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दि. 29/3/2021
पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

AE 248733

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19/03/21 at Kesaria

4.55 p.m.
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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

[Signature]
Dist. Sub-Registrar, Bishnupur

30 MAR 2021

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

00300962

B. K. JAIN & CO.
Advocate
63 Kripa Shankar Roy Road
Kolkata - 700001

18 JAN 2021

NO Date
Name
Address
Vendor

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 703 001



[Handwritten signature]

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

19 MAR 2021

Rubi Barman.



649
19.3.21

Rubi Barman.



650
19.3.21

Roh Mondal

Roh Mondal

SMT. RUBI BARMAN (AADHAAR:246028125020) Wife of Biswarup Barman, and daughter of Late Hrisikesh Mondal. by faith – Hindu, by occupation – House Wife residing at Sashi Sur Lane, P.O- Hatkhola and P.S-Jorabagan, Kolkata-700005, 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 his heirs executors administrations and legal representatives) of the **FIRST PART;**

AND

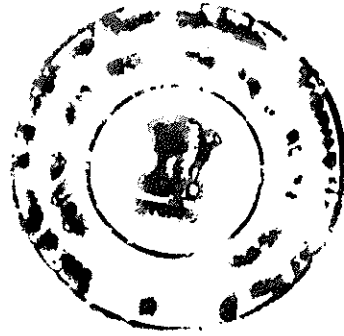
ARRJAVV FARMS AND PROJECT LLP(PAN:ABUFA3192N) a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 5th. Floor, P.S- Ballygunge, P.O- Sarat Bosae Road, Kolkata – 700 025, represented by one of its 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;**

AND

SRI RAJU MONDAL(AADHAAR:345832880081) Son of Sukdeb Mondal, by faith Hindu, by nationality- Indian, by occupation- Business, residing at Samali (ct), Nahazari, Thakurpukur Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART;**

WHEREAS:

- A) **One Binodini Mondal**(Since Deceased) Wife of Late Ramesh Mondal was the owner by way of Registered Deed of Sale dated 11/05/1971 registered at before S.R. Bishnupur, West Bengal, and recorded in Book-I, Vol.-46, Page from 259 to 260, being



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no.-4685, Year-1971, was 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 total measuring more or less about **01.8305 (One Point Eight Three Zero Five) Decimal**, comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatiyani no.-3434** 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)
987	1036	Shali	3434	35.00	0.0523	01.8305
					Total	01.8305 Decimal

- B) **THAT** the said Binodini Mondal died since longintestateleaving behind his Only Son Hrisikesh Mondal (Since Deceased)as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the owner of the said Land.
- C) **THAT** the said Hrisikesh Mondal died since long intestate leaving behind his Only married daughter Rubi Barmanas his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the owner of the said Land.
- D) **THAT** the vendor herein isthe owner by way of inheritance is the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **01.8305 (One Point Eight Three Zero Five) Decimal**, comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatiyani no.-3434** 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)
987	1036	Shali	3434	35.00	0.0523	01.8305
					Total	01.8305 Decimal



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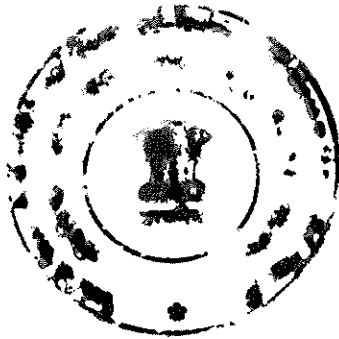
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- E) In as much as the said lands are barren and are not being cultivated by the Vendor and/or any person authorised by it the Vendor, on being approached by the Confirming Party, has agreed to sell and transfer the entirety of the said Land unto and in favour of the Confirming Party and/or its nominee and/or nominees for the consideration and on the terms and conditions agreed upon between the Vendor and the Confirming Party (hereinafter referred to as the **SALE AGREEMENT**).The Confirming Party has agreed to irrevocably nominate the Purchaser herein for acquiring **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **01.8305 (One Point Eight Three Zero Five) Decimal**, comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatiyān no.-3434**, **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)
987	1036	Shali	3434	35.00	0.0523	01.8305
					Total	01.8305 Decimal

