

02291/21

I- 02333/2021



NIC: 209/2021

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE, 366151

200060841521

23/03/21 at Kolkata

4:32 p.m.

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

addl Dist. Sub-Registrar, Bishnupur

05 APR 2021

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

v.e 309/21



00473422

No Date
Name :
Address :
Vendor :

B. K. JAIN & CO.
Advocate
6A, Kisan Bankar Roy Road
Kolkata - 700001

18 MAR 2021

Pradip K. Paul
23/03/2021

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



v.e. T. I

725
23/3/21



Prudip K. Paul



726

Addl. Dist. Sud. Registrar
District South 24 Parganas

23 MAR 2021

MRINMOY KUMAR PAL

Identified by

Rajumondal

S/O. TOLSI MONDAL

SAMALI - 700104

BUSINESS

(1) MR. PRADIP KUMAR PAUL(PAN:AGKPP5005A)(AADHAAR:400616533979)
 Son of Late Chandra Nath Pal, by faith Hindu, by nationality- Indian, by occupation-
 Service, residing at Rabindrapally, Khargpur(m), Paschim Medinipur, P.O-Inda and P.S-
 Khargpur, West Bengal-721305, **(2) MR. MRINMOY KUMAR PAL(PAN:APZPP6339R)**
(AADHAAR:575850460464) Son of Late Chandra Nath Pal, by faith Hindu, by nationality-
 Indian, by occupation-Service, residing at Samali (ct), Mondal Para, P.O- Nahazari and P.S-
 Bishnupur, Dist.- South 24 Pgs -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** Pradip Kumar Paul and Mrinmoy Kumar Pal are the owners by way of
 inheritance from her mother Usha Rani Pal wife of Late Chandra Nath Pal are the
 solely and absolutely seized and possessed of and/or otherwise well and sufficiently
 entitled as a recorded owner being **ALL THOSE** various pieces or parcels of the Land
 classified as **Sali** i.e. Agricultural land total measuring more or less about **08.4802**
(Eight Point Four Eight Zero Two) Decimal, comprised in **(i) R.S Dag No. 981**
 Corresponding **L.R Dag no 1030, Area-2.0677 Decimal**, **(ii) R.S Dag No**
984/1511 Corresponding **L.R Dag no. 1571, Area-6.4125 Decimal**, all under



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Khatian Nos. 2958 and 2960, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are 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)
981	1030	Shali	2958	31.00	0.0334	1.0354
981	1030	Shali	2960	31.00	0.0333	1.0323
984/1511	1571	Shali	2958	57.00	0.0563	3.2091
984/1511	1571	Shali	2960	57.00	0.0562	3.2034
					Total	08.4802 Decimal

- C) In as much as the "said lands" are 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 Lands" unto and in favour of the Purchaser **ALL THOSE** various pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **08.4802 (Eight Point Four Eight Zero Two) Decimal**, comprised in (i) **R.S Dag No. 981** Corresponding **L.R Dag no 1030, Area-2.0677 Decimal**, (ii) **R.S Dag No 984/1511** Corresponding **L.R Dag no. 1571, Area-6.4125 Decimal**, all under **Khatian Nos. 2958 and 2960, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Lands" are 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)
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981	1030	Shali	2960	31.00	0.0333	1.0323
984/1511	1571	Shali	2958	57.00	0.0563	3.2091
984/1511	1571	Shali	2960	57.00	0.0562	3.2034
					Total	08.4802 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.

- D) The Purchaser has agreed to purchase and acquire the "said Land" free from all encumbrances and charges at and for a consideration of **Rs. 3,60,000/- (Rupees**



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District South 24 Pangasinan

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Three Lakhs Sixty Thousand) only (hereinafter referred to as the **CONSIDERATION AMOUNT**)

- E) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
 - ii) **THAT** the "said Land" are free from all encumbrances charges liens mortgages, liens 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".



