

02292/21

7-2319/21



N.C. 210/2021
पश्चिम बंगाल WEST BENGAL

AE 366154

2000602519/21
23/03/21 at Kalyani
Ar 366154

*certified that the document is admitted
for registration and tax, the photo
sheet and finger print sheet attached with
this document is the part of this document*

Additional District Registrar, Bishnupur

30 MAR 2021

THIS INDENTURE OF CONVEYANCE made this the 23rd day of March TWO THOUSAND AND TWENTY-ONE BETWEEN

vie 3/10/21



00473419

No Date
Name :
Address :
Vendor :

B. K. JAIN & CO.
Advocate
6A, Kram Banker Roy Road
Kolkata - 700001

18 MAR 2021

(DILIP KUMAR PAL)

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



vie. T. I

718

23/3/21



(DILIP KUMAR PAL)

(DILIP KUMAR PAL)

[Signature]

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

23 MAR 2021

Identified by

Rajumondal

S/O TOLSI MONDAL

SAMALI-PIN. 104

700104

BUSINESS

MR. DILIP KUMAR PAL(PAN:AETPP6634C)(AADHAAR:255187329607) Son of Late Chandra Nath Pal, by faith Hindu, by nationality- Indian, by occupation- Service, residing at Block-I, Flat-1E, Souro Nilay Housing Complex, 1, Kailash Ghosh Road, Shitala Mandir, Barisha, Purba Barisha, Mahestola, P.O-Barisha and P.S- Thakurpukur, south 24 Pgs, West Bengal- 700008, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

ARRJAVV FARMS AND PROJECT LLP(PAN:ABUFA3192N) a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 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 Jain, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **OTHER PART;**

WHEREAS:

- A) **THAT** the vendor herein is the owner by way of 2(Two) Registered Deed of conveyance being (i) Dated 04/02/2011, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-2, Page 2724 to 2735, being no.-00532, Year 2011 (ii) Dated 28/01/2011, Registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-2, Page 936 to 950, being no.-00432, Year 2011 is the solely and



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absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **34.7578 (Thirty Four Point Seven Five Seven Eight) Decimal** out of 154.00 Decimal of Land, **0.2257 Share** out of 1.0000 Share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045, under Khatian No. 3790 and 3791 Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, | | | RASHPUNJA GRAMPANCHYAT, | | DISTRICT: SOUTH 24 PARGANA | |
|-----------------------|-------------|----------------|-------------------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No. | L.R Dag No. | Nature of Land | L.R Khatian No. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 996 | 1045 | Shali | 3790 | 154.00 | 0.0585 | 09.0090 |
| 996 | 1045 | Shali | 3791 | 154.00 | 0.1672 | 25.7488 |
| | | | | Total | 0.2257 | 34.7578 Decimal |

- B) Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **34.7578 (Thirty Four Point Seven Five Seven Eight) Decimal** out of 154.00 Decimal of Land, **0.2257 Share** out of 1.0000 Share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045, under Khatian No. 3790 and 3791 Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "said Land" directly in favour of the



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Purchaser herein which the Vendor has 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. 14,75,000/= (Rupees Fourteen Lakhs Seventy Five Thousand) Only**(hereinafter referred to as the **CONSIDERATION AMOUNT**)
- D) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
 - ii) **THAT** the "said Land" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
 - iv) **THAT** the "said Land" is not being cultivated and/or the Vendor has not been cultivating the "said Land".
 - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
 - vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" upto the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".



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- viii) **THAT** the "said Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
- x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
- xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
- xii) **THAT** there is no right of way from or through the "said Land".
- xiii) **THAT** nobody has any right of easement over and in respect of the "said Land" or any part thereof.
- xiv) **THAT** since the date of the said Deed of Sale dated 04/02/2011, and 28/01/2011, the Vendor has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
- xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.

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 VENDOR.



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NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 14,75,000/= (Rupees Fourteen Lakhs Seventy Five Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **34.7578 (Thirty Four Point Seven Five Seven Eight) Decimal** out of 154.00 Decimal of Land, **0.2257 Share** out of 1.0000 Share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045, under Khatian No. 3790 and 3791 Situate in Mouza -Samali, J.L. No. 23, under Police Station-Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said Land" 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



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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 VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said 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 Vendor may or can be prevented from granting selling conveying assigning and assuring the "said Land" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful 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.



