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D-02291/2021



म.सं. 297/2021
 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 2000567116
 19/03/21 at Kalyanpur
 4.40 P.M.
 [Signature]

AE 248742

I certify 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

16 JAN 2021

00380953

B. R. JAIN & CO.
Advocate
34, Arseni Sankar Roy Road
Kolkata - 700001

No Date
Name
Address
Vendor

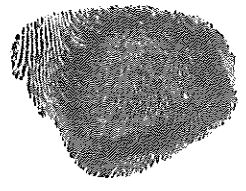
I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



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

19 MAR 2021

অক্ষয় কান্তি হালদার



640
19.3.21

অক্ষয় কান্তি হালদার



641

L. T. D. of Remubala Naskar
by the Gen of Jayanta Mondal.



642

গেরমানি নন্দকর



643

কল্যাণী নন্দকর

Rajumondal
S.O. TOLSI MONDAL
SAMALI

(1) SMT. RENUBALA NASKAR(PAN:CCGPN6749B)(AADHAAR:855446455251) Wife of Late Hirulal Naskar, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at VTC, Kadambatala, P.O- Bargagan and P.S- Bishnupur, Dist.- South 24 Pgs. -743503, West Bengal **(2) SMT. ASHTARANI HALDAR (PAN:BGZPH5683J) (AADHAAR:799387601451)** Wife of Gopal Haldar, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Bakultala, Mathurapur-II, P.O-Bakultala and P.S- Raydighi,Dist.- South 24 Pgs. -743349, West Bengal **(3) SRI DEBDAS NASKAR (PAN:CCPPN2948M)(AADHAAR:314400606553)** Late Hirulal Naskar, by faith Hindu, by nationality- Indian, by occupation- Cultivation, residing at Kadambatala, P.O- Bargagan and P.S- Bishnupur, Dist.- South 24 Pgs. -743503, West Bengal **(4) SMT. KALYANI NASKAR(PAN:BTZPN4794B)(AADHAAR:311781661596)** Wife of Utpal Naskar, by faith Hindu, by nationality- Indian, by occupation- House Wife, residing at Kadambatala, P.O- Bargagan and P.S- Bishnupur, Dist.- South 24 Pgs. -743503, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **FIRST PART;**

AND

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;**

WHEREAS:

A) **That** Previously One Mahim Chandra Naskar(Since Deceased) son of Rajani Kanta Naskar was the RS recorded owner being **ALL THAT** piece or parcel of the Land



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classified as **Sali** i.e. Agricultural land measuring more or less about **21.00 (Twenty One) Decimal, 0.2500 Share** comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037, under RS Khatian No. 302, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
988	1037	Shali	302	84.00	0.2500	21.00
					Total	21.00 Decimal

- B) **THAT** the said Mahim Chandra Naskar son of Rajani Kanta Naskar died intestate since long leaving behind her wife Bhagawati Dasi alias Bharati Dasi (Since Deceased) and only married daughter Renubala Naskar(PAN:CCGPN6749B)(AADHAAR:855446455251) Wife of Late Hirulal Naskar as her only legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- C) **THAT** the said Bhagawati Dasi alias Bharati Dasi died intestate since long leaving behind her only married daughter Renubala Naskar (PAN:CCGPN6749B) (AADHAAR: 855446455251) Wife of Late Hirulal Naskar as her only 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** Previously One Nafar Chandra Naskar(Since Deceased) son of Rajani Kanta Naskar was the RS recorded owner being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **63.00 (Sixty Three) Decimal, 0.7500 Share** comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037, under RS Khatian No. 302, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
988	1037	Shali	302	84.00	0.7500	63.00
					Total	63.00 Decimal