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District South 24 Parganas

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- xii) **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".
- xiii) **THAT** there is no right of way from or through the "said Land".
- xiv) **THAT** nobody has any right of easement over and in respect of the "said land" or any part thereof.
- xv) **THAT** the "said land" are barren and are not being cultivated by the Vendors or any person authorised by the Vendors .

F) 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. 3,60,000/- (Rupees Three Lakhs Sixty 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 THOSE** various pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **08.4802 (Eight Point Four Eight Zero Two) Decimal**, comprised in **(i) R.S Dag No. 981** Corresponding **L.R Dag no 1030, Area-2.0677 Decimal**, **(ii) R.S Dag No 984/1511** Corresponding **L.R Dag no. 1571, Area-6.4125 Decimal**, all under **Khatian Nos. 2958 and 2960, Situate in Mouza-Samali, J.L. No. 23, under**



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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 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



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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 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



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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 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.



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District South 24 Parganas

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

- i) To apply for mutation of the "said 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.
- 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.



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THE SCHEDULE ABOVE REFERRED TO

ALL THOSE various pieces or parcels of the Land classified as **Sali** i.e. Agricultural land total measuring more or less about **08.4802 (Eight Point Four Eight Zero Two) Decimal**, comprised in **(i) R.S Dag No. 981** Corresponding **L.R Dag no 1030, Area- 2.0677 Decimal**, **(ii) R.S Dag No 984/1511** Corresponding **L.R Dag no. 1571, Area- 6.4125 Decimal**, all under **Khatian Nos. 2958 and 2960**, Situate in **Mouza-Samali, J.L. No. 23**, under **Police Station- Bishnupur**, and within the limits of **Rashpunja Gram Panchayat** and in the **District of South 24 Pargana-700104**. The detail of the "said Plot of Lands" are 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)
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984/1511	1571	Shali	2960	57.00	0.0562	3.2034
					Total	08.4802 Decimal

Total area sold by this Deed is **08.4802(Eight Point Four Eight Zero Two) Decimal**.


BUTTED AND BOUNDED BY:-

RS Dag	LR Dag	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
981	1025	Sali Land LR Dag-1024	Sali Land LR Dag-1033	Sali Land LR Dag-1029	Sali Land LR Dag-1032
984/1511	1571	Sali Land LR Dag-1033	Sali Land LR Dag-1218	Sali Land LR Dag-1232	Sali Land LR Dag-1231

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 
(DILIP KUMAR PAUL)


(PRADIP KUMAR PAUL)

② 
(MRINMOY KUMAR PAL)


(MRINMOY KUMAR PAL)

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)



Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017.



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District South 24 Parganas

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PURCHASER the within mentioned sum of
**Rs. 3,60,000/- (Rupees Three Lakhs Sixty
 Thousand) only** being the entirety of the
 Consideration Amount payable under these
 presents as per Memo below:

Rs. 3,60,000.00

MEMO OF CONSIDERATION

1. By Pay Order No.009540 dated 22/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 1,80,000.00
2. By Pay Order No. 009541 dated 22/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.2	Rs. 1,80,000.00
(Rupees Three Lakhs Sixty Thousand) only	Total Rs. 3,60,000.00

VENDORS

WITNESSES

① *Paul*
 (DHIR KUMAR PAL)
 S/o Late Chandan Nath Pal
 I/IE, SNHC, 1 Kailash Ghosh Rd,
 Kolkata - 700008, PS: Haridevpur

Pradip K. Paul
 (PRADIP KUMAR PAUL)

Mrinmoy Kumar Pal
 (MRINMOY KUMAR PAL)

② *Toufann Mondal*
 Late. N.N. Mondal
 Krifarpur Sukdevpur
 Bishnupur, 24 PGS (B)
 743503



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District South 24 Parganas

23 MAR 2021



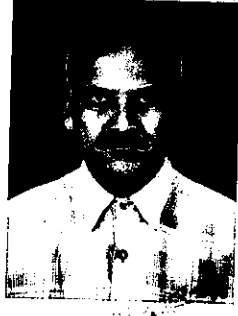





Government of West Bengal

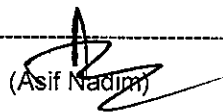
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132000608415/2021

