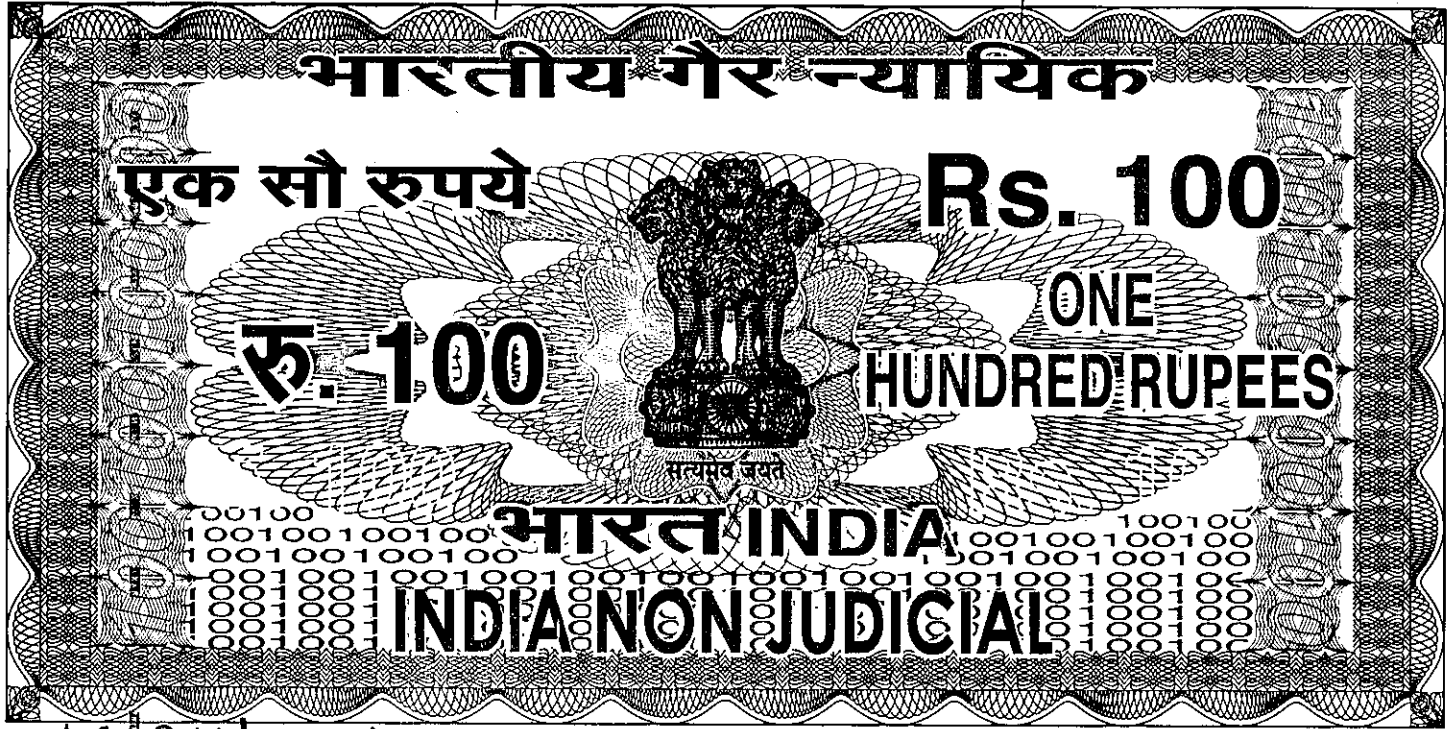


02288/21

P-02335/2021



N.C. 31/2021
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 248738

2000514447/21
23/03/21 at Ralapurja.

4. 15/4/21
[Signature]

verified that the document is authentic
of 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, Bichinpur

05 APR 2021

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

v-c 311/21



✓ *Dilip Paul*
(DILIP KUMAR PAUL)



v-c.T.I
718
23/3/21

✓ *Dilip Paul*
(DILIP KUMAR PAUL)



719

— Pradip K. Paul



720

✓ *Mrinmoy Paul*
(MRINMOY KUMAR PAUL)



721

✓ Champa Bora



722

✓ Menaka Paul

00380957

NO Rs. Date
Name
Address
Vendor

B. K. JAIN & CO.
Advocate
64, Kiren Sarker Roy Road
Kolkata - 700031

18 JAN 2021

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



[Signature]

3rd Dist Sub Registrar
District South 24 Parganas

23 MAR 2021

(1) 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, Thakurpukur, Mahestola, P.O-Barisha and P.S- Haridevpur, south 24 Pgs, West Bengal- 700008 **(2) 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,**(3) 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**(4) MRS. CHAMPA BAG(PAN:ALVPB2469C)(AADHAAR:490907943057)**Wife of Jyotirmoy Bag and Daughter of Late Chandra Nath Pal, residing at G/285A, Bapuji Nagar, Regent Estate, P.O- Regent Estate and P.S- Jadavpur Kolkata-700092, by faith Hindu, by nationality- Indian, by occupation- House Wife**(5) MRS. MENOKA PAUL(PAN:ECXPP2987Q) (AADHAAR:767389434710)**wife of Late Chinmoy Kumar Paul, by faith Hindu, by nationality- Indian, by occupation House Wife, **(6) MR. CHAYAN PAUL(PAN:ECXPP2986R)(AADHAAR:635709430390)** Son of Late Chinmoy Kumar Paul, by faith Hindu, by nationality- Indian, by occupation Student, **(7) MISS. CHANDRIMA PAUL(PAN:ECXPP2982M) (AADHAAR:527992121208)** Daughter of Late Chinmoy Kumar Paul, by faith Hindu, by nationality- Indian, by occupation Student, **Vendor no.- 5 to 7**are residing at Samali (ct), Nahazari, 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 executōrs 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,



723

✓ Chayan Paul



724

✓ Chandrima Paul



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

23 MAR 2021

Identified by _____

Raj Mondal

S/O: TOLSI MONDAL

SAMALI - 700104

BUSINESS

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) **One** Chandra Nath Pal(Since Deceased) Son of Late Krishna Chandra Paul was the owner by way of Registered Deed of Sale Dated 23/05/1973, reg. at before A.D.S.R- Bishnupur, West Bengal, and recorded in Book-I, Vol.-87, pages from 153 to 154, Being no.-7123, Year-1974 from Noorjan Bibi wife of Bhupal Molla, was 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 **Danga** i.e. Agricultural land total measuring more or less about **03.00 (Three) Decimal**, comprised in **R.S Dag No 976** Corresponding **L.R Dag no. 1025, Area-03.00 Decimal under RS Khatian No. 759, 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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
976	1025	Danga	759	06.00	0.5000	03.0000
					Total	03.00 Decimal

