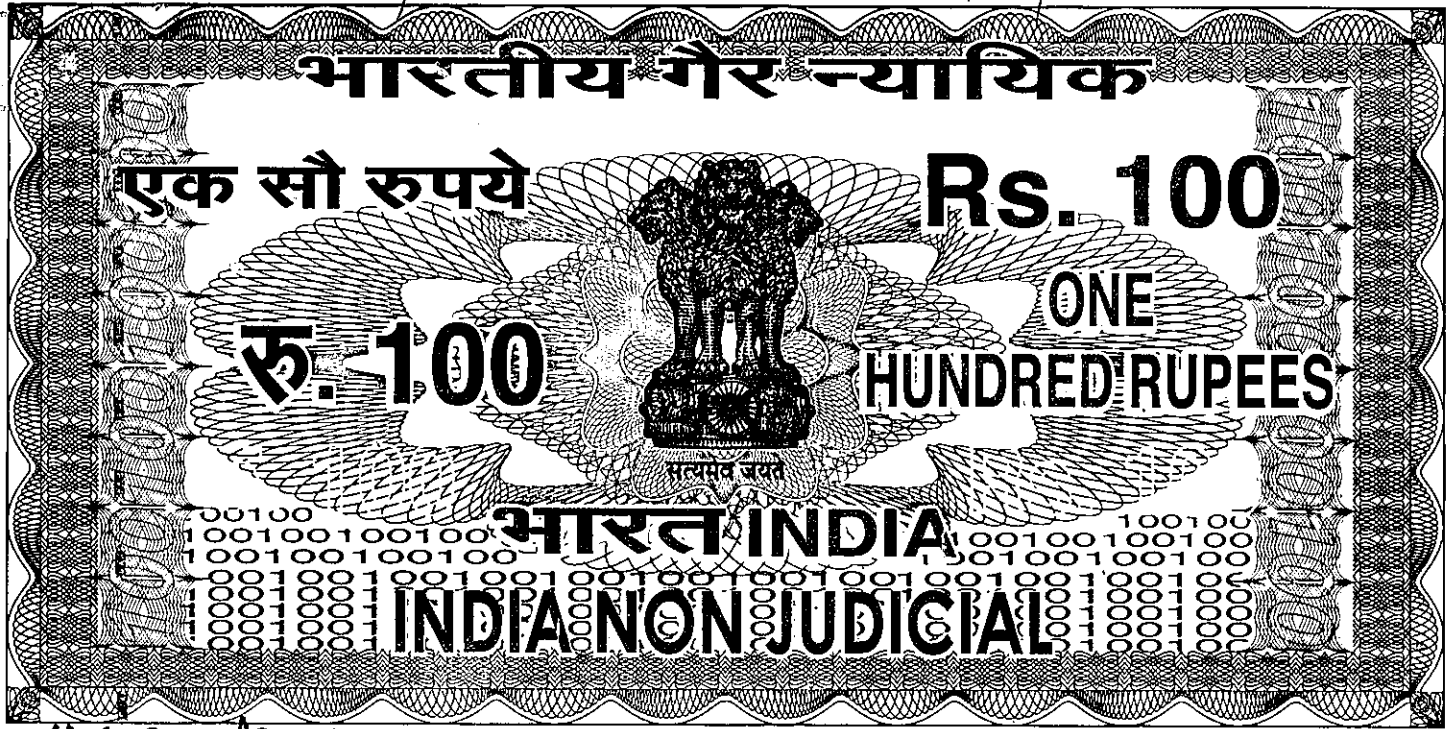


02234/21.