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 Pradip Kumar Paul Rabindrapally, Kharapur(m),, P.O:- Inda, P.S:- Kharagpur, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721305	Seller			<i>Pradip K. Paul</i> 23/03/2021
2	Mr Mrinmoy Kumar Pal Samali (ct), Mondal Para,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Seller			<i>Mr. Mrinmoy K. Pal</i> 23/03/2021
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 Pradip Kumar Paul, Mr Mrinmoy Kumar Pal, Mr Hars Kumar Jain			<i>Raju Mondal</i> 23-3-2021


(Asif Nadim)



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Addl. Dist. Sub. Registrar (S. Parganas)
District South 24 Parganas

23 MAR 2021

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













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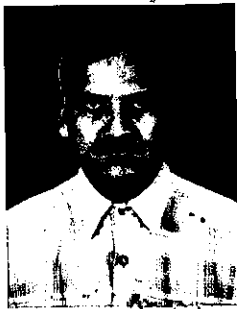
Addl. Dist. Sub. Registrar, South 24 Parganas
District South 24 Parganas



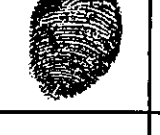







23 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS













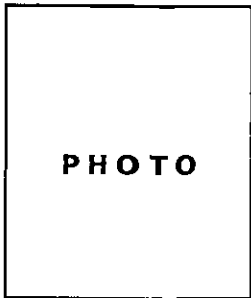
<i>Hesslin</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						



<i>Brendip K. Paul</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						



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



	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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District South 24 Parganas

23 MAR 2021



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

GRN Details

GRN: 192021220000512501 Payment Mode: Online Payment
GRN Date: 03/04/2021 12:44:30 Bank/Gateway: HDFC Bank
BRN : 1408641043 BRN Date: 03/04/2021 12:04:00
Payment Status: Successful Payment Ref. No: 2000608415/7/2021
[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: 2000608415
Applicant's Name: Mr Prakash Jain
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2000608415/7/2021
Remarks: Sale, Sale Document Payment No 7

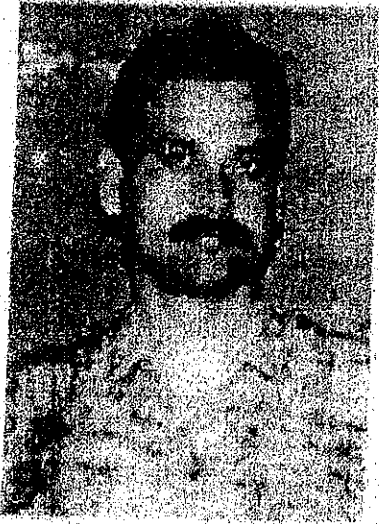
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000608415/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	25778
2	2000608415/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	5165
			Total	30943

IN WORDS: THIRTY THOUSAND NINE HUNDRED FORTY THREE ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGKPP5005A



नाम /NAME

PRADIP KUMAR PAUL

पिता का नाम /FATHER'S NAME

CHANDRA NATH PAUL

जन्म तिथि /DATE OF BIRTH

09-01-1960

हस्ताक्षर /SIGNATURE

Pradip K. Paul

B. Rao

आयकर अधिकारी, पं.सं. 111

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

Pradip K. Paul

Pradip K. Paul



भारत सरकार

Unique Identification Authority of India

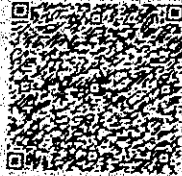
Enrolment No.: 2189/69452/16133

Download Date: 03/05/2017
Generation Date: 04/04/2017

To
Pradip Kumar Paul
S/O: Chandra Nath Paul
INDA
RABINDRAPALLY
Kharagpur (m)
Paschim Medinipur, Inda
West Bengal - 721305
9609465312