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District- South 24 Parganas

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- E) **THAT** the said Nafar Chandra Naskar son of Rajani Kanta Naskar died intestate since long leaving behind her wife Gita Bala Naskar (Since Deceased) 4(Four) Sons namely (i) Haran Chandra Naskar (Since Deceased) (ii) Nimai Chandra Naskar (iii) Anath Naskar (iv) Amayo Charan Naskar (Since Deceased) and 3(Three) married daughter namely (i) Panu Halder(Since Deceased) (ii) Anita Sardar and (iii) Sikha Roy as his only 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.
- F) **THAT** the said Gita Bala Naskar died intestate since long leaving behind her 4(Four) Sons namely (i) Haran Chandra Naskar (Since Deceased) (ii) Nimai Chandra Naskar (iii) Anath Naskar (iv) Amayo Charan Naskar (Since Deceased) and 3(Three) married daughter namely (i) Panu Halder(Since Deceased) (ii) Anita Sardar and (iii) Sikha Roy as his only 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.
- G) **THAT** all legal heirs of said Nafar Chandra Naskar sold, conveyed and transferred unto and in favour of Renu Bala Naskar Widow of Late Hiru Bala Naskar by 2(two) Registered Deed of Conveyance (i) Dated 29th December 2006, and reg. at A.D.S.R Bishnupur, West Bengal and recorded in Book-I, CD Vol.-20, Page from 2873 to 2893, being no.-05290, Year-2008, (ii) Dated 8th November 2019, and reg. at A.D.S.R Bishnupur, West Bengal and recorded in Book-I, Vol.-1613-2019, Page from 123794 to 123808, being no.-161305535, Year-2019 being **ALL THAT** piece or parcel of the Land classified as **Salii.e.** Agricultural land measuring more or less about **63.00 (Sixty Three) Decimal, 0.7500 Share**, comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037, under RS Khatian No. 302, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
988	1037	Shali	302	84.00	0.7500	63.00
					Total	63.00 Decimal

- H) **THAT** the said Renubala Naskar was the owner by of inheritance and by way of various Deed of sale mention above being **ALL THAT** piece or parcel of the Land classified as **Salii.e.** Agricultural land measuring more or less about **84.00 (Eighty Four)**



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Decimal, 1.0000 Share, comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037**, under **RS Khatian No. 302**, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
988	1037	Shali	302	84.00	1.0000	84.00
					Total	84.00 Decimal

- I) **THAT** the said Renubala Naskar gift her 75%(Seventy five percent) share to her family members by way of registered deed of gift registered at before A.D.S.R Bishnupur, being (i) Dated 11/03/2020, vide Book-I, Vol.-1613-2020, Page 33168 to 33185, being no.-161301344, year-2020 to **Ashtarani Haldar** Wife of Gopal Haldar, Area-21.00 Decimal (ii) Dated 11/03/2020, vide Book-I, Vol.-1613-2020, Page 34102 to 34119, being no.-161301340, year-2020 to **Debdas Naskar** son of Late Hirulal Naskar, Area-21.00 Decimal (iii) Dated 11/03/2020, vide Book-I, Vol.-1613-2020, Page 34120 to 34137, being no.-161301341, year-2020 to **Kalyani Naskar** Wife of Utpal Naskar, Area-21.00 Decimal.
- J) **THAT** the said (i) Ashtarani Haldar Wife of Gopal Haldar (ii) Debdas Naskar son of Late Hirulal Naskar and (iii) Kalyani Naskar Wife of Utpal Naskar duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyani no.3616, 3617 and 3618 respectively.**
- K) 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 THAT** piece or parcel of the Land classified as **Salii.e.** Agricultural land measuring more or less about **84.00 (Eighty Four) Decimal, 1.0000 Share** comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037**, under **LR Khatian No. 1137, 3616, 3617 and 3618** 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:-



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MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
988	1037	Shali	1137	84.00	0.2500	21.00
988	1037	Shali	3616	84.00	0.2500	21.00
988	1037	Shali	3617	84.00	0.2500	21.00
988	1037	Shali	3618	84.00	0.2500	21.00
					Total	84.00 Decimal

(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.

- L) The Purchaser has agreed to purchase and acquire the "said lands" free from all encumbrances and charges at and for a consideration of **Rs. 35,64,000/- (Rupees Thirty Five Lakhs Sixty Four Thousand) only**(hereinafter referred to as the **CONSIDERATION AMOUNT**)
- M) 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' .
 - 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.



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District- South 24 Parganas



I. THAT in consideration of a sum of **RS. 35,64,000/- (Rupees Thirty Five Lakhs Sixty Four 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 grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **84.00 (Eighty Four) Decimal, 1.0000 Share** comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037, under LR Khatian No. 1137, 3616, 3617 and 3618 Situate in Mouza-Samaili, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpurnja 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,

NOW THIS INDENTURE WITNESSETH:

(N) 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.