D-02292/2021



N.C. 291/2021
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 248736

2000554553/21
19/03/21 at Kalyanpur

4.50 p.m.

verified 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]
JdI Dist Sub-Registrar, Bishnupur

30 MAR 2021

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

(9)

00380959

18 JAN 2021

No Rs. Date
Name
Address
Vendor

B. K. JAIN & CO.
Advocate
6A, Kalyan Sankar Roy Road
Kolkata - 700001

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

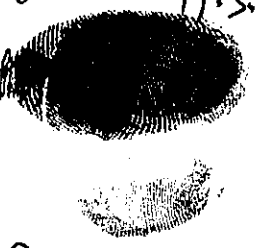


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Addl. Dist. Sub-Registrar Bishnupur
District- South 24 Parganas

19 MAR 2021

✓ Indranath Gayen. 647
alias
Indrajit Gayen. 19.3.21



✓ Indranath Gayen.
alias
Indrajit Gayen. 648



✓ *[Handwritten signature]*

Rajumondal
S/o. Tulshichan Mondal
of Sannale'

(1) MR. INDRANATH GAYEN alias INDRAJIT GAYEN (PAN:CRSPG1372C) (AADH AAR:858347387288)(2) MR. SRIMANTA GAYEN(PAN:CRSPG1308N)(AADHAAR: 246471379115) Both are Sons of Late Gobinda Lal Gayen, by faith Hindu, by nationality- Indian, by occupation- Cultivation, both are residing at Samali (ct), Mondal Para, Thakurpukur, Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs,Pin- 700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **ONE PART;**

AND

ARRJAVV FARMS AND PROJECT LLP(PAN:ABUFA3192N) a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 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** the vendors herein are the recorded owners by way of inheritance from their deceased father Late Gobindo Gayen are the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **All That** the piece or parcel of Plot of Danga Land comprised in **R.S Dag No. 976** Corresponding **L.R Dag no.-1025,under Khatian Nos. 249 and 1516 , Area-03.00 Decimal** out of 06.00 Decimal, **0.5000 Share** out of 1.0000 Share,



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

19 MAR 2021

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)
976	1025	DANGA	249	06.00	0.2500	01.50
976	1025	DANGA	1516	06.00	0.2500	01.50
				Total	0.5000	03.00 Decimal

- B) In as much as the "said land" 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** the piece or parcel of Plot of Danga Land comprised in **R.S Dag No. 976** Corresponding **L.R Dag no.-1025, under Khatian Nos. 249 and 1516 , Area-03.00 Decimal** out of 06.00 Decimal, **0.5000 Share** out of 1.0000 Share, **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)
976	1025	DANGA	249	06.00	0.2500	01.50
976	1025	DANGA	1516	06.00	0.2500	01.50
				Total	0.5000	03.00 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.

- C) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 1,27,000/- (Rupees One Lakh Twenty Seven Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**).
- D) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:



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

19 MAR 2021

- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
- ii) **THAT** the "said Land" is free from all encumbrances charges liens mortgages, lis pendens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendors have a marketable title in respect of the "said Land".
- iv) **THAT** the "said land" is not being cultivated and/or the Vendors have 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 Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" 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 Land" 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 land" or any part or portion thereof.
- x) **THAT** the Vendors in khas possession of the entirety of the "said Land".
- 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 Land".
- xii) **THAT** there is no right of way from or through the "said Land".



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Addl. Dist. Sub-Registrar Bisnupur
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xiii) **THAT** nobody has any right of easement over and in respect of the "said land" or any part thereof.

xiv) **THAT** the "said Land" is barren and are not being cultivated by the Vendors or any person authorised by the Vendors .

E) 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 VENDORS.

NOW THIS INDENTURE WITNESSETH:

I. THAT in consideration of a sum of **Rs. 1,27,000/- (Rupees One Lakh Twenty Seven 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 Land" (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **All That** the piece or parcel of Plot of Danga Land comprised in **R.S Dag No. 976** Corresponding **L.R Dag no.-1025, under Khatian Nos. 249 and 1516 , Area-03.00 Decimal** out of 06.00 Decimal, **0.5000 Share** out of 1.0000 Share, **situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Land**") absolutely and forever, 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 LAND**" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted



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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 Land" 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 LAND" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors 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 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 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 VENDORS now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Land" hereby granted sold conveyed transferred and assured or



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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 Land" 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 Land" 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 Land"/property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the VENDORS for the acquisition of the "said Land" or any part thereof under the Land Acquisition Act, 1894 or under



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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 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 VENDORS and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the 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 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 VENDORS have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,

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

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

- i) To apply for mutation of the "said Land" in its name.