Signature valid

Digitally signed by Pradip Kumar Paul
DN: cn=Pradip Kumar Paul, o=Pradip Kumar Paul, email=pradip.paul@gmail.com, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

4006 1653 3979

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Pradip Kumar Paul

DOB: 09/01/1960

MALE



4006 1653 3979

मेरा आधार, मेरी पहचान

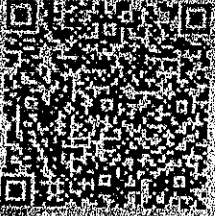
Pradip K. Paul

Pradip K. Paul

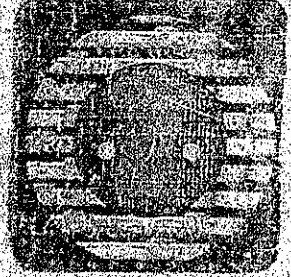
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APZPP6339R



नाम / Name
MRINMOY KUMAR PAL

पिता का नाम / Father's Name
CHANDRANATH PAL

जन्म की तारीख / Date of Birth
02/01/1965


हस्ताक्षर / Signature









भारत सरकार
GOVERNMENT OF INDIA



মুময় কুমার পাল
Minmoy Kumar Pal

জন্মতারিখ/ DOB: 02/01/1965

পুরুষ / MALE



5758 5046 0464

আধার - সাধারণ মানুষের অধিকার



भारत आयोग विशिष्ट महधान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

এস/ও: চন্দ্র নাথ পাল, সামালি
(সিটি), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700104

S/O: Chandra Nath
Pal, Samali(ct), South
24 Parganas,
West Bengal - 700104



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

(Handwritten signature)

(Handwritten signature)



ARRJAVV FARMS AND PROJECT LLP

Haseem

Designated Partner



Government of India

AADHAAR

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: / কী, বি.সি. রোড
বালিগঞ্জ, বালিগঞ্জ, কোলকাতা
পশ্চিম বঙ্গ

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

6233 5874 9223

1800 300 1647

help@uidai.gov.in

www.uidai.gov.in



সর্ব ভারত

আধার

ভারত সরকার

Unique Identification Authority of India

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

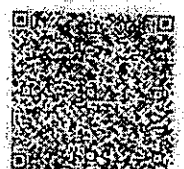
To
HARSH JAIN
হর্ষ জৈন
34/1, V
B.C.ROAD
Ballygunge
Ballygunge, Kolkata
West Bengal - 700019
9831212004

05/08/2015



KH518755626FT

51675562



আপনার আধার সংখ্যা / Your Aadhaar No. :

6233 5874 9223

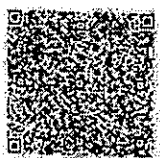
আধার - সাধারণ মানুষের অধিকার



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

জন্ম তারিখ / DOB: 20/11/1976
লিঙ্গ / Male


6233 5874 9223



আধার - সাধারণ মানুষের অধিকার

স্বাক্ষরিত
INCOME TAX DEPARTMENT
HARSH KUMAR JAIN
MAHENDRA KUMAR JAIN
20/11/1976
Aadhaar No. 1215/80001/35209
Aadhaar ID: ACLP13319

স্বাক্ষরিত
GOVT OF INDIA
HARSH KUMAR JAIN
MAHENDRA KUMAR JAIN
20/11/1976
Aadhaar No. 1215/80001/35209
Aadhaar ID: ACLP13319





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: 09/07/2017

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

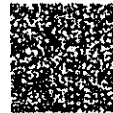
আমার আধার, আমার পরিচয়



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

ভারত সরকার
GOVT OF INDIA

RAJU MONDAL

TULSICHARAN MONDAL

03/10/1979

Permanent Account Number

BNYPM6396K

২২০৯০৫৬৪৮৪২৪

Signature



২২০৯০৫৬৪৮৪২৪



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 .



