

02293/21

T-2322/21



U.C. 312/2021  
पश्चिम बंगाल WEST BENGAL

AE 366156

2000591578  
23/03/21 at Belaghat  
3.55pm  
[Signature]

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

[Signature]  
Addl Dist. Sub-Registrar, Bishnupur

30 MAR 2021

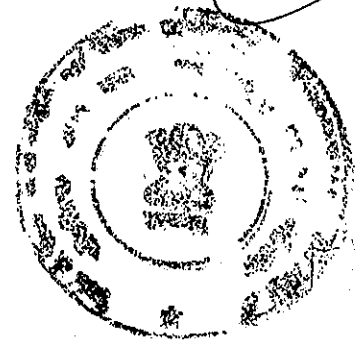
THIS INDENTURE OF CONVEYANCE made this the 23<sup>rd</sup> day of March TWO  
THOUSAND AND TWENTY-ONE BETWEEN

00473417

No ..... Date .....  
Name : B. K. JAIN & CO.  
Address : 6A, Kisan Sankar Roy Road  
Vendor : Kolkata - 700001

18 MAR 2021

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



v.e 312/21

*Handwritten signature*  
CDILIP KUMAR (PAL)



*Handwritten signature*

*Handwritten signature*  
CDILIP KUMAR (PAL)



v.e.T.I  
718  
23/3/21

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

23 MAR 2021

Identified by -  
S/o Ratan Mondal  
TOLSI MONDAL  
SAMALI. PIN-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, SouroNilay 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**

**ARRJAV FARM AND PROJECT LLP(PAN:ABUFA3192N)** a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 5<sup>th</sup> Floor, P.S- Ballygunge, P.O- Sarat Bose 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 14/12/2010, Registered at before A.D.S.R Bishnupur and recorded in Book-I, CD Vol.-21, Page 2987 to 2997, being no.-07021, Year 2010 and (ii) Dated 21/12/2010, Registered at before A.D.S.R Bishnupur and recorded in Book-I, CD Vol.-32, Page 912 to 925, being no.-7148, Year 2010 is



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

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

23 MAR 2021

the solely and absolutely seized and possessed of and/or otherwise well and sufficiently entitled as a recorded owner being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **40.6687 (Forty Point Six Six Eight Seven) Decimal** out of 61.00 Decimal of Land, **0.6667 Share** out of 1.0000 Share comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, under Khatian No. 3792 and 3794 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)
1162	1215	Shali	3792	61.00	0.3333	20.3313
1162	1215	Shali	3794	61.00	0.3334	20.3374
				<b>Total</b>	<del>0.3335</del>	<b>40.6687 Decimal</b>

- 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 **40.6687 (Forty Point Six Six Eight Seven) Decimal** out of 61.00 Decimal of Land, **0.6667 Share** out of 1.0000 Share comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, under Khatian No. 3792 and 3794 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



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

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

23 MAR 2021

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. 17,25,000/= (Rupees Seventeen Lakhs Twenty 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".



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

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

23 MAR 2021



- 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 14/12/2010 and 21/12/2010, the Vendor has been and is in continuous and Un interrupted 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.



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

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

23 MAR 2021

**NOW THIS INDENTURE WITNESSETH:-**

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 17,25,000/= (Rupees Seventeen Lakhs Twenty 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 **40.6687 (Forty Point Six Six Eight Seven) Decimal** out of 61.00 Decimal of Land, **0.6667 Share** out of 1.0000 Share comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, under Khatian No. 3792 and 3794 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 lispendens 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 appurtenances belonging



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

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

23 MAR 2021

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.



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

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

**23 MAR 2021**

- 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 lispendens 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"



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

Ad-1. Dist. Sub-Registrar Bisnupur  
District- South: 24 Parganas

23 MAR 2021



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"



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

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

23 MAR 2021

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.



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

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

23 MAR 2021

- 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.