- (X) **THAT** the Vendors in khas possession 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** the "said lands" are barren and are not being cultivated by the Vendors or any person authorised by the Vendors.

free from all encumbrances charges liens lispensens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said lands" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and 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.



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- 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.
- 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 lispensens 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



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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 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.



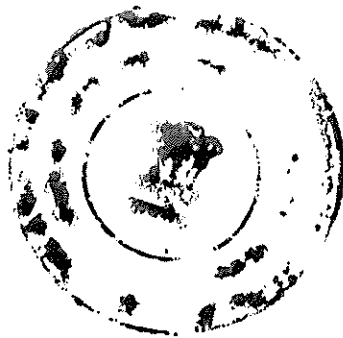
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V. AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that the VENDORS doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative 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.
- 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 THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **84.00 (Eighty Four) Decimal, 1.0000 Share**, comprised in **R.S Dag No. 988** Corresponding **L.R Dag no 1037**, under **LR Khatian No. 1137, 3616, 3617 and 3618** Situate in **Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of **Rashpunja Gram Panchay** at 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,			RASPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA	
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
988	1037	Shali	1137	84.00	0.2500	21.00
988	1037	Shali	3616	84.00	0.2500	21.00
988	1037	Shali	3617	84.00	0.2500	21.00
988	1037	Shali	3618	84.00	0.2500	21.00
					Total	84.00 Decimal

Total area sold by this Deed is **84.00(Eighty Four) Decimal**.


BUTTED AND BOUNDED BY:-

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
988	1037	Sali Land LR Dag-1037	Sali Land LR Dag-1038	Sali Land LR Dag-1201	Sali Land LR Dag-1045

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 Janai in the presence of

① Jayanta K. Mondal
 s/o. Late Kinukam Mondal
 of Samali Dist. 2468(15)
 Pin 700104.

② Rama Naskam/Mondal
 w/o Ronit Mondal
 vill - Kadambastala,
 pin - 743503


 L. T. S. of Renubala
 Naskar by the Pen
 of Jayanta K. Mondal

(1) RENUBALA NASKAR

অশ্বত্থ বারী হালদার

(2) ASHTARANI

দেবদাস নস্কর

(3) DEBDAS NASKAR

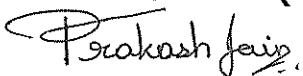
কল্যাণী নস্কর

(4) KALYANI NASKAR

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)



Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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

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

19 MAR 2021

PURCHASER the within mentioned sum of
**Rs. 35,64,000/- (Rupees Thirty Five Lakhs
 Sixty Four Thousand) only** being the entirety
 of the Consideration Amount payable under
 these presents as per Memo below:

Rs. 35,64,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 009441 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 8,91,000.00
2. By Pay Order No. 009442 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 2	Rs. 8,91,000.00
3. By Pay Order No. 009443 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 3	Rs. 8,91,000.00
4. By Pay Order No. 009444 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 4	Rs. 8,91,000.00
<u>(Rupees Thirty Five Lakhs Sixty Four Thousand) only, Total</u>	Rs. 35,64,000.00

L.T.D. of Renubala Naskar
 by the term of Jayanta Mondal
VENDORS

WITNESSES

- ① Jayanta Mondal
 S/o. Late Kinu Ram Mondal
 of Sonmali
- ② Rama Naskar / Mondal

(1) RENUBALA NASKAR

রেনুবালা নসকার

(2) ASHTARANI

অশ্বতরানী নসকার

(3) DEBDAS NASKAR

কল্যাণী নসকার

(4) KALYANI NASKAR

Read over and explain the contents
 of this Deed in Bengali by me to
 all vendors Rama Naskar w/o Rovit Mondal