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- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said Land" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Land"



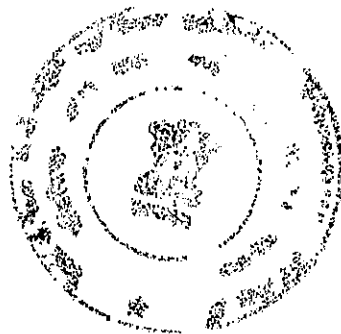
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upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

- h) **AND THAT** the Vendor never held and does not hold any excess vacant 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 Vendor for the acquisition of the "said Land" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said Land"



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and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- III AND THIS DEED FURTHER WITNESSETH** that the Vendor has put the Purchaser in complete peaceful vacant physical (khas) possession of the "said 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 VENDOR shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendor has agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the Vendor doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "said Land" in its name.
 - ii) To have the soil tested and/or the "said Land" surveyed.
 - iii) To apply for and obtain permission for conversion of the user of the "said Land".
 - iv) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.



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



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **34.7578 (Thirty Four Point Seven Five Seven Eight) Decimal** out of 154.00 Decimal of Land, **0.2257 Share** out of 1.0000 Share comprised in **R.S Dag No. 996** Corresponding **L.R Dag no 1045**, under **Khatian No. 3790 and 3791 Situate in Mouza- Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, | | RASHPUNJA GRAMPANCHYAT, | | DISTRICT: SOUTH 24 PARGANA | | |
|-----------------------|-------------|-------------------------|-----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No. | L.R Dag No. | Nature of Land | L.R Khatian No. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 996 | 1045 | Shali | 3790 | 154.00 | 0.0585 | 09.0090 |
| 996 | 1045 | Shali | 3791 | 154.00 | 0.1672 | 25.7488 |
| | | | | Total | 0.2257 | 34.7578 Decimal |

Total area sold by this Deed is **34.7578 (Thirty Four Point Seven Five Seven Eight) Decimal**

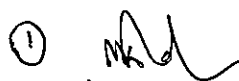
BUTTED AND BOUNDED BY:-


| R.S Dag | LR Plot | ON THE NORTH | ON THE EAST | ON THE WEST | ON THE SOUTH |
|---------|---------|-----------------------|-----------------------|-----------------------|-----------------------|
| 996 | 1045 | Sali Land LR Dag-1043 | Sali Land LR Dag-1047 | Sali Land LR Dag-1037 | Sali Land LR Dag-1218 |

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

SIGNED AND DELIVERED BY THE VENDOR

At Janai in the presence of

① 
 (MR. RINMOY K. PAL)

② 
 Pradip K. Paul



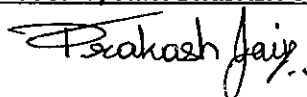
(DILIP KUMAR PAL)

(VENDOR)

Non judicial stamp for this deed purchased by Adv. B.K.JAIN on behalf of purchaser

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)



Bankshall Court, Kolkata.

Enrolment No. F-2027/1987/2017



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PURCHASER the within mentioned sum
of **Rs. 14,75,000/= (Rupees Fourteen
Lakhs Seventy Five Thousand) Only**
being the entirety of the consideration Amount
payable under these presents as per Memo below:

MEMO OF CONSIDERATION

By Pay Order No.009545 dated 22/03/2021
Drawn on HDFC Bank South Calcutta Girls
College Br. In favour of Vendor **Rs. 14,75,000.00**
(Rupees Fourteen Lakhs Seventy Five Thousand) only Total:Rs.14,75,000.00

VENDOR

WITNESSES

- ① 
(MAINMOY K. PAUL)
S/o. Late Chandranath Paul
Vill. - Samali, 24 Pgs (S)
Pin. - 700 104
P.S. - Bishnupur
- ② Pradip K. Paul
Inda, P.S. - Kharagpur Town


(DILIP KUMAR PAL)