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- ii) To have the soil tested and/or the "said Land" surveyed.
- iii) To apply for and obtain permission for conversion of the user of the "said Land".
- iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- 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 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 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 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.



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

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THE SCHEDULE ABOVE REFERRED TO

All That the piece or parcel of Plot of Danga Land comprised in **R.S Dag No. 976** Corresponding **L.R Dag no.-1025**, under **Khatian Nos. 249 and 1516** , **Area-03.00 Decimal** out of 06.00 Decimal, **0.5000 Share** out of 1.0000 Share, **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)
976	1025	DANGA	249	06.00	0.2500	01.50
976	1025	DANGA	1516	06.00	0.2500	01.50
				Total	0.5000	03.00 Decimal

Total area sold by this Deed is 03.00(Three) Decimal.

BUTTED AND BOUNDED BY:-

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
976	1025	Sali Land LR Dag-1020	Sali Land LR Dag-1224	Sali Land LR Dag-1065	Sali Land LR Dag-1026

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

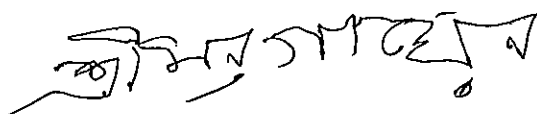
SIGNED AND DELIVERED BY THE VENDORS

At Janai in the presence of

1) Arun Kumar Gayen
S/o Gnebasari Gayen
Vill- Samali P.S- BISHNUPUR
702-104

Indranath Gayen,
alias
Indrajit Gayen.
(INDRANATH GAYEN alias INDRAJIT GAYEN)

2) Pijush Gayen
S/o Sreemanta Gayen
Vill- Samali, P.O- Nahazore
P.S- Bishnupur, Kol-700104



(SRIMANTA GAYEN)

Read over and explained by me Pijush Gayen in Bengali to vendor no-2

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain

Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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

19 MAR 2021

PURCHASER the within mentioned sum of
**Rs. 1,27,000/- (Rupees One Lakh Twenty
 Seven Thousand) only** being the entirety of the
 Consideration Amount payable under these
 presents as per Memo below:

Rs. 1,27,000.00

MEMO OF CONSIDERATION

1. By Pay Order No. 009459 dated 18/03/2021

Drawn on HDFC Bank South Calcutta Girls

College Br. In favour of Vendor no.1

Rs. 63,500.00

2. By Pay Order No. 009460 dated 18/03/2021

Drawn on HDFC Bank South Calcutta Girls

College Br. In favour of Vendor no. 2

Rs. 63,500.00

(Rupees One Lakh Twenty Seven Thousand) only Total

Rs.1,27,000.00

VENDORS

WITNESSES

Ashis Kr Gayen
Pijush Gayen

Indranath Gayen,
alias
Indrajit Gayen.

(INDRANATH GAYEN alias INDRAJIT GAYEN)

ଶ୍ରୀମନ୍ତା ଗୟନ

(SRIMANTA GAYEN)



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

19 MAR 2021



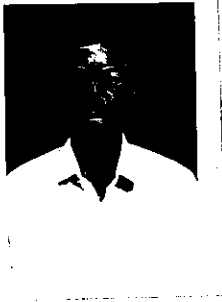
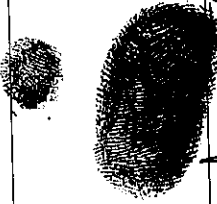


Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16132000554553/2021

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

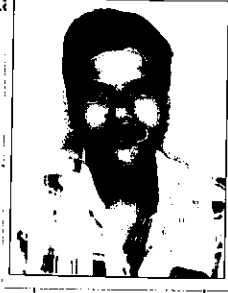

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Indranath Gayen Alias Mr Indrajit Gayen Samali (ct), Mondal Para, Thakurpukur, Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Indranath Gayen alias Indrajit Gayen 19-3-2021
2	Mr Srimanta Gayen Samali (ct), Mondal Para, Thakurpukur, Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Srimanta Gayen 19-3-2021



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

19 MAR 2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Mr Indranath Gayen, Mr Srimanta Gayen, Mr Harsh Kumar Jain			Raju Mondal 19-3-2021

(Asif Nadim)

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





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

19 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

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

	Sandra Mathu Goyen Oliver Sandra Elit Goyen	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Six fingers in both hands.