- (morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**). hereinafter referred to as the said LAND) out of the said Entire Lands, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the said Land directly in favour of the Purchaser herein which the Vendor have agreed to do subject to the terms and conditions hereinafter appearing.
- F) The Purchaser has agreed to purchase and acquire the said Land free from all encumbrances and charges at and for a consideration of **Rs. 78,000/- (Rupees Seventy Eight Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**) out of which a sum of **Rs. 50,000/- (Rupees Fifty Thousand) only** has been agreed to be paid by the Purchaser to the Vendor for sale and transfer of the said Land in favour of the Purchaser and the remaining sum of **Rs.28,000/- (Rupees Twenty Eight Thousand) only**has been agreed to be paid by the Purchaser to the Confirming Party as and by way of Nomination Costs.



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- G) At or before the execution of this Indenture the Vendor, Confirming Party and each one of them has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owners of the said Land.
 - ii) **THAT** the said Land is free from all encumbrances charges liens mortgages, lispendens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendor has a marketable title in respect of the said Land.
 - 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 bargadar or bhag-chassi into or upon the said Land.
 - vi) **THAT** the Vendor is liable and have paid all municipal rates taxes and other outgoings including khazana payable in respect of the said Land upto the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the said Land.
 - viii) **THAT** the said Land is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
 - ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor have created any interest of any third party into or upon the said Land or any part or portion thereof.
 - x) **THAT** the Vendor is in khas possession of the entirety of the said Land.
 - xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the said Land.
 - xii) **THAT** there is no right of way from or through the said Land
 - xiii) **THAT** nobody has any right of easement over and in respect of the said Land or any part thereof
 - xiv) **THAT** the Confirming Party shall be entitled to nominate any other person and/or persons in its place and stead under the said Sale Agreement for acquiring the said Land
 - xv) **THAT** the said Land is barren and is not being cultivated by the Vendor or any person authorised by the Vendor and/or by the Confirming Party.
 - xvi) That since the date of the said Deed of Sale dated 11/05/1971, the Vendor has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.



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

I. NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

THAT in consideration of the said Sale Agreement and in further consideration of a sum of **Rs. 50,000/- (Rupees Fifty Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) **AND** in further consideration of a sum of **Rs.28,000/- (Rupees Twenty Eight Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party at or before the execution of these presents as and by way of Nomination Costs (the receipt whereof the Confirming Party doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) thus aggregating **Rs.78,000/-(Rupees Seventy Eight Thousand) only** and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the Said Land hereby intended to be sold transferred and conveyed) the Vendor with the consent and concurrence of the Confirming Party and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **01.8305 (One Point Eight Three Zero Five) Decimal**, comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatiyan no.-3434 Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (morefully and particularly mentioned and described in the Schedule hereunder and hereinafter collectively referred to as the **SAID LAND**).absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions,



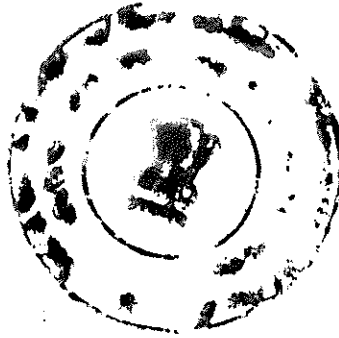
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requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the said LANDS or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Lands claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Land or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LANDS hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever and the Confirming Party doth hereby release relinquish its right title interest, if any, into or upon the said Land unto and in favour of the Purchaser absolutely and forever.

II. THE VENDOR AND THE CONFIRMING PARTY AND EACH ONE OF THEM DOTH HEREBY JOINTLY AND/OR SEVERALLY 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 LANDS hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the



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Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazna and revenue payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Lands within the meaning of the Urban Lands (Ceiling & Regulation) Act, 1976 and the said land/property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the Said Land or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LANDS or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the Said Land or any part or portion thereof nor the same has 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



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estate whatsoever into or upon or over the Said Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III. AND THIS DEED FURTHER WITNESSETH that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the Said Lands and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever.

IV. THIS DEED FURTHER WITNESSTH that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDOR, CONFIRMING PARTY shall jointly and severally be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and each of the said VENDOR, CONFIRMING PARTY has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.

V. AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that the Vendor and the Confirming Party and each one of them doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:

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



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- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- v) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vi) To sign and execute all plans, applications, declarations, and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the Said Land.
- vii) To appear and represent in the name of the Vendor before all concerned statutory bodies and/or authorities including the Municipality, local Panchyat and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Vendor for undertaking development of the said land.
- viii) To do all such lawful acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the Said Land.
- ix) **AND THAT** the Vendor and the Confirming party shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all act or omission in executing the abovementioned clauses No. I to VIII.



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **01.8305 (One Point Eight Three Zero Five) Decimal**, comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatiyān no.-3434**, **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)
987	1036	Shali	3434	35.00	0.0523	01.8305
					Total	01.8305 Decimal

Total area sold by this Deed is **01.8305 (One point Eight Three Zero Five) Decimal**.

BUTTED AND BOUNDED BY:-

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
987	1036	Sali Land LR Dag-1038	Sali Land LR Dag-1037	Sali Land LR Dag-1035	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 Kolkata in the presence of

1/ Anirup Banerjee

Robu Mondal

Rubi Banerjee

SIGNED AND DELIVERED BY THE CONFIRMING

PARTY At Kolkata in the presence of

Robu Mondal

Raji Mondal

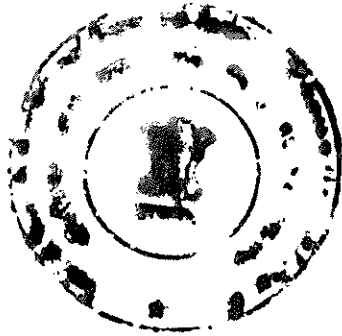
Non judicial stamp for this deed purchased by Adv. R.L.GAGGAR. on behalf of purchaser

Drafted & Prepared by:- *Prakash Jain*

PRAKASH JAIN(Advocate)

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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PURCHASER the within mentioned sum of
**Rs. 78,000/- (Rupees Seventy Eight
 Thousand) only** being the entirety of the
 Consideration Amount payable under these
 presents as per Memo below:

Rs. 78,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 009438 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor	Rs. 50,000.00
2. By Pay Order No. 009439 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Confirming Party	Rs. 28,000.00
<u>(Rupees Seventy Eight Thousand) only</u> Total	<u>Rs. 78,000.00</u>

WITNESSES

1) Anirup Bannan

Rubi Bannan

s/o Biswarup Bannan

VENDOR

13, SASHI SUR LANE KOL-700005

P.S. JORABAGAN

Rajul Mondal

Rubi Mondal

TOLSI MONDAL

CONFIRMING PARTY

SAMALI. BISHNUPUR

PIN-104



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19 MAR 2021



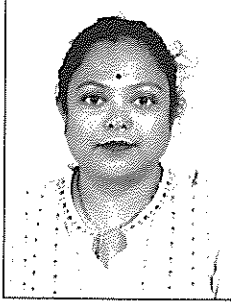

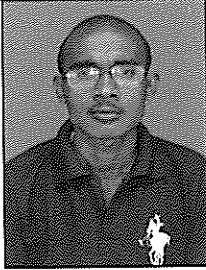



Government of West Bengal

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 16132000539005/2021

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 Rubi Barman Sashi Sur Lane,, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005	Seller			Rubi Barman 19.3.21
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Raju Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Mr Raju Mondal 19.3.21
SI 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	Mrs Rubi Barman, Mr Raju Mondal,			RAJU MONDAL 19.3.2021


(Asif Nadim)



A handwritten signature in black ink, consisting of several fluid, overlapping strokes.

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

19 MAR 2021

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

1 - 1 -

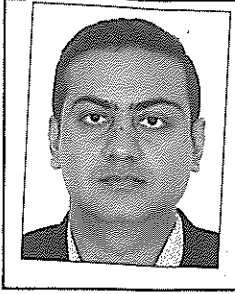

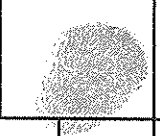

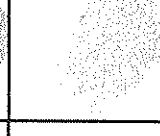
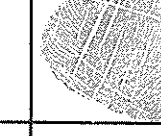


















A handwritten signature in black ink, appearing to be the initials 'AS' followed by a flourish.