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

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

19 MAR 2021



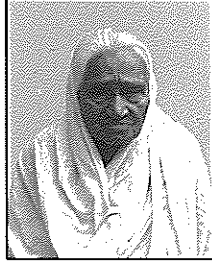

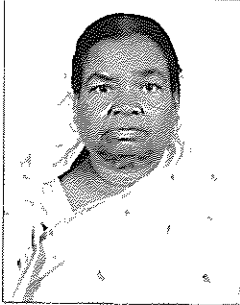

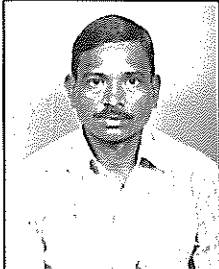

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132000567116/2021

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 Renubala Naskar VTC, Kadambatala,, P.O:- Bargagan, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Seller			L. T. D. of Kambak Naskar by the pen of Jayaranda Halder 19.03.2021
2	Mrs Ashtarani Halder Bakultala, Mathurapur- II,, P.O:- Bakultala, P.S:- Raidighi, District:-South 24-Parganas, West Bengal, India, PIN - 743349	Seller			১৯/০৩/২০২১ ২০.৩.২০২১
3	Mr Debdas Naskar Kadambatala,, P.O:- Bargagan, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Seller			১৯/০৩/২০২১ ২০.৩.২০২১




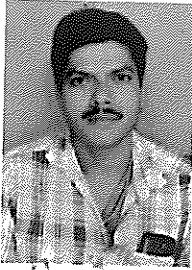

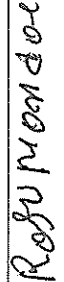


A handwritten signature in black ink, consisting of several loops and strokes, positioned below the official seal.

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

19 MAR 2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Kalyani Naskar Kadambatala,, P.O:- Bargagan, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Seller			 19.02.2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Mrs Renubala Naskar, Mrs Ashtarani Haldar, Mr Debdas Naskar, Mrs Kalyani Naskar, M Harsh Kumar Jain			 19.3.2021

(Asif Nadim)

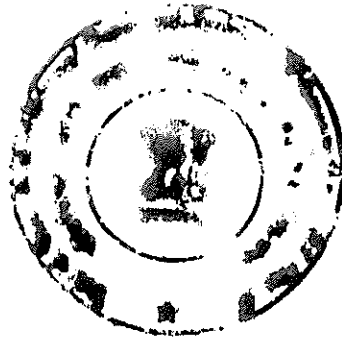
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal



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

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

19 MAR 2021



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

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

19 MAR 2021



A handwritten signature in black ink, appearing to be the signature of the Addl. Dist. Sub-Registrar.

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

19 MAR 2021

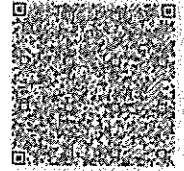
आयकर विभाग
INCOME TAX DEPARTMENT



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

01052021

ARRJAVV FARMS AND PROJECT LLP

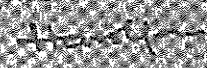
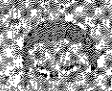
Designated Partner


आधार
 डिजिटल, 7/24, बि बि सेवा
 सार्वजनिक, आधिकारिक, कोसवकास
 परिचयपत्र
 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 - साधारण मानुषेर अधिकार
Government of India
 वरिष्ठ
HARSH JAIN
 पिता : महेंद्र कुमार जैन
 Father : Mahendra Kumar Jain
 पालन / DOB: 20/11/1976
 लिंग / Male
 6233 5874 9223

आधार - साधारण मानुषेर अधिकार

Harsh

आयकर विभाग
 TAXATION DEPARTMENT
HARSH KUMAR JAIN
MAHENDRA KUMAR JAIN
 20/11/1976
 ACUF18319A

मानव संसाधन
 GOVT OF INDIA


Harsh

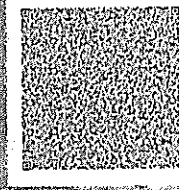
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CCGPN6749B



नाम / Name
RENUBALA NASKAR

पिता का नाम / Father's Name
MAHIM NASKAR

जन्म तिथि / Date of Birth
22/01/1949

हस्ताक्षर / Signature



If this card is lost, found kindly inform/return to:

Income Tax PAN Services Unit, UTTTSL
Plot No. 3, Sector 14, CBD Belapur,
Navi Mumbai - 400 613.

यस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
आपका पता: सेवा यूनिट, UTTTSL
प्लॉट नं. 3, सेक्टर 14, सी.बी.डी. बेलपुर
नवी मुंबई-400 613

Aaykar Sampark Kendra

For Income Tax Related
Queries call Toll Free No.