	Sandra Mathu Goyen	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

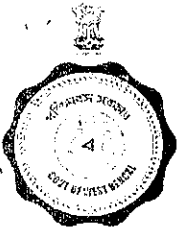
PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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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:	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]

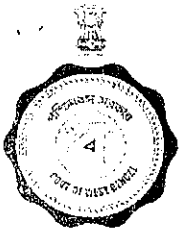
Depositor Details

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:	192020210251352291	Payment Mode:	Online Payment
GRN Date:	30/03/2021 14:02:54	Bank/Gateway:	HDFC Bank
BRN :	1405430143	BRN Date:	30/03/2021 14:03:14
Payment Status:	Successful	Payment Ref. No:	2000554553/10/2021

[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:	2000554553
Applicant's Name:	Mr Prakash Jain
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2000554553/10/2021
Remarks:	Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000554553/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	2045
2	2000554553/10/2021	Property Registration- Registration Fees	0030-03-104-001-16	419
			Total	2464

IN WORDS: TWO THOUSAND FOUR HUNDRED SIXTY FOUR 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




01032021

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

ARRJAVV FARMS AND PROJECT LLP

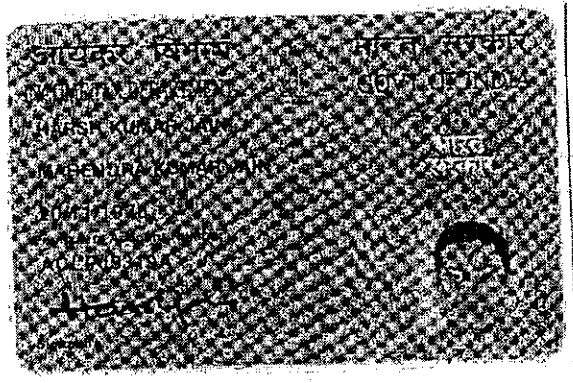
Hasan

Designated Partner


আধার
 Government of India
 Ministry of Social Justice and Empowerment
 Address: 34/1 V. B.C. ROAD
 Ballygunge, Kolkata
 Ballygunge West Bengal
 700019
 6233 5874 9223
 1947
 1800 200 9947
 help@uidai.gov.in
 www.uidai.gov.in

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 Ballygunge, Kolkata
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 help@uidai.gov.in
 www.uidai.gov.in
আধার - সাধারণ মানুষের অধিকার

Harsh



Harsh



सत्यमेव जयते



ভারত সরকার

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No. 2010/96506/01936

To
ইন্দ্রনাথ গায়েন
Indranath Gayen
S/O. Gobinda Gayen
SAMALI
Samali(ct)
Nahazari
Thakurpukur Mahestola South 24 Parganas
West Bengal 700104

09/10/2014
180029408



ML800294085FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8583 4738 7288

— সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ইন্দ্রনাথ গায়েন
Indranath Gayen
পিতা : গোবিন্দ গায়েন
Father : Gobinda Gayen
জন্মতারিখ / DOB : 01/01/1945
পুরুষ / Male



8583 4738 7288

আধার — সাধারণ মানুষের অধিকার

Indranath Gayen.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KKC0163329



নির্বাচকের নাম : ইন্দ্রনাথ গায়েন

Elector's Name : Indranath Gayen

পিতার নাম : গোবিন্দ গায়েন

Father's Name : Gobinda Gayen

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : XX / XX / 1945
Date of Birth

KKC0163329

ঠিকানা:

সামালি মন্ডল পাড়া রসপুঞ্জ বিষ্ণুপুর দক্ষিণ 24 পরগণা
700104

Address:

Samali Mondal Para Raspunja
Bishnupur South 24 Parganas 700104

Date: 09/08/2007

111-বিষ্ণুপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
111-Bishnupur West Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিম্নেই 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.