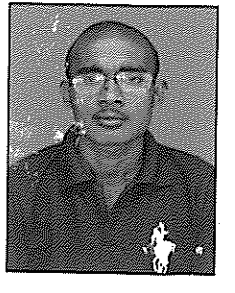




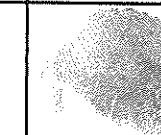





**Addl. Dist. Sub-Registrar Bisnupur
District- South 24 Parganas**

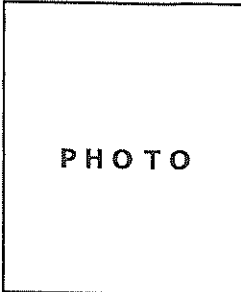
19 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Hirsh Singh</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb		
		Left Hand							
		Right Hand							

	<i>Rubij Parmar</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb		
		Left Hand							
		Right Hand							

	<i>Rishi Mondal</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb		
		Left Hand							
		Right Hand							

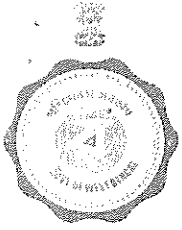
			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb		
		Left Hand							
		Right Hand							



Handwritten signature

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: 192020210251360971 Payment Mode: Online Payment
GRN Date: 30/03/2021 14:16:31 Bank/Gateway: HDFC Bank
BRN : 1405436562 BRN Date: 30/03/2021 14:03:45
Payment Status: Successful Payment Ref. No: 2000539005/9/2021
[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: 2000539005
Applicant's Name: Mr Prakash Jain
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2000539005/9/2021
Remarks: Sale, Sale Document Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000539005/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	5560
2	2000539005/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	1112
Total				6672

IN WORDS: SIX THOUSAND SIX HUNDRED SEVENTY TWO 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


Designated Partner



आधार
 विकल्प / ऑन-लाइन सेवा
 कॉलिंग, वाणिज्य, आवेदन
 पत्रिकाएं


Address: 34/1, V. B.C. ROAD,
 Ballygunge, Kolkata,
 Ballygunge, West Bengal,
 700019

6233 5874 9223

1947
 1800 300 1947


 help@uidai.gov.in

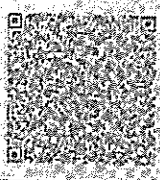

 www.uidai.gov.in


आधार कार्ड
 Government of India

पुरुष / Male
HARSH JAIN
 पिता / Mahendra Kumar Jain
 पिता / Mahendra Kumar Jain

पंजीकृत / DOB: 20/11/1976
 पुरुष / Male

6233 5874 9223

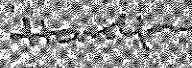


आधार - साधारण मानुषेर अधिकार

Harsh

आयकर विभाग
 INCOME TAX DEPARTMENT
 HARSH KUMAR JAIN
 MAHENDRA KUMAR JAIN
 20/11/1976
 ACCP-15319A

भारत सरकार
 GOVT OF INDIA
 भारत
 सरकार



Harsh



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63117/03705

To: Rubi Barman
W/O Dewarup Barman
15
Sashi Sur Lane
P.S. Jhabagan
Hakimpur S.O.
Kolkata
West Bengal - 700005
Mobile: 9951969661

Date: 07/12/2011

Ref. No.: 00001548-00170784-00196793



UB 07538557 9 IN

आपका आधार क्रमांक / Your Aadhaar No. :

2460 2812 5020

आधार — आम आदमी का अधिकार

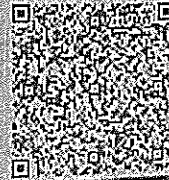


भारत सरकार
GOVERNMENT OF INDIA



Rubi Barman
Year of Birth: 1975
Female

2460 2812 5020



आधार — आम आदमी का अधिकार

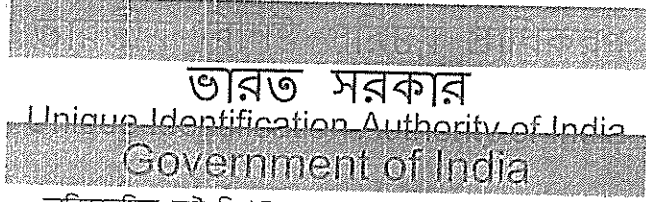
Rubi Barman.