1961

or

18001801961





भारत सरकार



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির নম্বর / Enrollment No.: 1190/22475/07901

To

রেনুবালা নস্কর

RENUBALA NASKAR

W/O Hirulal Naskar,

VTC: Kadambatala,

PO: Bargagan,

District: South Twenty Four Parganas,

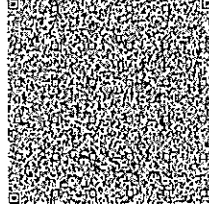
State: West Bengal,

PIN Code: 743503

29/03/2013
185911256



UA030859606IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

8554 4645 5251

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

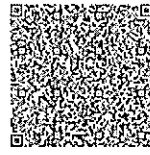


রেনুবালা নস্কর

RENUBALA NASKAR

জন্মতারিখ / DOB : 22/01/1949

মহিলা / FEMALE



8554 4645 5251

আমার আধার, আমার পরিচয়





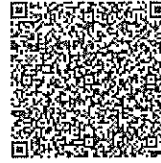
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1190/22706/01403

To
05/08/2013
অষ্টরানী হালদার
Ashtarani Halder
W/O Gopal Halder
KARALIRCHAK
Bakultala
44633433
Malhurapur - li South 24 Parganas
West Bengal 743349



MN446334332FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7993 8760 1451

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অষ্টরানী হালদার
Ashtarani Halder
জন্মতারিখ / DOB : 01/01/1959
মহিলা / Female



7993 8760 1451

আধার - সাধারণ মানুষের অধিকার

শ্রেষ্ঠ শ্রমী হালদার



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GQD0525832



নির্বাচকের নাম : অষ্টরানী হালদার

Elector's Name : Ashtarani Halder

স্বামীর নাম : গোপাল হালদার

Husband's Name : Gopal Halder

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1959
Date of Birth

GQD0525832

ঠিকানা:
হালদার পাড়া ও বৈদ্য পাড়া দিঘিরপাড় বকুলতলা রায়দিঘী
দক্ষিণ 24 পরগণা 743349

Address:
Halder Para & Baidya Para Dighirpar
Bakulfala Raydighi South 24 Parganas
743349

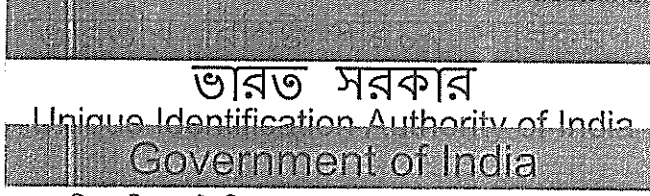
Date: 02/08/2007

123-মথুরাপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
123-Mathurapur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম
জোড়া ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

058-0462



তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22459/00213

To
দেবদাস নস্কর
DEBDAS NASKAR
S/O Hirulal Naskar
Kadambatala
Bargagan
South Twenty Four Parganas
West Bengal 743503

13/08/2013
46713274



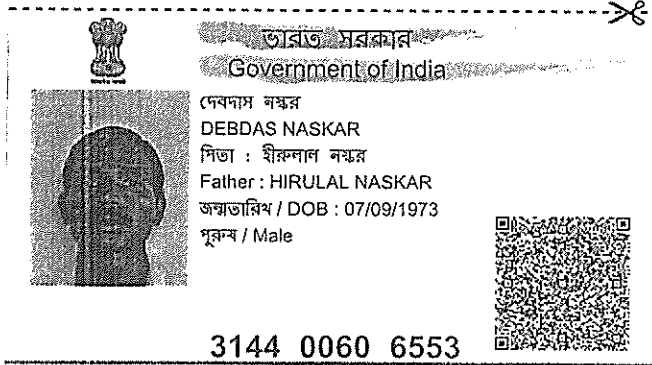
MN467132741FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3144 0060 6553

আধার - সাধারণ মানুষের অধিকার



আধার - সাধারণ মানুষের অধিকার

দেবদাস নস্কর

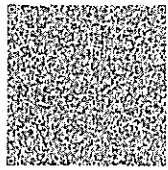
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CCPPN2948M