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District- South 24 Parganas

23 MAR 2021





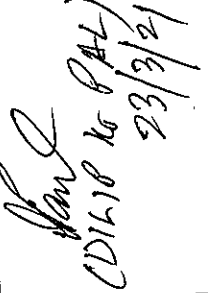


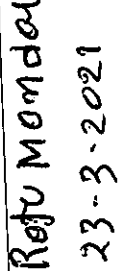
Government of West Bengal

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 16132000602519/2021

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 Dilip Kumar Pal Block-I, Flat-1E, Souro Nilay Housing Complex, 1,, P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008 | Seller |  |  |  DILIP K. PAL 23/3/21 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104 | Mr Dilip Kumar Pal, |  |  |  Raju Mondal 23-3-2021 |

(Asif Nadim)

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



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

23 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



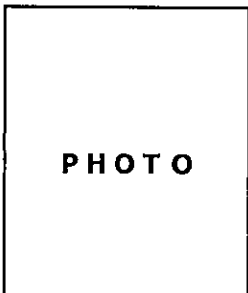
| | | | | | | |
|--|------------|---------------|-------------|---------------|-------------|---------------|
| | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |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

Hassan

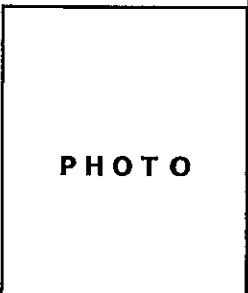


| | | | | | | |
|--|------------|---------------|-------------|---------------|-------------|---------------|
| | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |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

Paul



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



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



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District- South 24 Parganas

23 MAR 2021



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

GRN Details

| | | | |
|------------------------|---------------------|-------------------------|---------------------|
| GRN: | 192020210247595391 | Payment Mode: | Online Payment |
| GRN Date: | 20/03/2021 15:54:14 | Bank/Gateway: | HDFC Bank |
| BRN : | 1398418354 | BRN Date: | 20/03/2021 15:03:42 |
| Payment Status: | Successful | Payment Ref. No: | 2000602519/1/2021 |

[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: | 2000602519 |
| Applicant's Name: | Mr Prakash Jain |
| Identification No: | 2000602519/1/2021 |
| Remarks: | Sale, Sale Document |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2000602519/1/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 128603 |
| 2 | 2000602519/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 25741 |
| | | | Total | 154344 |

IN WORDS: ONE LAKH FIFTY FOUR THOUSAND THREE HUNDRED FORTY FOUR ONLY.

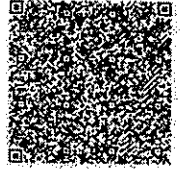
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFA3192N



नाम/Name
ARRJAVV FARMS AND PROJECT LLP

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

01632021

ARRJAVV FARMS AND PROJECT LLP

Haseem

Designated Partner



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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

আধার
 ঠিকানা: / জি, সি.সি. রোড
 বালিগঞ্জ, বালিগঞ্জ, কোলকাতা
 পশ্চিম বঙ্গ,
 700019

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

ভারত সরকার
 Unique Identification Authority of India
 ২০১৩

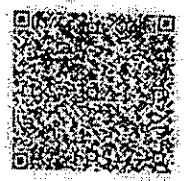
অনৈকাত্মিক আই ডি / Enrollment No. : 1215/80001/35209

To
HARSH JAIN
 হর্ষ জৈন
 134/1, V
 B.C.ROAD
 Ballygunge
 Ballygunge, Kolkata
 West Bengal - 700019
 9831212004



KH516755626FT

51675562



আপনার আধার সংখ্যা / Your Aadhaar No. :

6233 5874 9223

আধার - সাধারণ মানুষের অধিকার

আধার
 হর্ষ জৈন
HARSH JAIN
 পিতা: মহেন্দ্র কুমার জৈন
 Father : Mahendra Kumar Jain

জন্মতারিখ / DOB: 20/11/1978
 লিঙ্গ / Male

6233 5874 9223

আধার - সাধারণ মানুষের অধিকার

আয়কর
 INCOME TAX DEPARTMENT
HARSH KUMAR JAIN
 MAHENDRA KUMAR JAIN
 20/11/1978
 Permanent Address
 A.C.L.P. 5819/1

