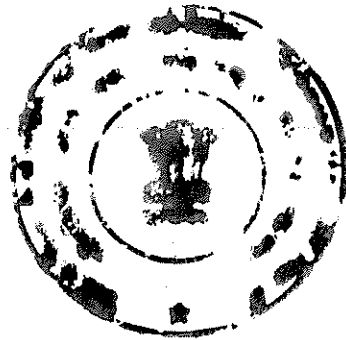
Addl. Dist. Sub-Registrar Bismnupur  
District- South 24 Parganas

19 MAR 2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal VIII- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Mrs Menoka Paul, Mr Chayan Paul, Miss Chandrima Paul,			Raju Mondal 19.3.2021

(Asif Nadim)

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

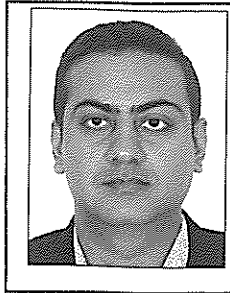




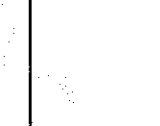




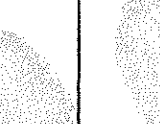









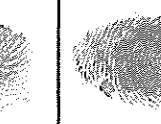
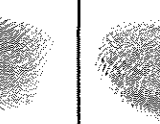

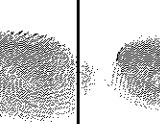
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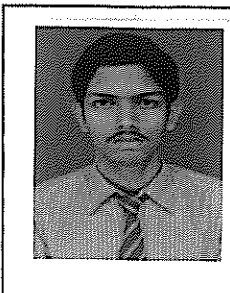










**Addl. Dist. Sub-Registrar Bishnupur  
District- South 24 Parganas**






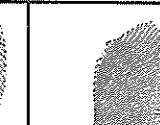





**19 MAR 2021**

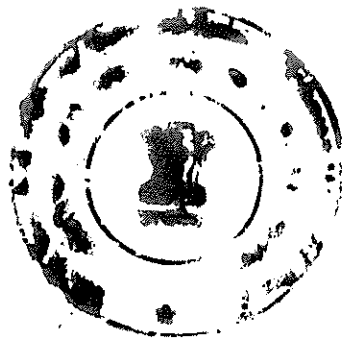
# SPECIMEN FORM FOR TEN FINGERPRINTS

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

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

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

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



A handwritten signature in black ink, consisting of several overlapping, stylized lines.

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

19 MAR 2021



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

**GRN Details**

**GRN:** 192020210245573812 **Payment Mode:** Counter Payment  
**GRN Date:** 16/03/2021 20:05:24 **Bank/Gateway:** HDFC Bank  
**BRN :** 17032021026 **BRN Date:** 17/03/2021 00:03:00  
**Payment Status:** Successful **Payment Ref. No:** 2000514162/3/2021  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** ARRJAVV FARMS AND PROJECT LLP  
**Address:** 54A SARAT BOSE ROAD KOLKATA 700025  
**Mobile:** 9007830098  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2000514162  
**Applicant's Name:** Mr Prakash Jain  
**Identification No:** 2000514162/3/2021  
**Remarks:** Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000514162/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	44331
2	2000514162/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	8886
			<b>Total</b>	<b>53217</b>

**IN WORDS: FIFTY THREE THOUSAND TWO HUNDRED SEVENTEEN ONLY.**

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




**आधार**  
 Government of India  
 Address: 34/1, V. B.C. ROAD,  
 Ballygunge, Kolkata,  
 Ballygunge, West Bengal,  
 700019  
 6233 5874 9223  
 1047  
 1800 300 1947  
 helpline@uidai.gov.in


**आधार**  
 Government of India  
 Name: HARSH JAIN  
 Father: Mahendra Kumar Jain  
 DOB: 20/11/1976  
 Gender: Male  
 6233 5874 9223  
**आधार - साधारण मानुषेर अधिकार**

*Harsh*

आशुकर विभाग  
 GOVT. DEPARTMENT  
 HARSH KUMAR JAIN  
 MAHENDRA KUMAR JAIN  
 20/11/1976  
 ACCP08319A  
 भारत सरकार  
 GOVT. OF INDIA  
 भारत  
 Government of India