नाम / Name
DEBDAS NASKAR

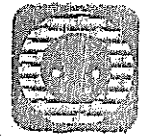
पिता का नाम / Father's Name
HIRULAL NASKAR

जन्म तिथि / Date of Birth
07/09/1973

हस्ताक्षर / Signature

देवदास नरकर

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं :
आयकर पैन सेवा यूनिट, UTTISL
प्लॉट नं: 3, सेक्टर 11, सी बी डी बेलपुर,
नवी मुंबई - 400 614



Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1981
or
18001801981



ভারতীয় বিশিষ্ট পরিচয় সাক্ষর

ভারত সরকার

Unique Identification Authority of India

Government of India

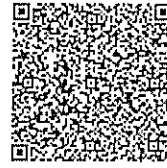
তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22459/00183

To
কল্যাণী নস্কর
KALYANI NASKAR
W/O Utpal Naskar
Kadambalala
Bargagan
South Twenty Four Parganas
West Bengal 743503

07/09/2013
46698395



MN466983950FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3117 8166 1596

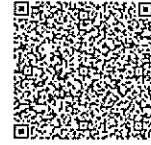
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কল্যাণী নস্কর
KALYANI NASKAR
জন্মতারিখ / DOB : 01/01/1977
মহিলা / Female



3117 8166 1596

আধার - সাধারণ মানুষের অধিকার

কল্যাণী নস্কর

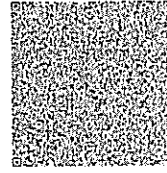
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BTZPN4794B



नाम / Name
KALYANI NASKAR

पिता का नाम / Father's Name
GANESH HALDAR

11102018

जन्म की तारीख /
Date of Birth
01/01/1977

हस्ताक्षर /
Signature

इस कार्ड के खोने/गाने पर कृपया सूचित करें/लौटिए:

आयकर सेन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

भारत
सरकार

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

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341 / Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

कल्याणी नस्क़र

Ranu Bala Nakai
PS 201 - LP 201 - Area
1037 - 988 - 54.01



ভারত সরকার
Unique Identification Authority of India
Government of India

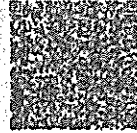
তালিকাভুক্তির নম্বর/Enrolment No.: 1178/39118/30130

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

To
রাজু মণ্ডল
Raju Mondal
S/O Tulsicharan Mondal

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

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2209 0564 8424

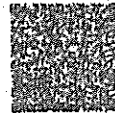
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



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



2209 0564 8424

আমার আধার, আমার পরিচয়

২১৩২৪৫৭৮

আয়কর বিভাগ INCOME TAX DEPARTMENT	ভারত সরকার GOVT. OF INDIA
RAJU MONDAL	
TULSICHARAN MONDAL	
03/10/1979	
FORMER BANK ACCOUNT NUMBER	
BNYPM6396K	
Signature	

তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার উবিখ্যতে 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 .



কারিগরি বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

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

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

2209 0564 8424



help@uidai.gov.in

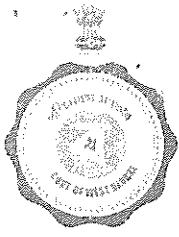
www.uidai.gov.in

এই কার্ডটি হারিয়ে গেলে / যদি কারো কার্ডটি খুঁজে পান তবে
আমাদের ঘনিষ্ঠভাবে জানাবেন, এবং ফেরত দেবেন।
আমাদের কার্ডটি হারিয়ে গেলে
আমাদের টেলিফোন দ্বারা যোগাযোগ করুন।
আমাদের ফোন - 411045

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

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bhubar Telephone Exchange,
Bhubar, Pune - 411 045

Tel: 91-20-2721-3000, Fax: 91-20-2721-8081
e-mail: income@nsdl.co.in



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

GRN Details

GRN: 192020210251350621 Payment Mode: Online Payment
GRN Date: 30/03/2021 14:00:31 Bank/Gateway: HDFC Bank
BRN : 1405422749 BRN Date: 30/03/2021 14:03:50
Payment Status: Successful Payment Ref. No: 2000567116/7/2021
[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: 2000567116
Applicant's Name: Mr Prakash Jain
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2000567116/7/2021
Remarks: Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000567116/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2000567116/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	34

IN WORDS: THIRTY FOUR ONLY.