- B) **The said** Chandra Nath Pal(Since Deceased) Son of Late Krishna Chandra Paul was also the owner by way of 2(Two)Registered Deed of Sale (i) Dated 12/07/1974, reg. at before A.D.S.R- Bishnupur, West Bengal, and recorded in Book-I, Being no.-5020, Year-1974, being **15.50(Fifteen Point Five Zero) Decimal (more or less)**, comprised in **R.S Dag No 981** Corresponding **L.R Dag no. 1030** (ii) Dated 04/06/1975, reg. at before A.D.S.R- Bishnupur, West Bengal, and recorded in Book-I, Being no.-7952, Year-1975, being **10.00 (Ten) Decimal(more or less)**, comprised in **R.S Dag No 981** Corresponding **L.R Dag no. 1030**, was 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 **25.8323 (Twenty Five Point Eight Three**



Adi Dwi Sut. Registrar
District South 24 Parganas

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Two Three) Decimal, comprised in **R.S Dag No 981** Corresponding **L.R Dag no. 1030**, under **RS Khatian No. 418** and **New Khatiyani no.-767**, **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	RS 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	418	31.00	0.8333	25.8323

- C) **The said** Chandra Nath Pal(Since Deceased) Son of Late Krishna Chandra Paul was also 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 comprised in **R.S Dag No 984/1511** Corresponding **L.R Dag no. 1571**, **Area-16.0341 (Sixteen Point Zero Three Four One) Decimal** under **RS Khatian No. 319**, **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	RS Khatian No.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
984/1511	1571	Shali	319	57.00	0.2813	16.0341
					Total	16.0341 Decimal

- D) Since after purchase of the "said Land" **Chandra Nath Pal** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyani no. 540**.
- E) **THAT** the said Chandra Nath Pal died intestate since long leaving behind his wife Usha Rani Paul Four Sons namely (i) Dilip Kumar Pal (ii) Pradip Kumar Paul (iii) Chinmoy Kumar Paul(Since Deceased) (iv) Mrinmoy Kumar Pal and Only Married Daughter Champa Bag as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- F) **THAT** the said Usha Rani Paul died intestate since long leaving behind her Four Sons namely (i) Dilip Kumar Pal(ii) Pradip Kumar Paul (iii) Chinmoy Kumar Paul(Since Deceased) (iv) Mrinmoy Kumar Pal and Only Married Daughter Champa Bag as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.



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District South 24 Parganas

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- G) **THAT** the said Chinmoy Kumar Paul died intestate leaving behind his wife Menoka Paul, only son Chayan Paul and only daughter Chandrima Paul as his legal heirs and/or legal representatives who in accordance with the provisions of Hindu Succession Act 1956 became the joint owners of the said Land.
- H) In as much as the "said Lands" is barren and not being cultivated by the Vendors and/or any person authorised by it the Vendors, have agreed to sell and transfer of the "said portion of Land" unto and in favour of the Purchaser **ALL THOSE** various pieces or parcels of the Land classified as **Sali and Danga** i.e. Agricultural land total measuring more or less about **44.8664 (Forty Four Point Eight Six Six Four) Decimal**, comprised in (i) **R.S Dag No. 976** Corresponding **L.R Dag no 1025, Area-3.00 Decimal**, (ii) **R.S Dag No 981** Corresponding **L.R Dag no. 1030, Area-25.8323 Decimal** and (iii) **R.S Dag No 984/1511** Corresponding **L.R Dag no.-1571, Area-16.0341 Decimal**, all under **Khatian No. 540, 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)
976	1025	Danga	540	06.00	0.5000	03.0000
981	1030	Shali	540	31.00	0.8333	25.8323
984/1511	1571	Shali	540	57.00	0.2813	16.0341
					Total	44.8664 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.

- I) The Purchaser has agreed to purchase and acquire the "said lands" free from all encumbrances and charges at and for a consideration of **Rs. 19,03,000/- (Rupees Nineteen Lakhs Three Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)



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Additional District Sub-Registrar, West Bengal
District South 24 Parganas

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- J) At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Lands' .
 - ii) **THAT** the "said lands" are free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
 - iii) **THAT** the Vendors have a marketable title in respect of the "said Lands' .
 - iv) **THAT** the "said lands" is not being cultivated and/or the Vendors have not been cultivating the "said Lands' .
 - v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Lands' .
 - vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said lands" up to the date of execution of this Indenture.
 - vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Land".
 - viii) **THAT** the "said lands" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
 - ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said lands" or any part or portion thereof.
 - x) **THAT** the Vendors in khas possession of the entirety of the "said Lands' .
 - xi) **THAT** no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands' .
 - xii) **THAT** there is no right of way from or through the "said Lands' .
 - xiii) **THAT** nobody has any right of easement over and in respect of the "said lands" or any part thereof.
 - xiv) **THAT** the "said lands" are barren and are not being cultivated by the Vendors or any person authorised by the Vendors .
 - xv) That since the date of the said Deed of Sale dated 23/05/1973 the recorded owner Chandra Nath Pal has been and is in continuous and Un interrupted khas possession of the said land as the owner thereof.
 - xvi) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches



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District South 24 Parganas

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with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said lands" from the VENDORS.

NOW THIS INDENTURE WITNESSETH:

- I. THAT** in consideration of a sum of **Rs. 19,03,000/- (Rupees Nineteen Lakhs Three Thousand) only** (hereinafter referred to as the **CONSIDERATION AMOUNT**) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said lands" (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendors doth hereby 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 and Danga** i.e. Agricultural land total measuring more or less about **44.8664(Forty Four Point Eight Six Six Four) Decimal**, comprised in **(i) R.S Dag No. 976** Corresponding **L.R Dag no 1025,Area-3.00 Decimal**, **(ii) R.S Dag No 981** Corresponding **L.R Dag no. 1030, Area-25.8323 Decimal** and **(iii) R.S Dag No 984/1511** Corresponding **L.R Dag no.-1571, Area-16.0341 Decimal**, all under **Khatian No. 540, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104.(more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said 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 lands" or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens



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Addl Dist Sub Registrar (Civil)
District South 24 Parganas

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claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said lands" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the "said lands" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the "said lands" or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the VENDORS at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the "said lands" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the VENDORS now has in itself good right full and absolute power to grant sell convey transfer assure and assign the "said lands" hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.