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

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

23 MAR 2021

**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 **40.6687 (Forty Point Six Six Eight Seven) Decimal** out of 61.00 Decimal of Land, **0.6667 Share** out of 1.0000 Share comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215**, under **Khatian No. 3792 and 3794** 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)
1162	1215	Shali	3792	61.00	0.3333	20.3313
1162	1215	Shali	3794	61.00	0.3334	20.3374
				Total	<del>0.6667</del>	40.6687 Decimal

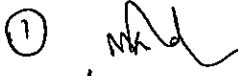
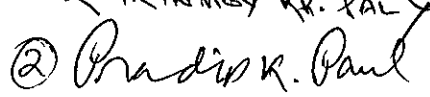
Total area sold by this Deed is 40.6687 (Forty Point Six Six Eight Seven) Decimal BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1162	1215	Sali Land LR Dag-1049	Sali Land LR Dag-1214	Sali Land LR Dag-1216	Sali Land LR Dag-1222

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

**SIGNED AND DELIVERED BY THE VENDOR**

At Janai in the presence of

①   
 MR INMAY K. PAL  
 ②   
 Pradip K. Paul



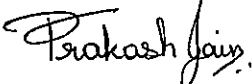
(DILIP KUMAR PAL)

(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



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

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

**23 MAR 2021**



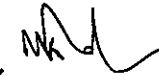
**PURCHASER** the within mentioned sum  
of **Rs. 17,25,000/= (Rupees Seventeen  
Lakhs Twenty Five Thousand) Only**  
being the entirety of the consideration  
Amount payable under these presents  
as per Memo below:

**MEMO OF CONSIDERATION**

By Pay Order No. 009547 dated ~~009547~~ 22/03/2021  
Drawn on HDFC Bank South Calcutta Girls  
College Br. In favour of Vendor **Rs. 17,25,000.00**  
**(Rupees Seventeen Lakhs Twenty Five Thousand) only Total: Rs.17,25,000.00**

**VENDOR**

**WITNESSES**

①   
(MRINMOY K. PAUL)  
S/o. Late Chandhanath Paul  
vill. Samali, 24 Bgs (S)  
Pin- 700104  
P.S. Bishnupur

② Pradip K. Paul  
Inda, P.S. - Kharagpur Town

  
(DILIP KUMAR PAL)



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

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

23 MAR 2021



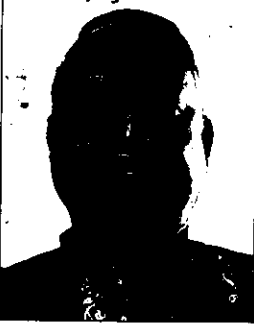

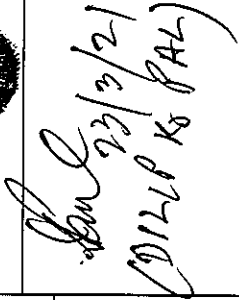



Government of West Bengal

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 16132000591578/2021

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	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			 23/3/21 DILIP K PAL
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Mr Dilip Kumar Pal,			 23-3-2021

(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 a stylized, cursive script.

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

23 MAR 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS



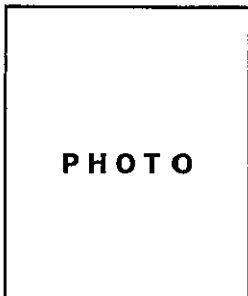
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

HARSHIN

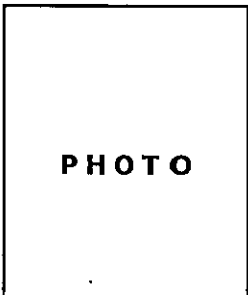


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

DAN



		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					



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

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

23 MAR 2021



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

**GRN Details**

**GRN:** 192020210247598821      **Payment Mode:** Online Payment  
**GRN Date:** 20/03/2021 16:08:10      **Bank/Gateway:** HDFC Bank  
**BRN :** 1398430336      **BRN Date:** 20/03/2021 16:03:24  
**Payment Status:** Successful      **Payment Ref. No:** 2000591578/1/2021  
[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:** 2000591578  
**Applicant's Name:** Mr Prakash Jain  
**Identification No:** 2000591578/1/2021  
**Remarks:** Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000591578/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	110464
2	2000591578/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	22113
			<b>Total</b>	<b>132577</b>