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

GRN Details

GRN: 192020210245571212 **Payment Mode:** Counter Payment
GRN Date: 16/03/2021 20:00:31 **Bank/Gateway:** HDFC Bank
BRN : 17032021028 **BRN Date:** 17/03/2021 00:03:00
Payment Status: Successful **Payment Ref. No:** 2000567116/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Arrjavv Farms and Project LLP
Address: 54A SARAT BOSE ROAD 5TH FLOOR, KOLKATA 700025
Mobile: 9836321860
Depositor Status: Buyer/Claimants
Query No: 2000567116
Applicant's Name: Mr Prakash Jain
Identification No: 2000567116/1/2021
Remarks: Sale, Sale Document
Period To (dd/mm/yyyy): 16/03/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000567116/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	288018
2	2000567116/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	57624
			Total	345642

IN WORDS: THREE LAKH FORTY FIVE THOUSAND SIX HUNDRED FORTY TWO ONLY.

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

BETWEEN

RENUBALA NASKAR & 3 ORS.

.....**VENDORS**

AND

ARRJAVV HOMES PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-02291/2021	Date of Registration	30/03/2021
Query No / Year	1613-2000567116/2021	Office where deed is registered	
Query Date	13/03/2021 11:18:44 AM	1613-2000567116/2021	
Applicant Name, Address & Other Details	Prakash Jain 20B/1, Srish Chandra Chowdhury Lane,, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9836321860, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 35,64,000/-	Rs. 57,62,364/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,88,138/- (Article:23)	Rs. 57,638/- (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-1037 (RS :-)	LR-1137	Organisati on	Shali	21 Dec	8,91,000/-	14,40,591/-	Property is on Road
L2	LR-1037 (RS :-)	LR-3616	Organisati on	Shali	21 Dec	8,91,000/-	14,40,591/-	Property is on Road
L3	LR-1037 (RS :-)	LR-3617	Organisati on	Shali	21 Dec	8,91,000/-	14,40,591/-	Property is on Road
L4	LR-1037 (RS :-)	LR-3618	Organisati on	Shali	21 Dec	8,91,000/-	14,40,591/-	Property is on Road
		TOTAL :			84Dec	35,64,000 /-	57,62,364 /-	
		Grand Total :			84Dec	35,64,000 /-	57,62,364 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Renubala Naskar Wife of Late Hirulal Naskar VTC, Kadambatala,, P.O:- Bargagan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx9B, Aadhaar No: 85xxxxxxxx5251, 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	Mrs Ashtarani Haldar (Presentant) Wife of Mr Gopal Haldar Bakultala, Mathurapur-II,, P.O:- Bakultala, P.S:- Raidighi, District:-South 24-Parganas, West Bengal, India, PIN - 743349 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx3J, Aadhaar No: 79xxxxxxxx1451, 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
3	Mr Debdas Naskar Son of Late Hirulal Naskar Kadambatala,, P.O:- Bargagan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CCxxxxxx8M, Aadhaar No: 31xxxxxxxx6553, 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
4	Mrs Kalyani Naskar Wife of Mr Utpal Naskar Kadambatala,, P.O:- Bargagan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx4B, Aadhaar No: 31xxxxxxxx1596, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence

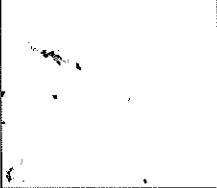

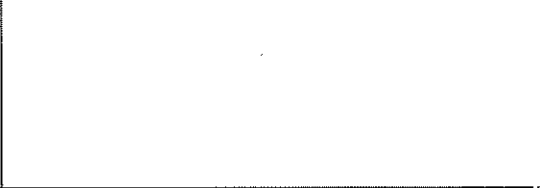
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Arrjavv Farms And Project LLP 54A, Sarat Bose Road, 5 Th Floor,, 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 :

Sl 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: 62xxxxxxxx9223 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 Renubala Naskar, Mrs Ashtarani Haldar, Mr Debdas Naskar, Mrs Kalyani Naskar, Mr Harsh Kumar Jain			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Renubala Naskar	Arrjavv Farms And Project LLP-21 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Ashtarani Haldar	Arrjavv Farms And Project LLP-21 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Debdas Naskar	Arrjavv Farms And Project LLP-21 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Naskar	Arrjavv Farms And Project LLP-21 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