*Harsh*



Menaka Paul



ভারত সরকার

Government of India



মেনকা পাল

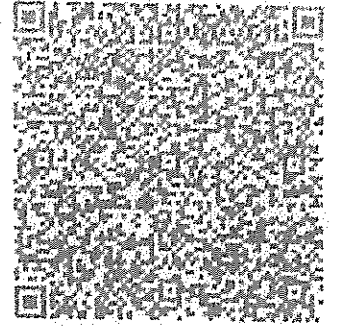
Menoka Paul

পিতা : সন্তোষ সাহা

Father : Santosh Saha

জন্মতারিখ/DOB: 08/05/1969

মহিলা / Female



7673 8943 4710

আধার - সাধারণ মানুষের অধিকার

Menoka Paul



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UBL1562529



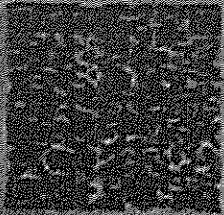
নির্বাচকের নাম : মেনকা পাল  
Elector's Name : Menoka Paul  
স্বামীর নাম : চিন্ময় কুমার পাল  
Husband's Name : Chinmoy Kumar Paul  
লিঙ্গ/Sex : স্ত্রী/F  
জন্ম তারিখ : 08/05/1969  
Date of Birth : 08/05/1969

Menoka Paul

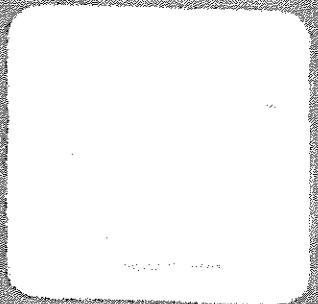
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



पारमार्शिक अकाउंट नंबर कार्ड  
Permanent Account Number Card  
**ECXPP2986R**



नाम / Name  
**CHAYAN PAUL**

पिता का नाम / Father's Name  
**CHINMOY KUMAR PAUL**

15/02/1999

*Chayan Paul*

Signature



*Chayan Paul*



ভারত সরকার

Government of India

চয়ন পাল

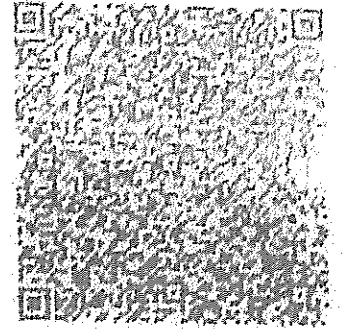
Chayan Paul

পিতা : চিন্ময় কুমার পাল

Father : Chinmoy Kumar Paul

জন্মতারিখ/DOB: 16/02/1998

পুরুষ / Male



6357 0943 0390

আধার - সাধারণ মানুষের অধিকার

Chayan Paul



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UBL2149730



নির্বাচকের নাম : চয়ন পাল

Elector's Name : Chayan Paul

পিতার নাম : চিন্ময় কুমার পাল

Father's Name : Chinmoy Kumar Paul

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 15/02/1998

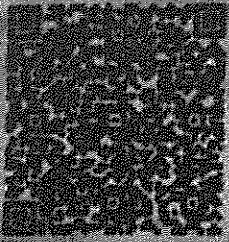
Date of Birth

Chayan Paul

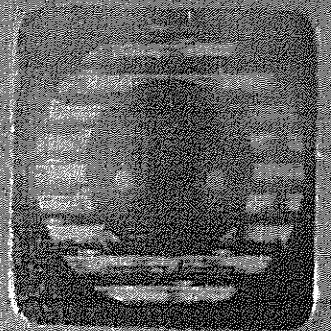
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**ECXPP2982M**