Addl Dist. Sul. Registrar, West Bengal
District South 24 Parganas

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- 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 lispendens whatsoever suffered or made or liabilities created in respect of the "said lands" by the VENDORS or by any person or persons lawfully and equitably claiming from under or in trust for the VENDORS as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said lands" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the VENDORS and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the VENDORS never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said Lands" /property or any part or portion thereof have not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the VENDORS for the acquisition of the "said lands" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time



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being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said lands" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the VENDORS and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said lands" or any part thereof from through under or in trust for the VENDORS shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said lands" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- III AND THIS DEED FURTHER WITNESSETH** that the VENDORS have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said lands" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- V. AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the VENDORS doth hereby appoint the Purchaser as its Constituted Attorney and/or authorized representative and as such Constituted Attorney and/or Authorised Representative the Purchaser shall be entitled to and is hereby authorised:
- i) To apply for mutation of the "said lands" in its name.
 - ii) To have the soil tested and/or the "said lands" surveyed.



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

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



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

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THE SCHEDULE ABOVE REFERRED TO

ALL THOSE various pieces or parcels of the Land classified as **Sali and Danga** i.e. Agricultural land total measuring more or less about **44.8664(Forty Four Point Eight Six Six Four) Decimal**, comprised in (i) **R.S Dag No. 976** Corresponding **L.R Dag no 1025, Area-3.00 Decimal**, (ii) **R.S Dag No 981** Corresponding **L.R Dag no. 1030, Area-25.8323 Decimal** and (iii) **R.S Dag No 984/1511** Corresponding **L.R Dag no.- 1571, Area-16.0341 Decimal**, all under **Khatian No. 540, 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)
976	1025	Danga	540	06.00	0.5000	03.0000
981	1030	Shali	540	31.00	0.8333	25.8323
984/1511	1571	Shali	540	57.00	0.2813	16.0341
					Total	44.8664 Decimal

Total area sold by this Deed is 44.8664(Forty Four point Eight Six Six Four) Deci.

BUTTED AND BOUNDED BY:-

RS Dag no.	LR Dag no.	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
976	1025	Sali Land LR Dag-1020	Sali Land LR Dag-1024	Sali Land LR Dag-1265	Sali Land LR Dag-1026
981	1030	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



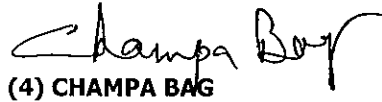
(1) DILIP KUMAR PAL



(2) PRADIP KUMAR PAUL



(3) MRINMOY KUMAR PAL



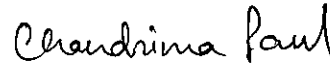
(4) CHAMPA BAG



(5) MENOKA PAUL



(6) CHAYAN PAUL

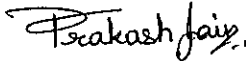


(7) CHANDRIMA PAUL

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.

① Sarbari Pal
Wife of Dilip Kumar Pal.
Suryonilay Housing Complex,
Block-I/IE-1, Kailash Ghosh Road
Kolkata - 700008.

② Jyotam Mondal
Late. N. N. Mondal
Kripasampur, Suddampur
Bishnupur, 24 Pgs (3)
743503



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

Aditi Das Sub Registrar Bahinimata
District South 24 Parganas

23 MAR 2021

PURCHASER the within mentioned sum of
**Rs. 19,03,000/- (Rupees Nineteen Lakhs
 Three Thousand)only** being the entirety
 of the Consideration Amount payable under
 these presents as per Memo below:

Rs. 19,03,000.00

MEMO OF CONSIDERATION

1. By Pay Order No.009440 dated 17/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no.1	Rs. 3,80,600.00
2. By Pay Order No.009445 dated 18/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 2	Rs. 3,80,600.00
3. By Pay Order No.009446 dated 18/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 3	Rs. 3,80,600.00
4. By Pay Order No.009447 dated 18/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 4	Rs. 3,80,600.00
5. By Pay Order No.009448 dated 18/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 5	Rs. 1,26,867.00
6. By Pay Order No.009449 dated 18/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 6	Rs. 1,26,867.00
7. By Pay Order No.009450 dated 18/03/2021 Drawn on HDFC Bank South Calcutta Girls College Br. In favour of Vendor no. 7	Rs. 1,26,866.00
(Rupees Nineteen Lakhs Three Thousand) only, Total	Rs. 19,03,000.00

WITNESSES

① Sarbari Pal.

② Gouram Momen

VENDORS

(1) DILIP KUMAR PAL

(2) PRADIP KUMAR PAUL

(3) MRINMOY KUMAR PAL

(4) CHAMPA BAG

(5) MENOKA PAUL

(6) CHAYAN PAUL

(7) CHANDRIMA PAUL



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Addl Dist Sub Registrar (Civil)
District South 24 Parganas

23 MAR 2021





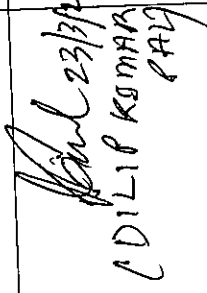


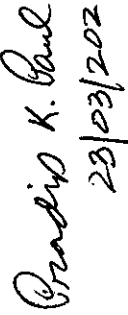
Government of West Bengal

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 16132000514447/2021

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			 DILIP KUMAR PAL 23/03/2021
2	Mr PRADIP KUMAR PAUL Rabindrapally, Khargpur(m) , Paschim Medinipur,, P.O:- Inda, P.S:- Kharagpur, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721305	Seller			 Pradip K. Paul 23/03/2021



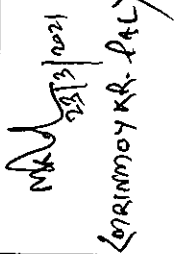


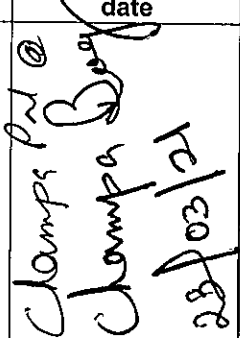


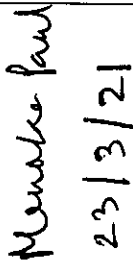


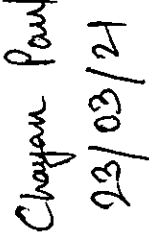


A handwritten signature in black ink, consisting of several fluid, overlapping strokes.