सत्यमेव जयते



आधार



তালিকাভুক্তির আই ডি / Enrollment No.: 2010/96506/01855

To
রাজু মণ্ডল
Raju Mondal
S/O: Sukdeb Mondal
SAMALI
Samali(ct)
Nahazari
Thakurpukur Mahestola South 24 Parganas
West Bengal 700104

229042604

15/03/2015



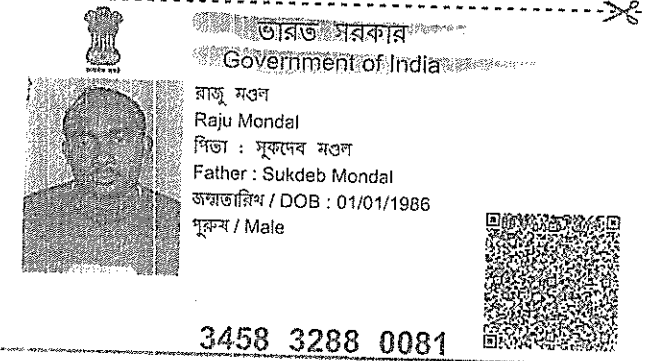
MP290426041FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3458 3288 0081

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

রাজু মণ্ডল
Raju Mondal
পিতা : সুক্বেদ মণ্ডল
Father : Sukdeb Mondal
জন্মতারিখ / DOB : 01/01/1986
পুরুষ / Male

3458 3288 0081

আধার - সাধারণ মানুষের অধিকার

Raju Mondal



ভারত সরকার
Unique Identification Authority of India
Government of India

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

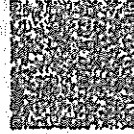
To
রাজু মণ্ডল
Raju Mondal
S/O Tulsicharan Mondal

VILL- SAMALI
P.O- NAHAZARI
Nahazan
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

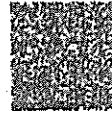
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



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



2209 0564 8424

আমার আধার, আমার পরিচয়

২১৩২৪৫৭৮

<p>আয়কর বিভাগ INCOME TAX DEPARTMENT RAJU MONDAL TULSICHARAN MONDAL 03/10/1979 Permanent Account Number BNYPM6396K Signature</p>	<p>ভারত সরকার GOVT. OF INDIA </p>
--	---



Government of India



ভাষা

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

INFORMATION

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

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



কার্যকরী মিশিড পরিচয় প্রতিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O তুলসীচরন মণ্ডল, ... পোস্ট-
নহাজারী, গ্রাম- সামালী, নহাজারী,
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



mailto:uidai.gov.in



www.uidai.gov.in

এই কার্ডটি হারিয়ে / কার্ডের কপিমা সন্ধানিত কর্তে / কেউ
আপেক্ষিত পত্র প্রেরণা করলে, অনুগ্রহ করে
নিচের ঠিকানায় জানাবার পরে
হান্স টেলিফোন এক্সচেঞ্জ নহাজারী
হান্স, পূর্ব - 411 045

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

Tel: 91-20-2721-8080; Fax: 91-20-2721-8081
e-mail: unit@msdl.co.in



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

GRN Details

GRN: 192020210245569202 Payment Mode: Counter Payment
GRN Date: 16/03/2021 19:56:49 Bank/Gateway: HDFC Bank
BRN : 17032021022 BRN Date: 17/03/2021 00:03:00
Payment Status: Successful Payment Ref. No: 2000539005/3/2021
[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: 2000539005
Applicant's Name: Mr Prakash Jain
Identification No: 2000539005/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000539005/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	6717
2	2000539005/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	1653
			Total	8370

IN WORDS: EIGHT THOUSAND THREE HUNDRED SEVENTY ONLY.