026/0038

Indra Nath Gayen.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/96506/01941

To
Srimanta Gayen
শ্রীমন্ত গায়েন
S/O: Gobinda Lal Gayen
SAMALI
Samali(ct)
Nahazari, South 24 Parganas
West Bengal - 700104

08/10/2014



KH043632530FT

4363253



আপনার আধার সংখ্যা / Your Aadhaar No. :

2464 7137 9115

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

শ্রীমন্ত গায়েন

Srimanta Gayen

পিতা : গোবিন্দ লাল গায়েন

Father : Gobinda Lal Gayen

জন্মতারিখ/DOB: 01/01/1953

পুরুষ / Male



2464 7137 9115



আধার - সাধারণ মানুষের অধিকার

শ্রীমন্ত গায়েন



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KKC0163337



নির্বাচকের নাম : শ্রীমন্তলাল গায়েন

Elector's Name : Shrimantalal Gayen

পিতার নাম : গোবিন্দ গায়েন

Father's Name : Gobinda Gayen

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1953
Date of Birth

KKC0163337

ঠিকানা:
সামালি মন্ডল পাড়া রসপুঞ্জ বিষ্ণুপুর দক্ষিণ 24 পরগণা
700104

Address:
Samali Mondal Para Raspunja
Bishnupur South 24 Parganas 700104

Date: 02/08/2007
111-বিষ্ণুপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
111-Bishnupur West Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ক্রমে 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.

024/0037

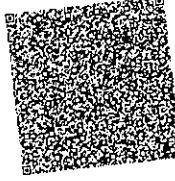
শ্রীমন্তলাল গায়েন

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CRSPG1308N



12082018

नाम / Name
SRIMANTA GAYEN

पिता का नाम / Father's Name
GOBINDA LAL GAYEN

जन्म की तारीख /
Date of Birth
01/01/1953

हस्ताक्षर / Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर सैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CRSPG1372C



नाम / Name
INDRANATH GAYEN

पिता का नाम / Father's Name
GOBINDA GAYEN

जन्म की तारीख /
Date of Birth
01/01/1945

हस्ताक्षर / Signature

12082018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
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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

Indra nath Gayen.



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

GRN Details

GRN: 192020210245573502 Payment Mode: Counter Payment
GRN Date: 16/03/2021 20:04:44 Bank/Gateway: HDFC Bank
BRN : 17032021025 BRN Date: 17/03/2021 00:03:00
Payment Status: Successful Payment Ref. No: 2000554553/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ARRJAVV FARMS AND PROJECT LLP
Address: 54A SARAT BOSE ROAD KOLKATA 700025
Mobile: 9836321860
Depositor Status: Buyer/Claimants
Query No: 2000554553
Applicant's Name: Mr Prakash Jain
Identification No: 2000554553/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000554553/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	18125
2	2000554553/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	3645
			Total	21770

IN WORDS: TWENTY ONE THOUSAND SEVEN HUNDRED SEVENTY ONLY.

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE DAY OF 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

**SRIINDRAJIT GAYEN alias INDRANATH GAYEN
and
SRISRIMANTA GAYEN**

.....**VENDORS**

AND

ARRJAVV HOMES PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-02292/2021	Date of Registration	30/03/2021
Query No / Year	1613-2000554553/2021	Office where deed is registered	
Query Date	11/03/2021 12:44:28 PM	1613-2000554553/2021	
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. 1,27,000/-	Rs. 4,05,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,270/- (Article:23)	Rs. 4,064/- (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-1025 (RS :-)	LR-249	Bastu	Danga	1.5 Dec	63,500/-	2,02,500/-	Property is on Road
L2	LR-1025 (RS :-)	LR-1516	Bastu	Danga	1.5 Dec	63,500/-	2,02,500/-	Property is on Road
		TOTAL :			3Dec	1,27,000 /-	4,05,000 /-	
		Grand Total :			3Dec	1,27,000 /-	4,05,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Indranath Gayen, (Alias: Mr Indrajit Gayen) (Presentant) Son of Late Gobinda Lal Gayen Samali (ct), Mondal Para, Thakurpukur, Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CRxxxxxx2C, Aadhaar No: 85xxxxxxx7288, 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 Srimanta Gayen Son of Late Gobinda Lal Gayen Samali (ct), Mondal Para, Thakurpukur, Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CRxxxxxx8N, Aadhaar No: 24xxxxxxx9115, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Pvt. Residence