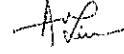
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1037, LR Khatian No:- 1137	Owner:ভারতী দাসী ., Gurdian:মহিম চন্দ্র নস্কর, Address:বিজ , Classification:শালি, Area:0.21000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1037, LR Khatian No:- 3616	Owner:অষ্টরানী হালদার, Gurdian:গোপাল হালদার, Address:করাণী চক পো-বকুলতলা , Classification:শালি, Area:0.21000000 Acre,	Mrs Ashtarani Haldar
L3	LR Plot No:- 1037, LR Khatian No:- 3617	Owner:দেবদাস নস্কর, Gurdian:হীরুলাল নস্কর, Address:কদমতলা পো-বড়গোহানগোহালিয়া , Classification:শালি, Area:0.21000000 Acre,	Mr Debdas Naskar
L4	LR Plot No:- 1037, LR Khatian No:- 3618	Owner:কল্যাণী নস্কর, Gurdian:উৎপল নস্কর, Address:কদমতলা পো-বড়গগন গোহালিয়া , Classification:শালি, Area:0.21000000 Acre,	Mrs Kalyani Naskar



On 17-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 57,62,364/-



Asif Nadim

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

On 19-03-2021

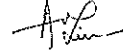
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:40 hrs on 19-03-2021, at the Private residence by Mrs Ashtarani Haldar , 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 Renubala Naskar, Wife of Late Hirulal Naskar, VTC, Kadambatala,, P.O: Bargagan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 2. Mrs Ashtarani Haldar, Wife of Mr Gopal Haldar, Bakultala, Mathurapur-II,, P.O: Bakultala, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Hindu, by Profession House wife, 3. Mr Debdas Naskar, Son of Late Hirulal Naskar, Kadambatala,, P.O: Bargagan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation, 4. Mrs Kalyani Naskar, Wife of Mr Utpal Naskar, Kadambatala,, P.O: Bargagan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife

Identified 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 57,638/- (A(1) = Rs 57,624/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,638/-

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: 192020210245571212 on 16-03-2021, Amount Rs: 57,624/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021028 on 17-03-2021, Head of Account 0030-03-104-001-16
Online on 30/03/2021 2:00PM with Govt. Ref. No: 192020210251350621 on 30-03-2021, Amount Rs: 14/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1405422749 on 30-03-2021, Head of Account 0030-03-104-001-16



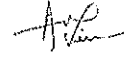
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,88,138/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,88,038/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 248742, 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: 192020210245571212 on 16-03-2021, Amount Rs: 2,88,018/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021028 on 17-03-2021, Head of Account 0030-02-103-003-02
Online on 30/03/2021 2:00PM with Govt. Ref. No: 192020210251350621 on 30-03-2021, Amount Rs: 20/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1405422749 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

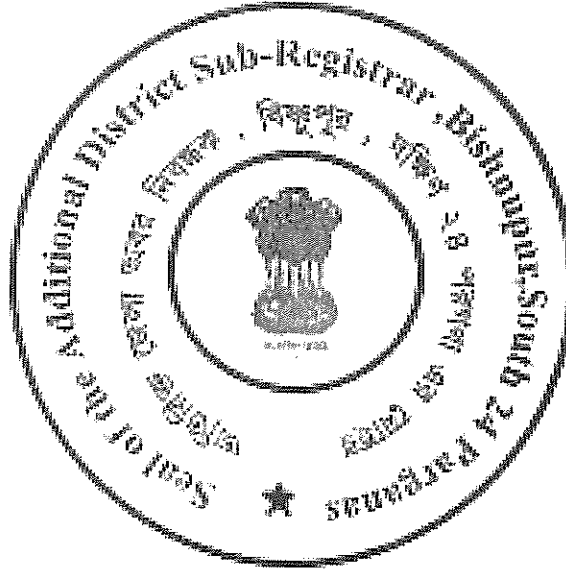
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 61478 to 61514
being No 161302291 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.08 13:56:48 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/08 01:56:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)