Addl Dist Sub Registrar
District South 24 Parganas

23 MAR 2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Mrinmoy Kumar Pal Samali (ct), Mondal Para,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Seller			
4	Mrs Champa-Bag G/285A, Bapuji Nagar, Regent Estate,, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN - 700092	Seller			
5	Mrs Menoka Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			
6	Mr Chayan Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			







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

Addl Dist Sud Registrar, West Bengal
District South 24 Parganas

23 MAR 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
7	Miss Chandrima Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			Chandrima Paul 23/03/21
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, Mr PRADIP KUMAR PAUL, Mr Mrinmoy Kumar Pal, Mrs Champa Ba Mrs Menoka Paul, Mr Chaya Paul, Miss Chandrima Paul, HARSH KUMAR JAIN			Raju Mondal 23.3.2021

(Asif Nadim)

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


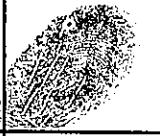















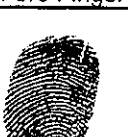




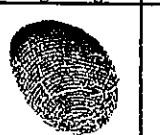

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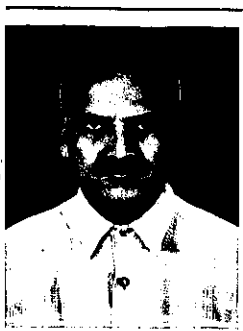








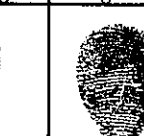

Addl Dist. Registrar, West Bengal
District South 24 Parganas







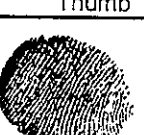
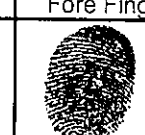
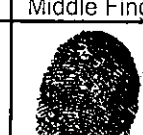


23 MAR 2021

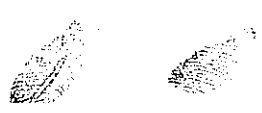
SPECIMEN FORM FOR TEN FINGERPRINTS

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

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



























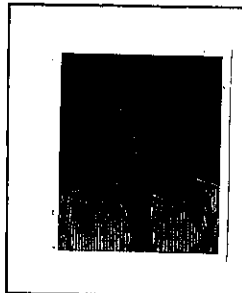










Addl. Dist. Supt. Registrar, Belurmath
District South 24 Parganas












23 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

	Champs Pat Champa	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

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

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

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



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

Addl. Dist. Sub. Registrar (S. 10/11/2020)
District South 24 Parganas

23 MAR 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFA3192N



नाम / Name
ARRJAVV FARMS AND PROJECT LLP


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

01032021

ARRJAVV FARMS AND PROJECT LLP

Hasan

Designated Partner


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

1047
 1800 260 1947
 help@uidai.gov.in
 www.uidai.gov.in

6233 5874 9223

আধার
 HARSH JAIN
 Father: Mahendra Kumar Jain
 Gender / DOB: 20/11/1976
 Male


6233 5874 9223

আধার - সাধারণ মানুষের অধিকার

Harsh

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

1047
 1800 260 1947
 help@uidai.gov.in
 www.uidai.gov.in

6233 5874 9223

Harsh

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



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

GRN Details

GRN: 192021220000510451 Payment Mode: Online Payment
GRN Date: 03/04/2021 12:38:55 Bank/Gateway: HDFC Bank
BRN : 1408635588 BRN Date: 03/04/2021 12:04:36
Payment Status: Successful Payment Ref. No: 2000514447/13/2021
[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: 2000514447
Applicant's Name: Mr Prakash Jain
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2000514447/13/2021
Remarks: Sale, Sale Document Payment No 13

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000514447/13/2021	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2000514447/13/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	34

IN WORDS: THIRTY FOUR ONLY.



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

GRN Details

GRN: 192020210245570712 **Payment Mode:** Counter Payment
GRN Date: 16/03/2021 19:59:29 **Bank/Gateway:** HDFC Bank
BRN : 17032021023 **BRN Date:** 17/03/2021 00:03:00
Payment Status: Successful **Payment Ref. No:** 2000514447/5/2021
[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: 2000514447
Applicant's Name: Mr Prakash Jain
Identification No: 2000514447/5/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000514447/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	170480
2	2000514447/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	34116
			Total	204596

IN WORDS: TWO LAKH FOUR THOUSAND FIVE HUNDRED NINETY SIX ONLY.



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

চালিকাঙ্কিত আই ডি / Enrolment 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 Mahastola, 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: 04/08/1968

পুরুষ / Male

2551 8732 9607



আমার আধার, আমার পরিচয়

(Handwritten signature)



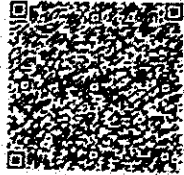
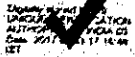
भारत सरकार
Unique Identification Authority of India

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



आपका आधार क्रमांक / Your Aadhaar No. :

4006 1653 3979

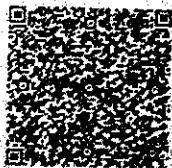
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Pradip Kumar Paul
DOB: 09/01/1960
MALE



4006 1653 3979

मेरा आधार, मेरी पहचान

Pradip K. Paul

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

K. Das

आयकर आयुक्त, प.ब.-III

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

Pradip K. Paul



भारत सरकार

GOVERNMENT OF INDIA



ম্রিন্ময় কুমার পাল

Mrinmoy Kumar Pal

জন্মতারিখ/ DOB: 02/01/1965

পুরুষ / MALE



5758 5046 0464

आधार - साधारण মানুষের অধিকার



ভারত সরকার

GOVERNMENT 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

www.uidai.gov.in

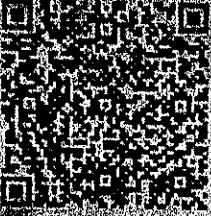
P.O. Box No.1947,
Bengaluru-560 001

Handwritten signature

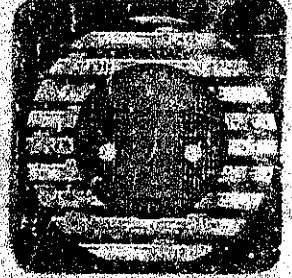
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APZPP6339R