আধার

স্বাধীনতা প্রতিষ্ঠার পরিকল্পনা পরিষদে প্রাধিকরণ
Unique 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



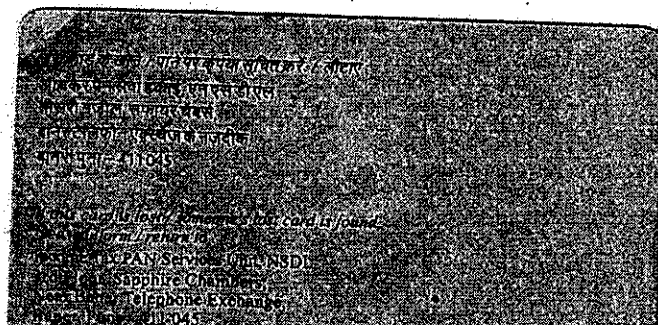
1947



help@uidai.gov.in



www.uidai.gov.in





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

GRN Details

GRN: 192020210247599701 **Payment Mode:** Online Payment
GRN Date: 20/03/2021 16:11:55 **Bank/Gateway:** HDFC Bank
BRN : 1398433608 **BRN Date:** 20/03/2021 16:03:08
Payment Status: Successful **Payment Ref. No:** 2000608415/1/2021
[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: 2000608415
Applicant's Name: Mr Prakash Jain
Identification No: 2000608415/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000608415/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	31383
2	2000608415/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	6297
			Total	37680

IN WORDS: THIRTY SEVEN THOUSAND SIX HUNDRED EIGHTY ONLY.

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

BETWEEN

MR. PRADIP KUMAR PAUL

And

MR. MRINMOY KUMAR PAL

..... VENDORS

AND

ARRJAVV FARMS AND PROJECT LLP

.....PURCHASER

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-02333/2021	Date of Registration	05/04/2021
Query No / Year	1613-2000608415/2021	Office where deed is registered	
Query Date	18/03/2021 12:11:42 PM	1613-2000608415/2021	
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. 3,60,000/-	Rs. 11,44,828/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 57,261/- (Article:23)	Rs. 11,462/- (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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1030 (RS :-)	LR-2958	Bastu	Shali	1.0354 Dec	43,955/-	1,39,779/-	Property is on Road
L2	LR-1030 (RS :-)	LR-2960	Bastu	Shali	1.0323 Dec	43,823/-	1,39,361/-	Property is on Road
L3	LR-1571 (RS :-)	LR-2958	Bastu	Shali	3.2091 Dec	1,36,232/-	4,33,229/-	Property is on Road
L4	LR-1571 (RS :-)	LR-2960	Bastu	Shali	3.2034 Dec	1,35,990/-	4,32,459/-	Property is on Road
		TOTAL :			8.4802Dec	3,60,000 /-	11,44,828 /-	
		Grand Total :			8.4802Dec	3,60,000 /-	11,44,828 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Pradip Kumar Paul (Presentant) Son of Late Chandra Nath Pal Rabindrally, Khargpur(m),, P.O:- Inda, P.S:- Kharagpur, Kharagpore, District:- Paschim Midnapore, West Bengal, India, PIN - 721305 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx5A, Aadhaar No: 40xxxxxxx3979, 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</p>



2 **Mr Mrinmoy Kumar Pal**
 Son of Late Chandra Nath Pal Samali (ct), Mondal Para,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx9R, Aadhaar No: 57xxxxxxx0464, 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,, 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: 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 Pradip Kumar Paul, Mr Mrinmoy Kumar Pal, Mr Harsh Kumar Jain

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Paul	Arrjavv Farms And Project LLP-1.0354 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Mrinmoy Kumar Pal	Arrjavv Farms And Project LLP-1.0323 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Paul	Arrjavv Farms And Project LLP-3.2091 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr Mrinmoy Kumar Pal	Arrjavv Farms And Project LLP-3.2034 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