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE 15TH DAY OF MARCH 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

SMT. RUBI BARMAN

.....*VENDOR*

AND

ARRJAVV HOMES PRIVATE LIMITED

.....*PURCHASER*

AND

SRI RAJU MONDAL

.....**CONFIRMING PARTY**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-02290/2021	Date of Registration	30/03/2021
Query No / Year	1613-2000539005/2021	Office where deed is registered	
Query Date	09/03/2021 6:16:17 PM	1613-2000539005/2021	
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], [4311] Other than Immovable Property, Receipt [Rs : 28,000/-]		
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 2,47,118/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,377/- (Article:23)	Rs. 2,765/- (Article:A(1), E,)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1036 (RS :-987)	LR-3434	Bastu	Shali	1.8305 Dec	50,000/-	2,47,118/-	Property is on Road
Grand Total :					1.8305Dec	50,000 /-	2,47,118 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Rubi Barman (Presentant) Wife of Mr Biswarup Barman Sashi Sur Lane,, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Aadhaar No: 24xxxxxxxx5020, 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
2	Mr Raju Mondal Son of Mr Sukdeb Mondal Samali (ct), Nahazari, Thakurpukur Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 34xxxxxxxx0081, Status :Confirming Party, 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	Arrjavv Farms And Project LLP 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	Mr Harsh Kumar Jain 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: 62xxxxxxx9223 Status : Representative, Representative of : Arrjavv Farms And Project LLP (as Designated partner)

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Mrs Rubi Barman, Mr Raju Mondal,			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Rubi Barman	Arrjavv Farms And Project LLP-1.8305 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

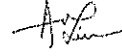
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1036, LR Khatian No:- 3434	Owner: বিলোদিনী মন্ডল, Gurdian: রমেশ , Address: নিজ , Classification: কালি, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



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 2,47,118/-



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

On 19-03-2021

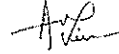
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:55 hrs on 19-03-2021, at the Private residence by Mrs Rubi Barman , 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 Rubi Barman, Wife of Mr Biswarup Barman, Sashi Sur Lane,, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 2. Mr Raju Mondal, Son of Mr Sukdeb Mondal, Samali (ct), Nahazari, Thakurpukur Mahestola,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr 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 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 Fees

Certified that required Registration Fees payable for this document is Rs 2,765/- (A(1) = Rs 2,471/- ,B = Rs 280/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,765/-
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: 192020210245569202 on 16-03-2021, Amount Rs: 1,653/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021022 on 17-03-2021, Head of Account 0030-03-104-001-16
Online on 30/03/2021 2:16PM with Govt. Ref. No: 192020210251360971 on 30-03-2021, Amount Rs: 1,112/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1405436562 on 30-03-2021, Head of Account 0030-03-104-001-16



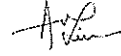
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,377/- and Stamp Duty paid by Stamp Rs 100/-, by online ₹ Rs 12,277/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 248733, Amount: Rs.100/-, Date of Purchase: 18/01/2021, Vendor name: I Chakraborty

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: 192020210245569202 on 16-03-2021, Amount Rs: 6,717/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021022 on 17-03-2021, Head of Account 0030-02-103-003-02
Online on 30/03/2021 2:16PM with Govt. Ref. No: 192020210251360971 on 30-03-2021, Amount Rs: 5,560/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1405436562 on 30-03-2021, 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

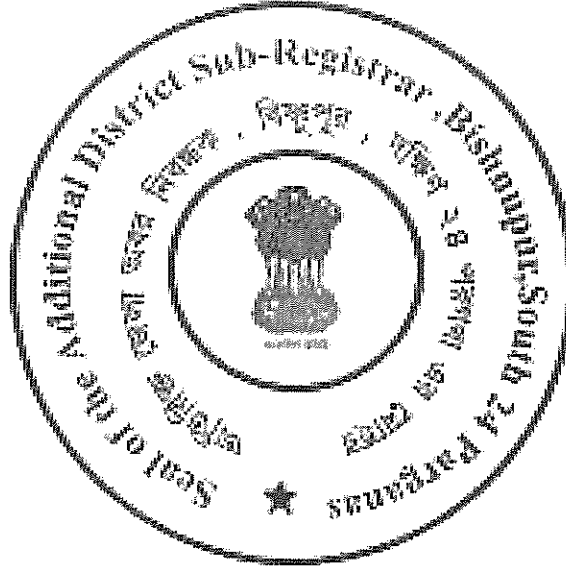


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 61449 to 61477

being No 161302290 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.08 13:52:09 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/08 01:52:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)