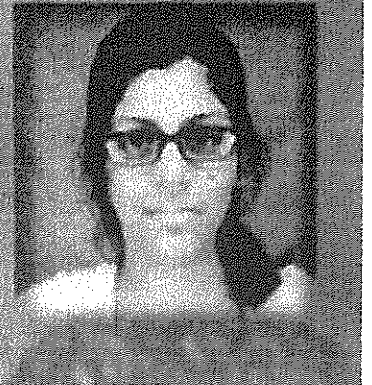
नाम / Name  
**CHANDRIMA PAUL**

पिता का नाम / Father's Name  
**CHINMOY KUMAR PAUL**

जन्म की तारीख / Date of Birth  
**25/09/1996**

*Chandrima Paul*

हस्ताक्षर / Signature



*Chandrima Paul*





ভারত সরকার

Government of India

চন্দ্রিমা পাল

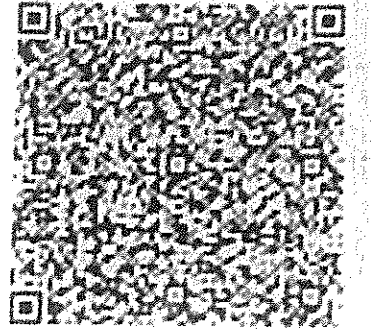
Chandrima Paul

পিতা : চিন্ময় পাল

Father : Chinmoy Paul

জন্মতারিখ/DOB: 25/09/1996

মহিলা / Female

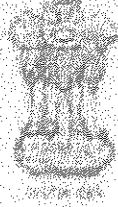


আধার কার্ড

5279 9212 1208

আধার - সাধারণ মানুষের অধিকার

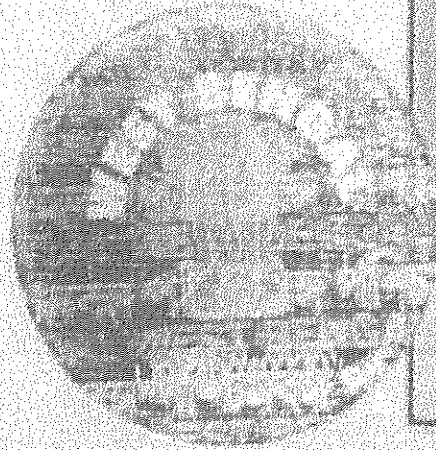
Chandrima Paul



ভারতের নির্বাচন কমিশন  
পত্ৰিকার নং

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UBL1937028



নির্বাচকের নাম : চন্দ্রীমা পাল

Elector's Name : Chandrima Pal

পিতার নাম : চিন্ময় কুমার পাল

Father's Name : Chinmoy Kumar Pal

লিঙ্গ/Sex : স্ত্রী / F

জন্ম তারিখ : 26/09/1996

Date of Birth

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@  
DATED THIS THE 1<sup>ST</sup> DAY OF MARCH 2021  
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

**BETWEEN**

**MRS. MENOKA PAUL&2 ORS.**

.....**VENDORS**

**AND**

**ARRJAVV HOMES PRIVATE LIMITED**

.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

Deed No :	I-1613-02265/2021	Date of Registration	30/03/2021
Query No / Year	1613-2000514162/2021	Office where deed is registered	
Query Date	06/03/2021 2:16:36 PM	1613-2000514162/2021	
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			
Set Forth value	Market Value		
Rs. 6,22,000/-	Rs. 8,88,612/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 44,431/- (Article:23)	Rs. 8,886/- (Article:A(1))		
Remarks			

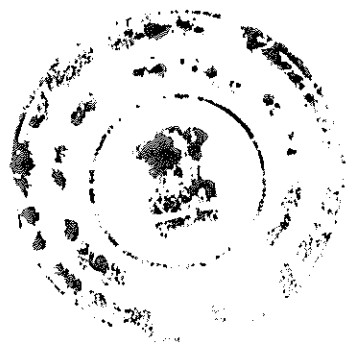
### Land Details :