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 :

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 - 700025, 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 Mr Indranath Gayen, Mr Srimanta Gayen, Mr Harsh Kumar Jain			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Indranath Gayen	Arrjavv Farms And Project LLP-1.5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Srimanta Gayen	Arrjavv Farms And Project LLP-1.5 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:- 1025, LR Khatian No:- 249	Owner:ইন্দ্রজিত গায়েন, Gurdian:গোবিন্দ , Address:বিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Indranath Gayen
L2	LR Plot No:- 1025, LR Khatian No:- 1516	Owner:শ্রীমন্ত গায়েন, Gurdian:গোবিন্দ , Address:বিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr Srimanta Gayen





Endorsement For Deed Number : I - 161302292 / 2021

On 19-03-2021

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

Presented for registration at 16:50 hrs on 19-03-2021, at the Private residence by Mr Indranath Gayen Alias Mr Indrajit Gayen, one of the Executants.

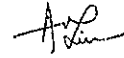
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,05,000/-

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

Execution is admitted on 19/03/2021 by 1. Mr Indranath Gayen, Alias Mr Indrajit Gayen, Son of Late Gobinda Lal Gayen, Samali (ct), Mondal Para, Thakurpukur, Mahestola,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 2. Mr Srimanta Gayen, Son of Late Gobinda Lal Gayen, Samali (ct), Mondal Para, Thakurpukur, Mahestola,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

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



Asif Nadim

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

South 24-Parganas, West Bengal

On 26-03-2021

Payment of Fees

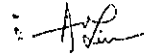
Certified that required Registration Fees payable for this document is Rs 4,064/- (A(1) = Rs 4,050/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 3,645/-

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: 192020210245573502 on 16-03-2021, Amount Rs: 3,645/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021025 on 17-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,270/- and Stamp Duty paid by by online = Rs 18,125/-

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: 192020210245573502 on 16-03-2021, Amount Rs: 18,125/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021025 on 17-03-2021, Head of Account 0030-02-103-003-02



Asif Nadim

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

South 24-Parganas, West Bengal

On 30-03-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,064/- (A(1) = Rs 4,050/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 419/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/03/2021 2:09PM with Govt. Ref. No: 192020210251352291 on 30-03-2021, Amount Rs: 419/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1405430143 on 30-03-2021, Head of Account 0030-03-104-001-16

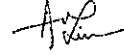
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,270/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,045/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 248736, 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 30/03/2021 2:09PM with Govt. Ref. No: 192020210251352291 on 30-03-2021, Amount Rs: 2,045/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1405430143 on 30-03-2021, Head of Account 0030-02-103-003-02



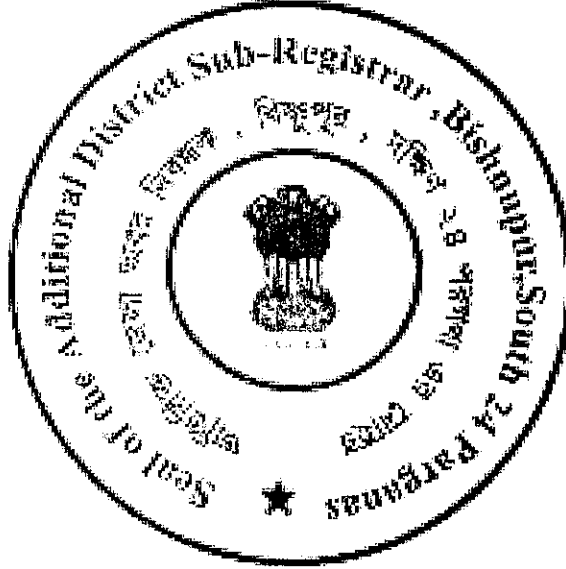
Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 61515 to 61546
being No 161302292 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.08 13:56:58 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/08 01:56:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)