ভারত সরকার
 GOVT OF INDIA

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AETPP6634C

नाम /NAME

DILIP KUMAR PAL,

पिता का नाम /FATHER'S NAME

CHANDRA NATH PAL

जन्म तिथि /DATE OF BIRTH

04-06-1956



हस्ताक्षर /SIGNATURE

Dilip

K. Das

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Dilip



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির অংক / Enrollment No.: 1213/30016/07883

08/01/2018

To
Dilip Kumar Pal
দিলীপ কুমার পাল
S/O: Chandra Nath Pal
BLOCK I FLAT 1 E SNHC
1 KAILASH GHOSH ROAD
SHITALA MANDIR
BARISHA
Purba Barisha
Barisha, Thakurpukur Mahestola, South 24 Parganas,
West Bengal - 700008
9434341233



KA478914452FH

47891445



আপনার আধার সংখ্যা / Your Aadhaar No. :

2551 8732 9607

আমার আধার, আমার পরিচয়



Government of India



দিলীপ কুমার পাল
Dilip Kumar Pal

জন্মতারিখ / DOB: 04/06/1966

লিঙ্গ / Male

2551 8732 9607



আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

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

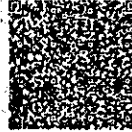
Download Date: 11/07/2017

To
রাজু মণ্ডল
Raju Mondal
S/O Tulsicharan Mondal

Generation Date: 06/07/2017

VILL- SAMALI
P.O- NAHAZARI
Nahazari
South 24 Parganas Nahazari
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

আয়কর বিভাগ
INCOME TAX DEPARTMENT

RAJU MONDAL

TULSICHARAN MONDAL

03/10/1979

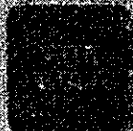
Permanent Account Number

BNYPM6396K

রাজু মণ্ডল

Signature

ভারত সরকার
GOVT OF INDIA



২২০৯ ০৫৬৪ ৮৪২৪



Government of India



AADHAAR

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



আধার

ন্যাশনাল ইডেনটিফিকেশন অথরিটি প্রাধিকরণ
National Identification Authority of India

ঠিকানা:
S/O তুলসীচরণ মণ্ডল, ... পোষ্ট-
নাহাজারী, 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



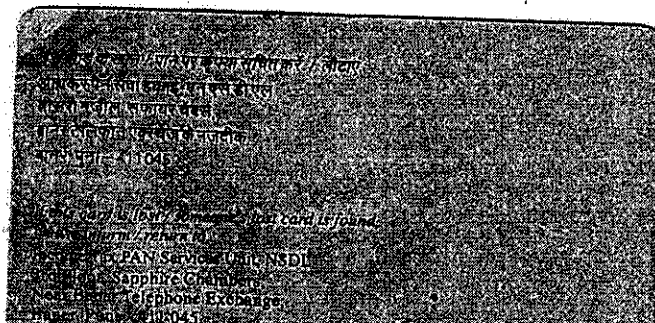
1947



help@uidai.gov.in



www.uidai.gov.in



@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@
DATED THIS THE 23RD DAY OF MARCH 2021
@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

DILIP KUMAR PAL

..... **VENDOR**

AND

ARRJAVV FARMS AND PROJECT LLP

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1613-02319/2021 | Date of Registration | 31/03/2021 |
| Query No / Year | 1613-2000602519/2021 | Office where deed is registered | |
| Query Date | 17/03/2021 5:29:28 PM | 1613-2000602519/2021 | |
| Applicant Name, Address & Other Details | Prakash Jain 20B/1, Srish Chandra Chowdhury Lane,,Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9836321860, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | | | |
| Set Forth value | Market Value | | |
| Rs. 14,75,000/- | Rs. 25,74,056/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,28,703/- (Article:23) | Rs. 25,741/- (Article:A(1)) | | |
| Remarks | | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details | |
|--------|-----------------|----------------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|---------------------|
| L1 | LR-1045 (RS :-) | LR-3790 | Organisati on | Shali | 9.009 Dec | 3,82,310/- | 6,67,179/- | Property is on Road |
| L2 | LR-1045 (RS :-) | LR-3791 | Organisati on | Shali | 25.7488 Dec | 10,92,690/- | 19,06,877/- | Property is on Road |
| | | TOTAL : | | | 34.7578Dec | 14,75,000 /- | 25,74,056 /- | |
| | | Grand Total : | | | 34.7578Dec | 14,75,000 /- | 25,74,056 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Dilip Kumar Pal (Presentant) Son of Late Chandra Nath Pal Block-I, Flat-1E, Souro Nilay Housing Complex, 1,, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx4C, Aadhaar No: 25xxxxxxx9607, Status :Individual, Executed by: Self, Date of Execution: 23/03/2021 , Admitted by: Self, Date of Admission: 23/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/03/2021 , Admitted by: Self, Date of Admission: 23/03/2021 ,Place : Pvt. Residence |