**IN WORDS: ONE LAKH THIRTY TWO THOUSAND FIVE HUNDRED SEVENTY SEVEN ONLY.**

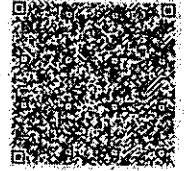
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABUFA3192N



नाम / Name  
ARRJAVV FARMS AND PROJECT LLP

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

01032021

ARRJAVV FARMS AND PROJECT LLP

*Handwritten signature*

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.



ঠিকানা: /ভি, বি.সি. রোড  
বালিগঞ্জ, বালিগঞ্জ, কোলকাতা  
পশ্চিম বঙ্গ

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

6233 5874 9223



### ভারত সরকার

Unique Identification Authority of India

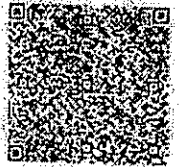
আনিকাঙ্কিত আই ডি / Enrollment No. : 1215/80001/35209

To  
HARSH JAIN  
হর্ষ জৈন  
34/1, V  
B.C. ROAD  
Ballygunge  
Ballygunge, Kolkata  
West Bengal - 700019  
9831212004



KH516755626FT

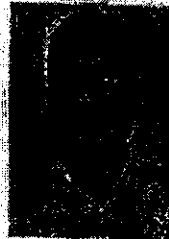
51675562



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6233 5874 9223**

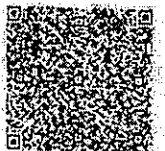
আধার - সাধারণ মানুষের অধিকার



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

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

6233 5874 9223



আধার - সাধারণ মানুষের অধিকার

স্বাক্ষরিত  
INCOME TAX DEPARTMENT  
HARSH KUMAR JAIN  
MAHENDRA KUMAR JAIN  
20/11/1978  
Permanent Address  
ACLP14519

সংগ্রহিত  
GOVT OF INDIA  
HARSH JAIN  
20/11/1978



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*

*B. Das*

आयकर आयुक्त, प.बं.-II

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

*Dilip*

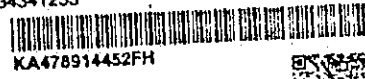


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আইডি / 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

জন্ম তারিখ / DOB: 04/06/1956

লিঙ্গ / Male

2551 8732 9607



আমার আধার, আমার পরিচয়

*Dilip*



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: 08/07/2017

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**

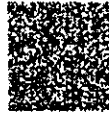
আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



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



**2209 0564 8424**

আমার আধার, আমার পরিচয়

১১/০৭/১৭

আয়কর বিভাগ  
INCOME TAX DEPARTMENT

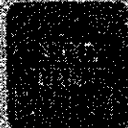

ভারত সরকার  
GOVT. OF INDIA

RAJU MONDAL

TULSICHARAN MONDAL

03/10/1979  
Permanent Account Number  
BNYPM6396K

Signature



Government of India



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.



উদ্যোগ প্রাধিকারক  
UIDAI (Unique Identification Authority of India)

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

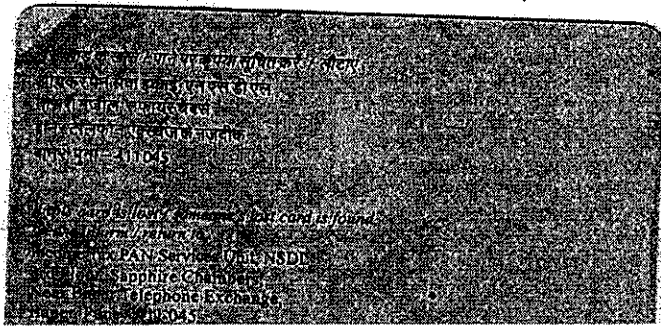
Address:  
S/O Tulsicharan Mondal, ...  
P.O- NAHAZARI, VILL- SAMALI,  
Nahazari, South 24 Parganas,  
West Bengal - 700104

