

02364/21

I - 02394/2021



M.C. 321/2021

गोविन्दगंजा पश्चिम बंगाल WEST BENGAL

AE 366149

2000602744/21

24/03/21 at Rasajunga

5:32pm

*[Signature]*

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

*[Signature]*  
Addl. Dist. Sub-Registrar, Bishuwan

07 APR 2021

THIS INDENTURE OF CONVEYANCE made this the 24<sup>th</sup> day of March TWO THOUSAND AND TWENTY-ONE BETWEEN

v.e 321/21

CO47342A

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

18 MAR 2021

No ..... Date .....  
Name : .....  
Address : .....  
Vendor : .....

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

অবৈধ

v.e. T-I



742  
24/3/21



Addl Dist Supt Registrar  
District South 24 Parganas

অবৈধ

24 MAR 2021

Identified by —

Rajumondal

S/O. TOLSI MONDAL

SAMALI - 700104

BUSINESS

**MRS. ARESANA BIBI (PAN:BZAPB7749F)(AADHAAR:731522453858)** Wife of Sahajhan Molla, by faith Muslim, by nationality- Indian, by occupation- House Wife, residing at Samali(CT), Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs, West Bengal- 700 104, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**AND**

**ARRJAVV FARMS AND PROJECT LLP (PAN:ABUFA3192N)** a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 5<sup>th</sup> Floor, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 025, represented by one of its Designated Partner **SHRI HARSH KUMAR JAIN (PAN:ACLPJ5319A)(AADHAAR:623358749223)** Son of Sri Mahendra Kumar Jain, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 019, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors- in office/interest and assigns) of the **OTHER PART;**

**WHEREAS:**

- A) **THAT** the vendor herein is the owner by way of Registered Deed of conveyance on 23<sup>rd</sup> May 2011, Registered at before ADSR-Bishnupur , West Bengal and recorded in Book-I, CD Vol.-9, Pages from 3769 to 3778 being no.-02722 for the year 2011 is 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 comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, Area-20.3313 (Twenty Point**



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

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

24 MAR 2021

**Three Three One Three) Decimal, 0.3333 Share out of 1.0000 Share, under RS Khatian no.-43 corresponding LR Khatian No. 793, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-**

| MOUZA-SAMALI, J.L-23, |             | RASHPUNJA GRAMPANCHYAT, |                 | DISTRICT: SOUTH 24 PARGANA     |                                  |                                 |
|-----------------------|-------------|-------------------------|-----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No.           | L.R Dag No. | Nature of Land          | L.R Khatian No. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1162                  | 1215        | Shali                   | 793             | 61.00                          | 0.3333                           | 20.3313                         |
|                       |             |                         |                 |                                | <b>Total</b>                     | <b>20.3313 Decimal</b>          |

- B) Since after purchase of the "said Land" the **ARESANA BIBI** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no.-3795**
- C) Inasmuch as the "said Plot of Land" is barren and is not being cultivated by the Vendor and/or any person authorized by the Vendor, the Vendor herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees his share at or for the agreed consideration and on the agreed terms being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, Area-20.3313 (Twenty Point Three Three One Three) Decimal, 0.3333 Share**, out of 1.0000 Share, **under Khatian No. 3795, Situate in Mouza- Samali, J.L. No. 23, under Police Station- Bishnupur**, and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) said Entire Land, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "SAID LAND" directly in favour of the Purchaser herein which the Vendor has 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. 8,62,000/=**



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

Addl Dist Sub Registrar Bahrampur  
District South 24 Parganas

24 MAR 2021

**(Rupees Eight Lakhs Sixty Two Thousand) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)

E) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:

- i) **THAT** the Vendor is the sole and absolute owner of the "said Land".
- ii) **THAT** the "said Land" is free from all encumbrances charges liens mortgages, lispendens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendor has a marketable title in respect of the "said Land".
- iv) **THAT** the "said Land" is not being cultivated and/or the Vendor has not been cultivating the "said Land".
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
- vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" up to the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said Land".
- viii) **THAT** the "said Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.



Addl Dist Sub Registrar  
District South 24 Parganas

24 MAR 2021



- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
  - x) **THAT** the Vendor is in khas possession of the entirety of the "said Land".
  - xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land".
  - xii) **THAT** there is no right of way from or through the "said Land".
  - xiii) **THAT** nobody has any right of easement over and in respect of the "said Land" or any part thereof.
  - xiv) **THAT** since the date of the said Deed of Sale dated 23/05/2011, the Vendor has been and is in continuous and Uninterrupted khas possession of the said land as the owner thereof.
  - xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendor or any person authorised by the Vendor.
- 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 VENDOR.



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

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

24 MAR 2021

**NOW THIS INDENTURE WITNESSETH:-**

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 8,62,000/= (Rupees Eight Lakhs Sixty Two Thousand) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" being **ALL THAT** piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, Area-20.3313 (Twenty Point Three Three One Three) Decimal, 0.3333 Share out of 1.0000 Share, under Khatian No. 3795, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written hereby sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the "**said Lands**") absolutely and forever, free from all encumbrances charges liens 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



A handwritten signature in black ink, consisting of several sharp, angular strokes.