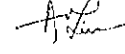
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1030, LR Khatian No:- 2958	Owner:প্রদীপ কুমার পাল, Gurdian:চন্দ্রনাথ , Address:লিঙ্গ , Classification:শালি, Area:0.01000000 Acre,	Mr Pradip Kumar Paul
L2	LR Plot No:- 1030, LR Khatian No:- 2960	Owner:মৃন্ময় কুমার পাল, Gurdian:চন্দ্রনাথ , Address:লিঙ্গ , Classification:শালি, Area:0.02000000 Acre,	Mr Mrinmoy Kumar Pal
L3	LR Plot No:- 1571, LR Khatian No:- 2958	Owner:প্রদীপ কুমার পাল, Gurdian:চন্দ্রনাথ , Address:লিঙ্গ , Classification:শালি, Area:0.03000000 Acre,	Mr Pradip Kumar Paul
L4	LR Plot No:- 1571, LR Khatian No:- 2960	Owner:মৃন্ময় কুমার পাল, Gurdian:চন্দ্রনাথ , Address:লিঙ্গ , Classification:শালি, Area:0.04000000 Acre,	Mr Mrinmoy 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 11,44,828/-



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

On 23-03-2021

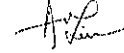
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:32 hrs on 23-03-2021, at the Private residence by Mr Pradip Kumar Paul , one of the Executants.

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

Execution is admitted on 23/03/2021 by 1. Mr Pradip Kumar Paul, Son of Late Chandra Nath Pal, Rabindrapally, Khargpur(m),, P.O: Inda, Thana: Kharagpur, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Service, 2. Mr Mrinmoy Kumar Pal, Son of Late Chandra Nath Pal, Samali (ct), Mondal Para,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,462/- (A(1) = Rs 11,448/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 6,297/-

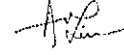
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2021 4:12PM with Govt. Ref. No: 192020210247599701 on 20-03-2021, Amount Rs: 6,297/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1398433608 on 20-03-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 57,261/- and Stamp Duty paid by online = Rs 31,383/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2021 4:12PM with Govt. Ref. No: 192020210247599701 on 20-03-2021, Amount Rs: 31,383/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1398433608 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**

On 05-04-2021

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 11,462/- (A(1) = Rs 11,448/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,165/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/04/2021 12:45PM with Govt. Ref. No: 192021220000512501 on 03-04-2021, Amount Rs: 5,165/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1408641043 on 03-04-2021, Head of Account 0030-03-104-001-16

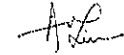
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 57,261/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 25,778/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 366151, 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 03/04/2021 12:45PM with Govt. Ref. No: 192021220000512501 on 03-04-2021, Amount Rs: 25,778/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1408641043 on 03-04-2021, 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**

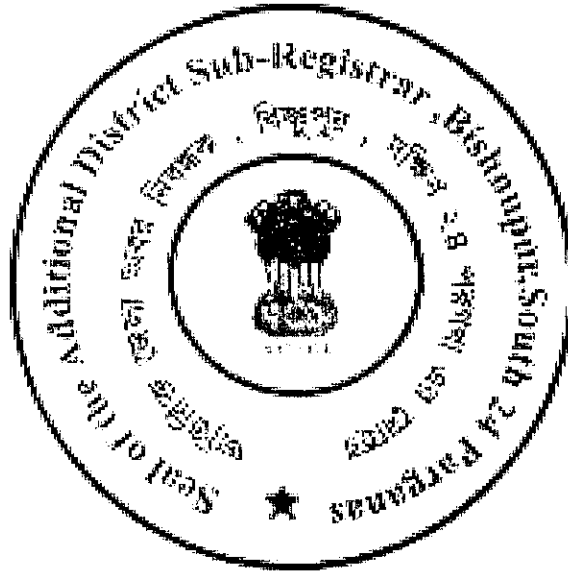


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 62891 to 62919

being No 161302333 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.13 16:07:24 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/13 04:07:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)