Buyer Details :

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

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Harsh Kumar Jain Son of Mr Mahendra Kumar Pandya 34/1V, Ballygunj Circular Road,, P.O:- Sarat Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Jain; Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxx9223 Status : Representative, Representative of : Arrjavv Farms And Project LLP (as Designated partner) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104 | | | |
| Identifier Of Mr Dilip Kumar Pal, | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|---|
| 1 | Mr Dilip Kumar Pal | Arrjavv Farms And Project LLP-9.009 Dec |

Transfer of property for L2

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|---|
| 1 | Mr Dilip Kumar Pal | Arrjavv Farms And Project LLP-25.7488 Dec |

Land Details as per Land Record

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

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 1045, LR Khatian No:- 3790 | Owner:दिलीप कुमार पाल, Gurdian:चन्द्रनाथ पाल, Address:निज , Classification:शालि, Area:0.07000000 Acre, | Mr Dilip Kumar Pal |
| L2 | LR Plot No:- 1045, LR Khatian No:- 3791 | Owner:दिलीप कुमार पाल, Gurdian:चन्द्रनाथ पाल, Address:निज , Classification:शालि, Area:0.24000000 Acre, | Mr Dilip Kumar Pal |



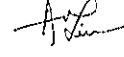




On 22-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,74,056/-



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

On 23-03-2021

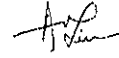
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:36 hrs on 23-03-2021, at the Private residence by Mr Dilip Kumar Pal ,Executant.

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

Execution is admitted on 23/03/2021 by Mr Dilip Kumar Pal, Son of Late Chandra Nath Pal, Block-I, Flat-1E, Souro Nilay Housing Complex, 1,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

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 31-03-2021

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 25,741/- (A(1) = Rs 25,741/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,741/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2021 3:54PM with Govt. Ref. No: 192020210247595391 on 20-03-2021, Amount Rs: 25,741/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1398418354 on 20-03-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

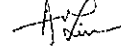
Certified that required Stamp Duty payable for this document is Rs. 1,28,703/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,28,603/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 366154, Amount: Rs.100/-, Date of Purchase: 18/03/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/03/2021 3:54PM with Govt. Ref. No: 192020210247595391 on 20-03-2021, Amount Rs: 1,28,603/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1398418354 on 20-03-2021, 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

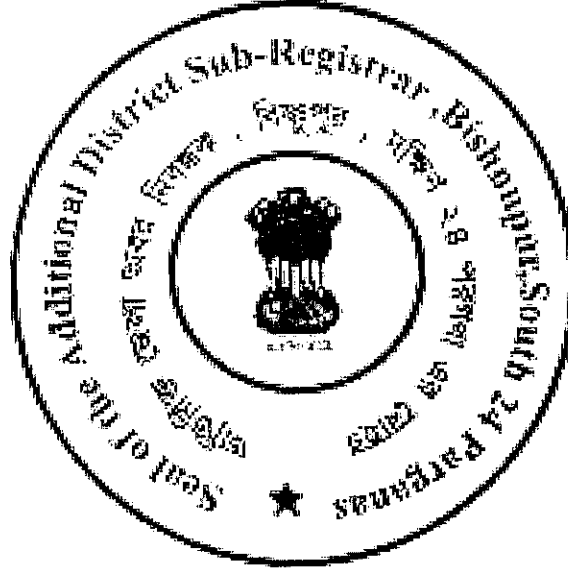


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 64128 to 64155

being No 161302319 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.13 17:00:08 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/13 05:00:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)