Addl Dist Sub Registrar (S. 100/101)  
District South 24 Parganas

24 MAR 2021

all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

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



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

Addl. Dist. Sub. Registrar (S. 100/101)  
District South 24 Parganas

24 MAR 2021

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



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

Addl. Dist. Sub. Registrar  
District South 24 Parganas

24 MAR 2021



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

- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said 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 Vendor for the acquisition of the "said Land" or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property / LAND or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said property and / or the "said Land" or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the "said Land" or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the "said Land" and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.



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

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

24 MAR 2021

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



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

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

24 MAR 2021

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



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

Addl Dist Sub Registrar (S&M) [illegible]  
District South 24 Parganas

24 MAR 2021

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1162** Corresponding **L.R Dag no 1215, Area-20.3313 (Twenty Point Three Three One Three) Decimal** out of total land 61.00 Decimal, **0.3333 Share** out of 1.0000 Share, **under Khatian No. 3795, Situate in Mouza-Samali, J.L. No. 23, under Police Station- Bishnupur,** and within the limits of Rashpunja Gram Panchayat and in the District of South 24 Pargana-700104. The detail of the "said Plot of Land" is as hereunder:-

| MOUZA-SAMALI, J.L-23, |             | RASHPUNJA GRAMPANCHYAT, |                 | DISTRICT: SOUTH 24 PARGANA     |                                  |                                 |
|-----------------------|-------------|-------------------------|-----------------|--------------------------------|----------------------------------|---------------------------------|
| R.S Dag No.           | L.R Dag No. | Nature of Land          | L.R Khatian No. | Out of Total Area (in Decimal) | Share in Dag out of 1.0000 share | Area of Land Sold (in Decimals) |
| 1162                  | 1215        | Shali                   | 3795            | 61.00                          | 0.3333                           | 20.3313                         |
|                       |             |                         |                 |                                | Total                            | 20.3313 Decimal                 |

Total area sold by this Deed is 20.3313 (Twenty Point Three Three One Three).

**BUTTED AND BOUNDED BY:-**

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

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

**SIGNED AND DELIVERED BY THE VENDOR**

At Janai in the presence of

① Saipul Molla.

② Refu Mondal

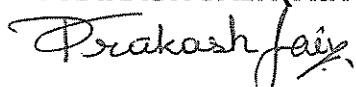
  
(ARESANA BIBI)

**(VENDOR)**

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

**Drafted & Prepared by:-**

**PRAKASH JAIN(Advocate)**



**Bankshall Court, Kolkata.**

**Enrolment No. F-2027/1987/2017**

Read over & explain the contents of  
this deed in bengali by me Ashadul Kuri



Addl. Dist. Sub. Registrar  
District South 24 Parganas

24 MAR 2021



**PURCHASER** the within mentioned sum of **Rs. 8,62,000/= (Rupees Eight Lakhs Sixty Two Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

**MEMO OF CONSIDERATION**

**By Pay Order No. 009519 dated 22/03/2021**

**Drawn on HDFC Bank South Calcutta Girls**

**College Br. In favour of Vendor**

**Rs. 8,62,000.00**

**(Rupees Eight Lakhs Sixty Two Thousand) only. Total:**

**Rs. 8,62,000.00**

**VENDOR**

**WITNESSES**

① Saiful Molla.

S/O - Sahajahan Molla.

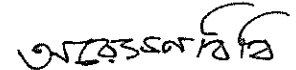
vill - Samali.

P.O - Nahazari.

P.S - Bishnupur.

Dist - South 24 PWS.

Pin - 700104.

  
**(ARESANA BIBI)**

② Rafumondal



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

Addl Dist Sub Registrar  
District South 24 Parganas

24 MAR 2021






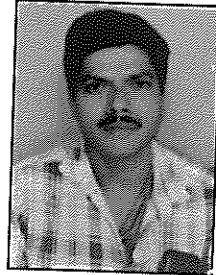

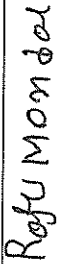
Government of West Bengal

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 16132000602744/2021

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      | Mrs Aresana Bibi<br>Samali(CT), Nahazari,<br>South 24 Parganas,,<br>P.O:- Nahazari, P.S:-<br>Bishnupur, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700104                | Seller            |     |    | <br>24.3.2021   |
| SI No. | Name and Address of identifier   | Identifier of     | Photo  | Finger Print  | Signature with date  |
| 1      | Mr Raju Mondal<br>Son of Mr<br>Tulsicharan Mondal<br>Vill- Samali,<br>Nahazari, P.O:-<br>Nahazari, P.S:-<br>Bishnupur, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN - 700104 | Mrs Aresana Bibi, |  |  | <br>24-3-2021 |

(Asif Nadim)

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

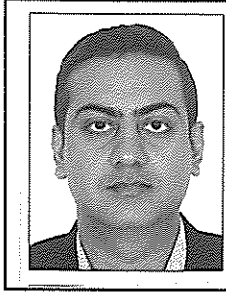


A handwritten signature in black ink, consisting of a stylized, cursive script.