नाम / Name
MRINMOY KUMAR PAL

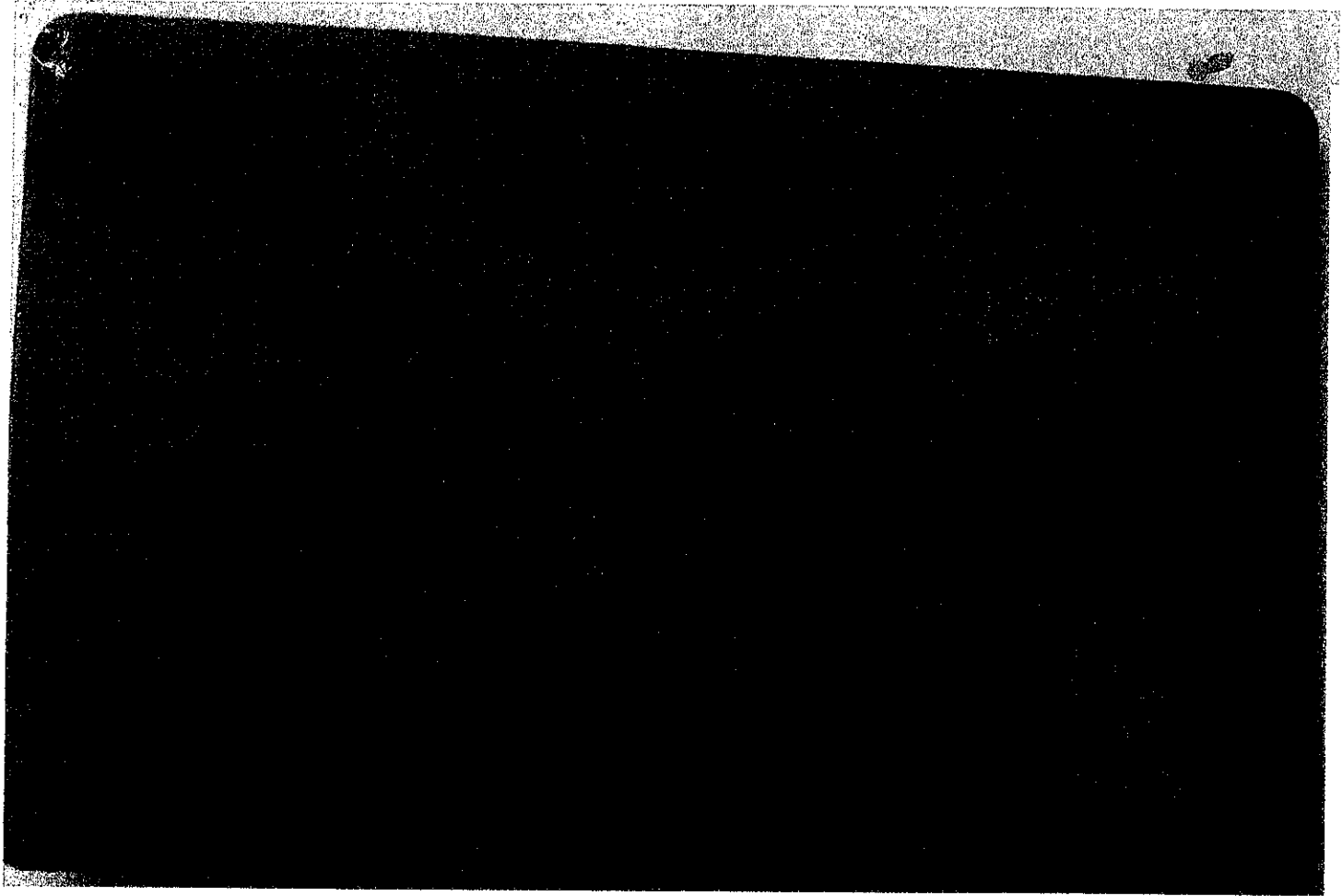
पिता का नाम / Father's Name
CHANDRANATH PAL

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

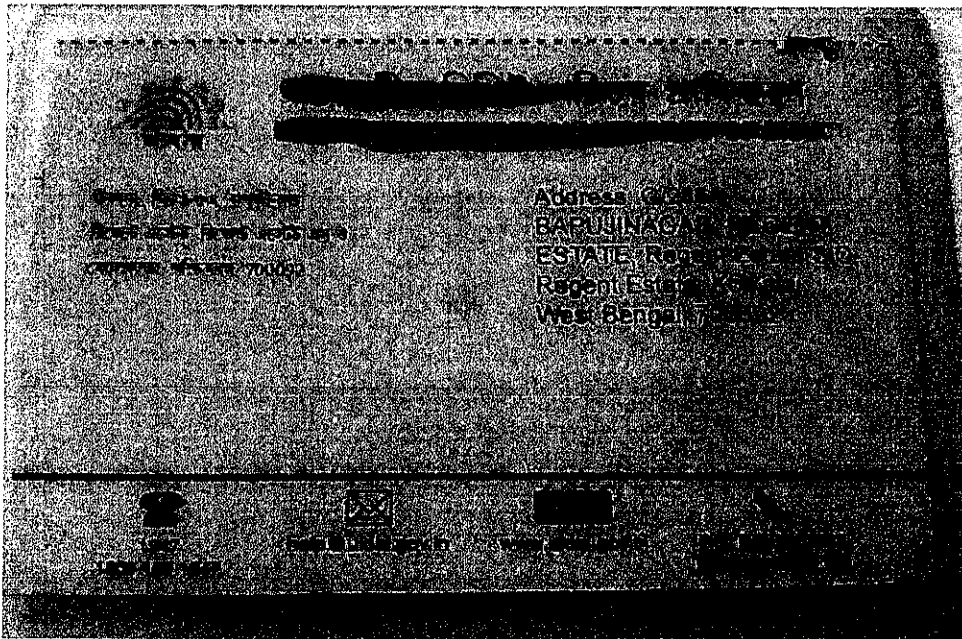
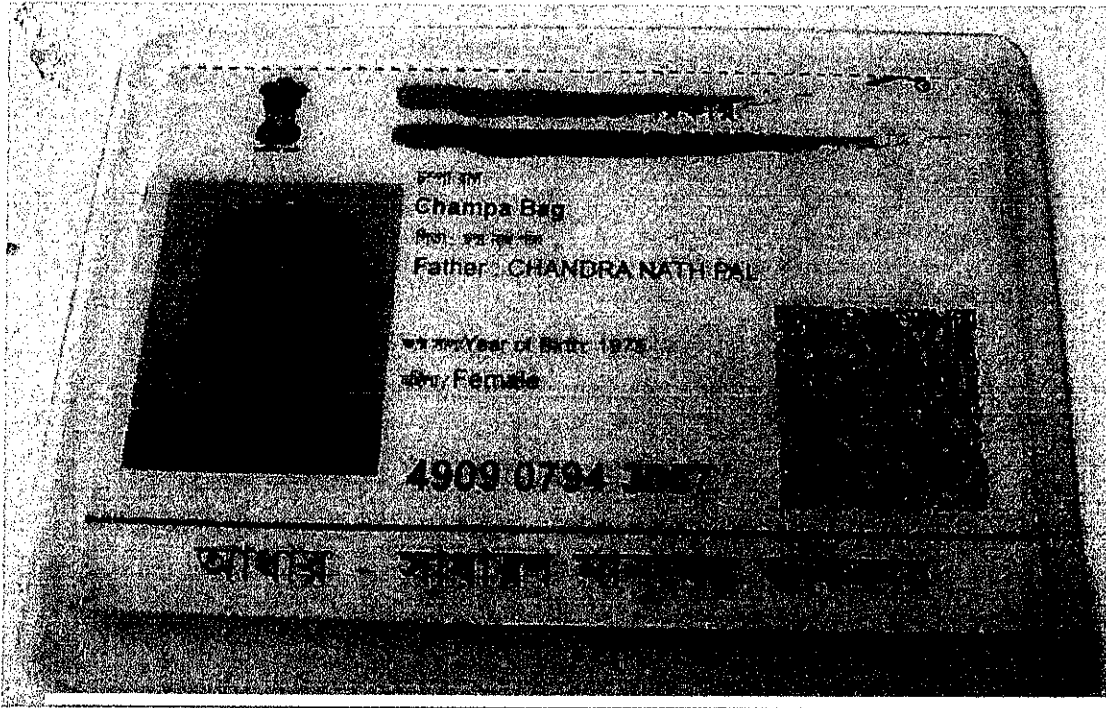