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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-1030 (RS :-981 )	LR-2959	Organisati on	Shali	1.0323 Dec	43,757/-	76,648/-	Property is on Road
L2	LR-1571 (RS :- 984/1511 )	LR-2959	Organisati on	Shali	3.2034 Dec	1,35,784/-	2,37,852/-	Property is on Road
L3	LR-1217 (RS :-1164 )	LR-3717	Organisati on	Shali	10.4384 Dec	4,42,459/-	5,74,112/-	Property is on Road
		<b>TOTAL :</b>			<b>14.6741Dec</b>	<b>6,22,000 /-</b>	<b>8,88,612 /-</b>	
	<b>Grand Total :</b>				<b>14.6741Dec</b>	<b>6,22,000 /-</b>	<b>8,88,612 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs Menoka Paul (Presentant )</b>                      Wife of Late Chinmoy Kumar Paul Samali (ct), Nahazari,, P.O:- Nahazari, 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.:: ECxxxxxx7Q, Aadhaar No: 76xxxxxxx4710, 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</p>



2	<p><b>Mr Chayan Paul</b>  Son of Late Chinmoy Kumar Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ECxxxxxx6R, Aadhaar No: 63xxxxxxxx0390, 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</p>
3	<p><b>Miss Chandrima Paul</b>  Daughter of Late Chinmoy Kumar Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ECxxxxxx2M, Aadhaar No: 52xxxxxxxx1208, 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</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><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</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Harsh Kumar Jain</b>  Son of Mr Mahendra Kumar Pandya 34/1V, Ballygunj Circular Road,, P.O:- Sarat Bose ORad, 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)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><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</p>			

Identifier Of Mrs Menoka Paul, Mr Chayan Paul, Miss Chandrima Paul,



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Menoka Paul	Arrjavv Farms And Project LLP-0.3441 Dec
2	Mr Chayan Paul	Arrjavv Farms And Project LLP-0.3441 Dec
3	Miss Chandrima Paul	Arrjavv Farms And Project LLP-0.3441 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Menoka Paul	Arrjavv Farms And Project LLP-1.0678 Dec
2	Mr Chayan Paul	Arrjavv Farms And Project LLP-1.0678 Dec
3	Miss Chandrima Paul	Arrjavv Farms And Project LLP-1.0678 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Menoka Paul	Arrjavv Farms And Project LLP-3.47947 Dec
2	Mr Chayan Paul	Arrjavv Farms And Project LLP-3.47947 Dec
3	Miss Chandrima Paul	Arrjavv Farms And Project LLP-3.47947 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:- 1030, LR Khatian No:- 2959	Owner:চিন্ময় কুমার পাল, Gurdian:চন্দ্রনাথ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1571, LR Khatian No:- 2959	Owner:চিন্ময় কুমার পাল, Gurdian:চন্দ্রনাথ , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1217, LR Khatian No:- 3717	Owner:চিন্ময় কুমার পাল, Gurdian:চন্দ্রনাথ পাল, Address:নিজ , Classification:শালি, Area:0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.



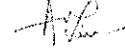


Endorsement For Deed Number : I - 161302265 / 2021

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 8,88,612/-



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

On 19-03-2021

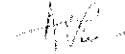
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:10 hrs on 19-03-2021, at the Private residence by Mrs Menoka Paul , one of the Executants.

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

Execution is admitted on 19/03/2021 by 1. Mrs Menoka Paul, Wife of Late Chinmoy Kumar Paul, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Mr Chayan Paul, Son of Late Chinmoy Kumar Paul, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Student, 3. Miss Chandrima Paul, Daughter of Late Chinmoy Kumar Paul, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Student

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 8,886/- ( A(1) = Rs 8,886/- ) and Registration Fees paid by by online = Rs 8,886/-

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: 192020210245573812 on 16-03-2021, Amount Rs: 8,886/-, Bank: HDFC Bank ( HDFC0000014), Ref. No\_17032021026 on 17-03-2021, Head of Account 0030-03-104-001-16

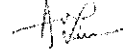




**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 44,431/- and Stamp Duty paid by by online = Rs 44,331/-

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: 192020210245573812 on 16-03-2021, Amount Rs: 44,331/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021026 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**

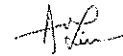
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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. 44,431/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 248740, 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 61863 to 61895  
being No 161302265 for the year 2021.



Digitally signed by ASIF NADIM  
Date: 2021.04.08 14:52:17 +05:30  
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/08 02:52:17 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)