2209 0564 8424



help@uidai.gov.in

www.uidai.gov.in



## Major Information of the Deed

Deed No :	I-1613-02322/2021	Date of Registration	31/03/2021
Query No / Year	1613-2000591578/2021	Office where deed is registered	
Query Date	16/03/2021 2:40:42 PM	1613-2000591578/2021	
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. 17,25,000/-	Rs. 22,11,280/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,10,564/- (Article:23)	Rs. 22,113/- (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-1215 (RS :-)	LR-3792	Organisati on	Shali	20.3313 Dec	8,62,371/-	11,05,474/-	Property is on Road
L2	LR-1215 (RS :-)	LR-3794	Organisati on	Shali	20.3374 Dec	8,62,629/-	11,05,806/-	Property is on Road
		<b>TOTAL :</b>			<b>40.6687Dec</b>	<b>17,25,000 /-</b>	<b>22,11,280 /-</b>	
		<b>Grand Total :</b>			<b>40.6687Dec</b>	<b>17,25,000 /-</b>	<b>22,11,280 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Dilip Kumar Pal (Presentant )</b> 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: 25xxxxxxxx9607, 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 :**

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

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Harsh Kumar Jain</b> 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
<b>Mr Raju Mondal</b> Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104			
Identifier Of Mr Dilip Kumar Pal,			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Pal	Arrjavv Farms And Project LLP-20.3313 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Pal	Arrjavv Farms And Project LLP-20.3374 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mpuza: 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:- 1215, LR Khatian No:- 3792	Owner:দিলীপ কুমার পাল, Gurdian:চন্দ্রনাথ পাল, Address:মির্জা , Classification:শালি, Area:0.20000000 Acre,	Mr Dilip Kumar Pal
L2	LR Plot No:- 1215, LR Khatian No:- 3794	Owner:দিলীপ কুমার পাল, Gurdian:চন্দ্রনাথ পাল, Address:মির্জা , Classification:শালি, Area:0.21000000 Acre,	Mr Dilip Kumar Pal





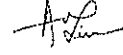




On 22-03-2021

**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 22,11,280/-



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

On 23-03-2021

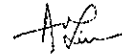
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:55 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 22,113/- ( A(1) = Rs 22,113/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,113/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2021 4:08PM with Govt. Ref. No: 192020210247598821 on 20-03-2021, Amount Rs: 22,113/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1398430336 on 20-03-2021, Head of Account 0030-03-104-001-16



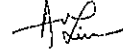
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,10,564/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,10,464/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 366156, 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 4:08PM with Govt. Ref. No: 192020210247598821 on 20-03-2021, Amount Rs: 1,10,464/-, Bank: HDFC Bank (HDFC0000014); Ref. No. 1398430336 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**

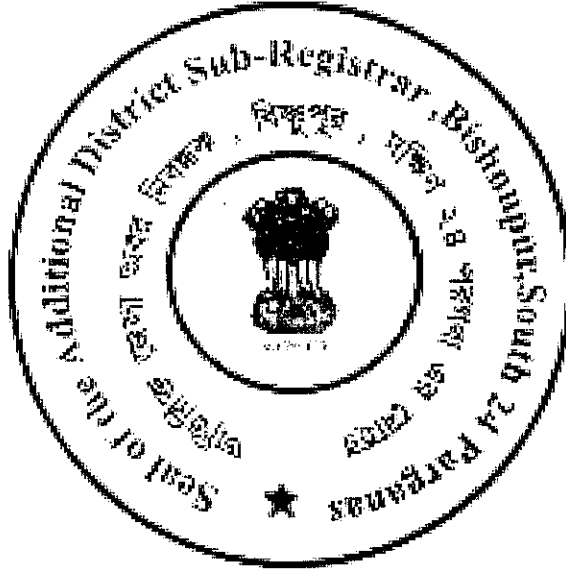


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 64156 to 64183

being No 161302322 for the year 2021.



Digitally signed by ASIF NADIM  
Date: 2021.04.13 17:00:24 +05:30  
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/13 05:00:24 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)