हस्ताक्षर / Signature



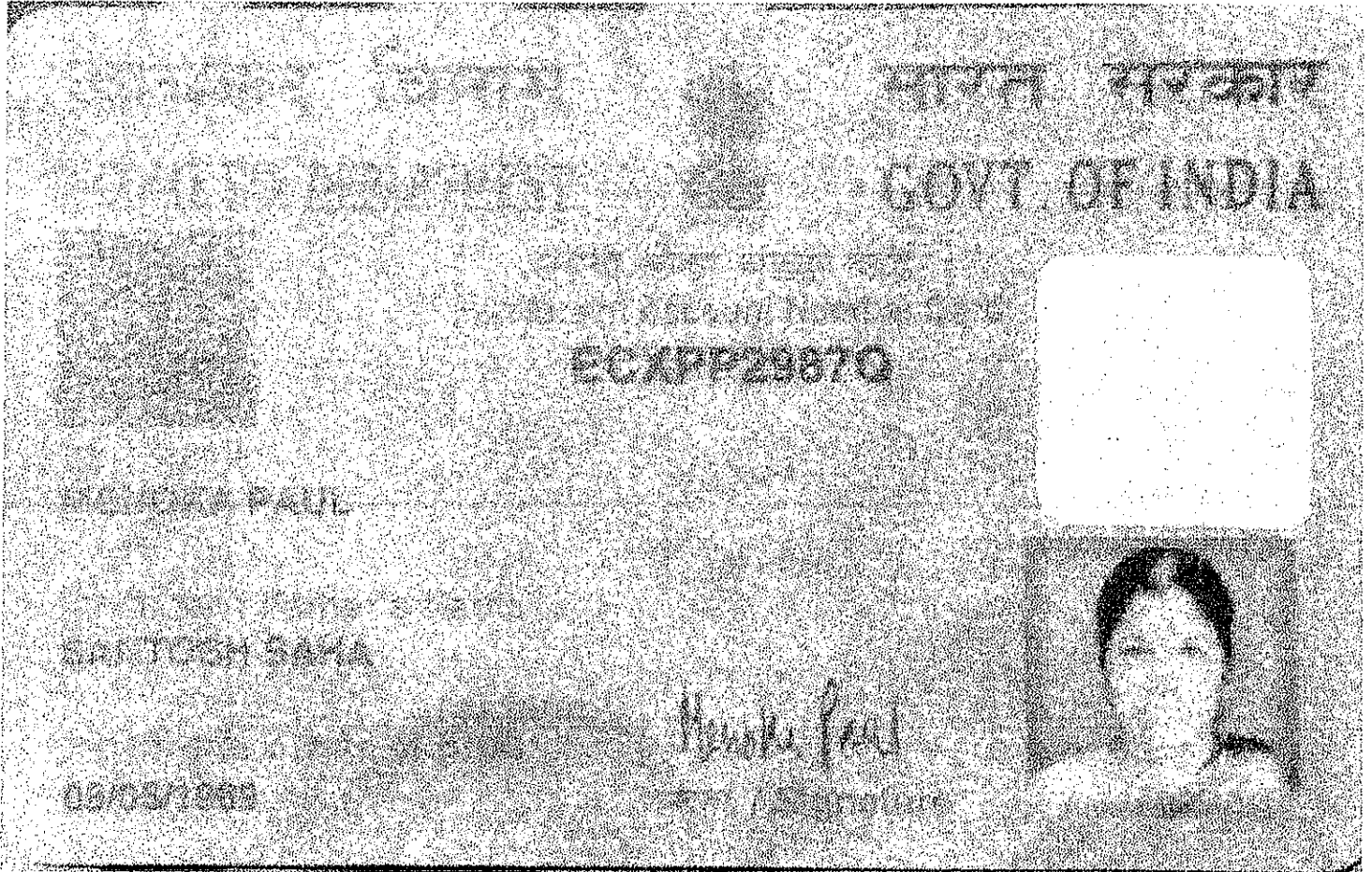




Champa Bag
© Champa Pal



Champa Bag



Merika Paul



ভারত সরকার

Government of India



মেনকা পাল

Menoka Paul

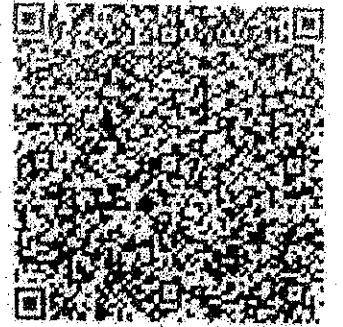
পিতা : সন্তোষ সাহা

Father : Santosh Saha

জন্মতারিখ/DOB: 08/05/1969

মহিলা / Female

7673 8943 4710



আধার - সাধারণ মানুষের অধিকার

Menoka Paul.

भारतीय निर्वाचन आयोग

प्रमाणित नाम

ELECTION COMMISSION OF INDIA

IDENTITY CARD

UEN/182529



निर्वाचित नाम

छन्दस शीत

Elector's Name

Chandasa Shit

पति/पत्नी

श्रीम. छन्दस शीत

Husband's Name

Shri. Chandasa Shit

पता

...

...

...



Chayan Paul



ভারত সরকার

Government of India

চয়ন পাল

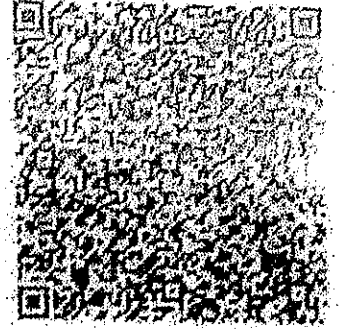
Chayan Paul

পিতা : চিন্ময় কুমার পাল

Father : Chinmoy Kumar Paul

জন্মতারিখ/DOB: 15/02/1998

পুরুষ / Male



6357 0943 0390

আধার - সাধারণ মানুষের অধিকার

Chayan Paul



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UBL2149730



নির্বাচকের নাম : চয়ন পাল

Elector's Name : Chayan Paul

পিতার নাম : চিন্ময় কুমার পাল

Father's Name : Chinmoy Kumar Paul

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 15/02/1998
Date of Birth

ACCOUNT NUMBER
ECXPP2982N

MA PAUL

Father's Name
TIMAR PAUL

Chandrina Paul
Signature



Chandrina Paul



ভারত সরকার

Government of India

চন্দ্রিমা পাল

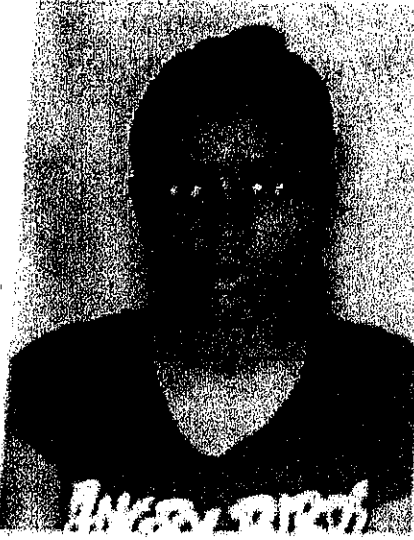
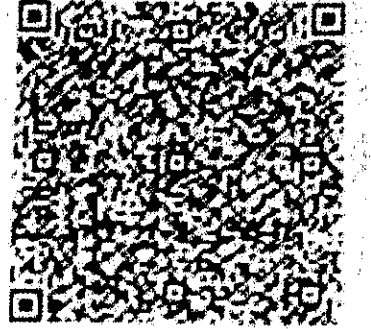
Chandrima Paul

পিতা : চিন্ময় পাল

Father : Chinmoy Paul

জন্মতারিখ/DOB: 25/09/1996

মহিলা / Female



ভারত সরকার

5279 9212 1208

আধার - সাধারণ মানুষের অধিকার

Chandrima Paul

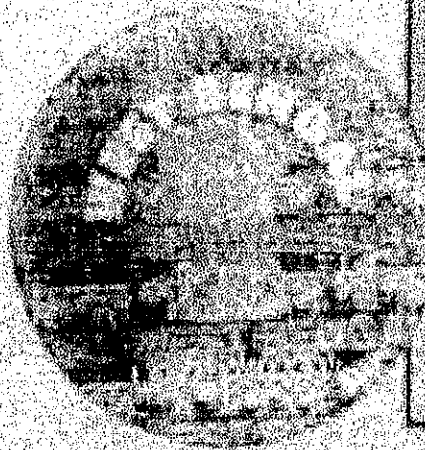


ভারতের নির্বাচন কমিশন

পত্ৰিকার নং

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UBL1937028



নির্বাচকের নাম : চন্দ্রিমা পাল

Elector's Name : Chandrima Pal

পিতার নাম : চিন্ময় কুমার পাল

Father's Name : Chinmoy Kumar Pal

লিঙ্গ/Sex : স্ত্রী / F

জন্ম তারিখ : 25/09/1996

Date of Birth



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

রাজু মণ্ডল

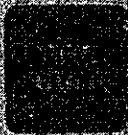

আয়কর বিভাগ
INCOME TAX DEPARTMENT

রাজু মণ্ডল
TULSICHARAN MONDAL

03/10/1979
Permanent Account Number
BNYPM6396K

Signature

ভারত সরকার
GOVT OF INDIA



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 .



ভারতীয় পরিচয় পরিষেবা প্রাধিকরণ
UIDAI (Unique Identification Authority of India)

ঠিকানা:
S/O তুলসীচরণ মণ্ডল, ... পোস্ট-
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



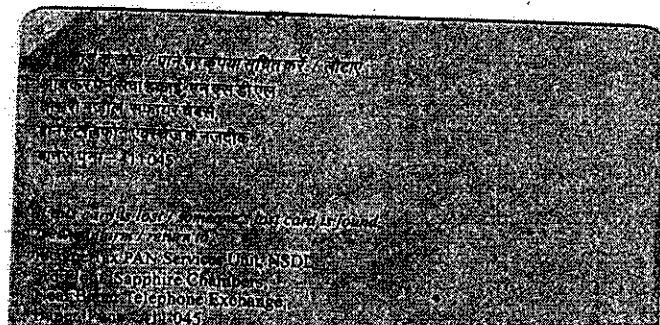
1947



help@uidai.gov.in



www.uidai.gov.in



6

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

BETWEEN

MR. DILIP KUMAR PAL & 6 ORS.

.....**VENDORS**

AND

ARRJAVV HOMES PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-02335/2021	Date of Registration	05/04/2021
Query No / Year	1613-2000514447/2021	Office where deed is registered	
Query Date	06/03/2021 4:09:05 PM	1613-2000514447/2021	
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. 19,03,000/-	Rs. 34,11,605/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,70,600/- (Article:23)	Rs. 34,130/- (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-1025 (RS :-976)	LR-540	Danga	Danga	3 Dec	1,27,244/-	3,58,048/-	Property is on Road
L2	LR-1030 (RS :-981)	LR-540	Organisati on	Shali	25.8323 Dec	10,95,672/-	18,84,098/-	Property is on Road
L4	LR-1571 (RS :-)	LR-540	Organisati on	Shali	16.0341 Dec	6,80,084/-	11,69,459/-	Property is on Road
		TOTAL :			44.8664Dec	19,03,000 /-	34,11,605 /-	
	Grand Total :				44.8664Dec	19,03,000 /-	34,11,605 /-	

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: 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



2	<p>Mr PRADIP KUMAR PAUL Son of Late Chandra Nath Pal Rabindrapally, Khargpur(m) , Paschim Medinipur,, 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: 40xxxxxxxx3979, 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>
3	<p>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: 57xxxxxxxx0464, 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>
4	<p>Mrs Champa Bag Wife of Mr Jyotirmoy Bag G/285A, Bapuji Nagar, Regent Estate,, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx9C, Aadhaar No: 49xxxxxxxx3057, 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>
5	<p>Mrs Menoka Paul Wife of Late Chinmoy Kumar Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ECxxxxxx7Q, Aadhaar No: 76xxxxxxxx4710, 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>
6	<p>Mr Chayan Paul Son of Late Chinmoy Kumar Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ECxxxxxx6R, Aadhaar No: 63xxxxxxxx0390, 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>
7	<p>Miss Chandrima Paul Daughter of Late Chinmoy Kumar Paul Samali (ct), Nahazari,, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ECxxxxxx2M, Aadhaar No: 52xxxxxxxx1208, 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>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>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</p>



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr HARSH KUMAR JAIN Son of Mr Mahendra Kumar Jain 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 Dilip Kumar Pal, Mr PRADIP KUMAR PAUL, Mr Mrinmoy Kumar Pal, Mrs Champa Bag, Mrs Menoka Paul, Mr Chayan Paul, Miss Chandrima Paul, Mr HARSH KUMAR JAIN			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Pal	ARRJAVV FARMS AND PROJECT LLP-0.6 Dec
2	Mr PRADIP KUMAR PAUL	ARRJAVV FARMS AND PROJECT LLP-0.6 Dec
3	Mr Mrinmoy Kumar Pal	ARRJAVV FARMS AND PROJECT LLP-0.6 Dec
4	Mrs Champa Bag	ARRJAVV FARMS AND PROJECT LLP-0.6 Dec
5	Mrs Menoka Paul	ARRJAVV FARMS AND PROJECT LLP-0.200001 Dec
6	Mr Chayan Paul	ARRJAVV FARMS AND PROJECT LLP-0.200001 Dec
7	Miss Chandrima Paul	ARRJAVV FARMS AND PROJECT LLP-0.199998 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Pal	ARRJAVV FARMS AND PROJECT LLP-5.16646 Dec
2	Mr PRADIP KUMAR PAUL	ARRJAVV FARMS AND PROJECT LLP-5.16646 Dec
3	Mr Mrinmoy Kumar Pal	ARRJAVV FARMS AND PROJECT LLP-5.16646 Dec
4	Mrs Champa Bag	ARRJAVV FARMS AND PROJECT LLP-5.16646 Dec
5	Mrs Menoka Paul	ARRJAVV FARMS AND PROJECT LLP-1.72216 Dec
6	Mr Chayan Paul	ARRJAVV FARMS AND PROJECT LLP-1.72216 Dec
7	Miss Chandrima Paul	ARRJAVV FARMS AND PROJECT LLP-1.72214 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Pal	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec
2	Mr PRADIP KUMAR PAUL	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec
3	Mr Mrinmoy Kumar Pal	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec
4	Mrs Champa Bag	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec
5	Mrs Menoka Paul	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec
6	Mr Chayan Paul	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec
7	Miss Chandrima Paul	ARRJAVV FARMS AND PROJECT LLP-2.29059 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1025, LR Khatian No:- 540	Owner: চন্দ্রনাথ পাল, Gurdian: কৃষ্ণচন্দ্র, Address: নিজ, Classification: ডাঙ্গা, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1030, LR Khatian No:- 540	Owner: চন্দ্রনাথ পাল, Gurdian: কৃষ্ণচন্দ্র, Address: নিজ, Classification: শালি, Area: 0.25000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1571, LR Khatian No:- 540	Owner: চন্দ্রনাথ পাল, Gurdian: কৃষ্ণচন্দ্র, Address: নিজ, Classification: শালি, Area: 0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.

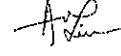




On 22-03-2021

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 34,11,605/-



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

On 23-03-2021

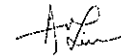
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:15 hrs on 23-03-2021, at the Private residence by Mr Dilip Kumar Pal , 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 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, 2. Mr PRADIP KUMAR PAUL, Son of Late Chandra Nath Pal, Rabindrapally, Khargpur(m) , Paschim Medinipur,, P.O: Inda, Thana: Kharagpur, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Service, 3. 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, 4. Mrs Champa Bag, Wife of Mr Jyotirmoy Bag, G/285A, Bapuji Nagar, Regent Estate,, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 5. Mrs Menoka Paul, Wife of Late Chinmoy Kumar Paul, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 6. Mr Chayan Paul, Son of Late Chinmoy Kumar Paul, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Student, 7. Miss Chandrima Paul, Daughter of Late Chinmoy Kumar Paul, Samali (ct), Nahazari,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Student

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

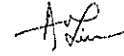
Certified that required Registration Fees payable for this document is Rs 34,130/- (A(1) = Rs 34,116/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 34,116/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 12:00AM with Govt. Ref. No: 192020210245570712 on 16-03-2021, Amount Rs: 34,116/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021023 on 17-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,70,600/- and Stamp Duty paid by by online = Rs 1,70,480/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2021 12:00AM with Govt. Ref. No: 192020210245570712 on 16-03-2021, Amount Rs: 1,70,480/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 17032021023 on 17-03-2021, Head of Account 0030-02-103-003-02



Asif Nadim

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BISHNUPUR

South 24-Parganas, West Bengal

On 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 34,130/- (A(1) = Rs 34,116/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/04/2021 12:39PM with Govt. Ref. No: 192021220000510451 on 03-04-2021, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1408635588 on 03-04-2021, Head of Account 0030-03-104-001-16

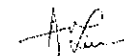
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,70,600/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 248738, 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 12:39PM with Govt. Ref. No: 192021220000510451 on 03-04-2021, Amount Rs: 20/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1408635588 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

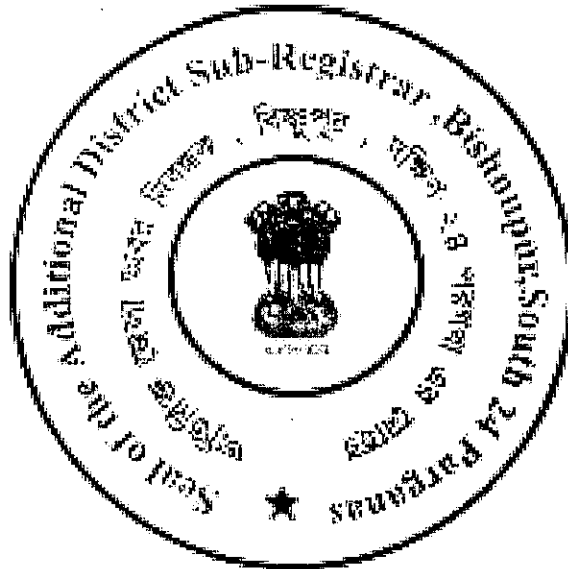


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 63080 to 63128

being No 161302335 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.13 16:11:51 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 2021/04/13 04:11:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)