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

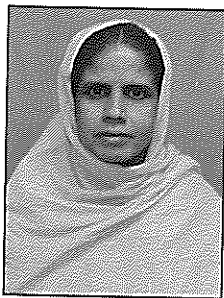
24 MAR 2021

# SPECIMEN FORM FOR TEN FINGERPRINTS



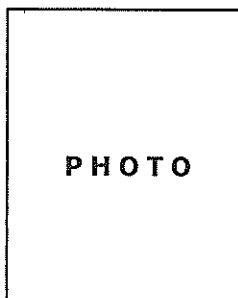
|  |            |               |             |               |               |             |
|--|------------|---------------|-------------|---------------|---------------|-------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger   | Thumb       |
|  | Left Hand  | 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

H. S. S. S.

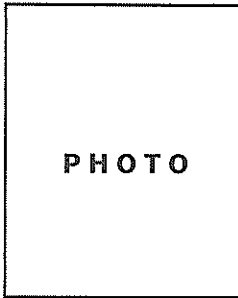


|  |            |               |             |               |               |             |
|--|------------|---------------|-------------|---------------|---------------|-------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger   | Thumb       |
|  | Left Hand  | 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

S. S. S. S.



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



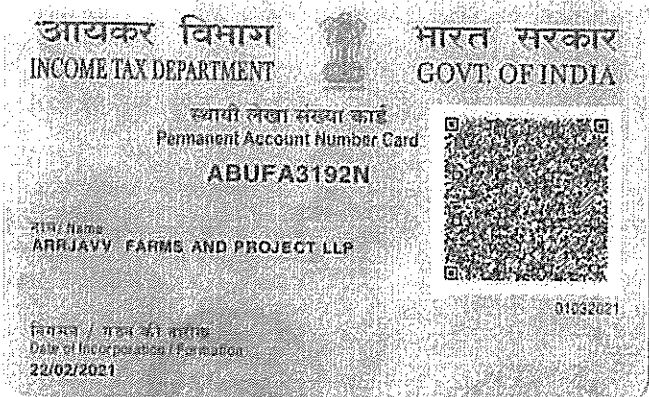
|  |            |               |             |               |               |             |
|--|------------|---------------|-------------|---------------|---------------|-------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger   | Thumb       |
|  | Left Hand  | 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



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

Addl Dist Sub Registrar  
District South 24 Parganas

24 MAR 2021



ARRJVV FARMS AND PROJECT LLP

*Harsh*

Designated Partner



তথ্য

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

INFORMATION

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

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



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

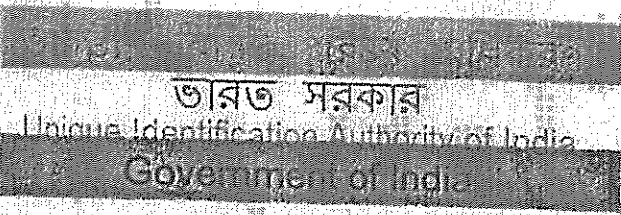
Address: 34/1, V. B.C. ROAD,  
Ballygunge, Kolkata,  
Ballygunge, West Bengal,  
700019

6233 5874 9223

1647  
1800 300 1947

helpline@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India  
Government of India

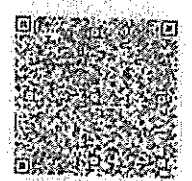
অনৈকাত্মিক আই ডি / Enrollment No. : 1215/80001/35209

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

05/08/2015



KH516755626FT  
51675562



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6233 5874 9223**

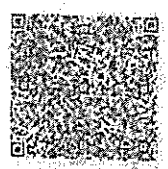
আধার - সাধারণ মানুষের অধিকার



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

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

6233 5874 9223



আধার - সাধারণ মানুষের অধিকার

স্বায়ত্বকর্ম বিভাগ  
INCOME TAX DEPARTMENT  
HARSH KUMAR JAIN  
MAHENDRA KUMAR JAIN  
20/11/1978  
Permanent Account Number  
ACLPJ5819A

ভারত সরকার  
GOVT. OF INDIA

মহেন্দ্র কুমার জৈন

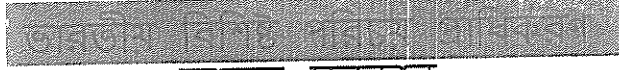




सत्यमेव जयते



आधार



भारत सरकार

Unique Identification Authority of India

Government of India

अनिकाहणन आई डि / Enrollment No. : 2010/96506/01999

08/10/2014

To  
Aresana Bibi  
अरसन बिबि  
W/O: Sahajahan Molla  
SAMALI  
Samali(ct)  
Nahazari, South 24 Parganas  
West Bengal - 700104



KH043630471FT

4363047



आपनार आधार संख्या / Your Aadhaar No. :

**7315 2245 3858**

आधार - साधारण मानुषेर अधिकार



भारत सरकार

Government of India

अरसन बिबि

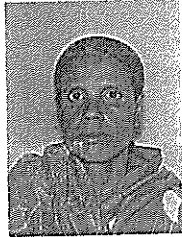
Aresana Bibi

पिता : साधु आलि मोला

Father: Sabur Ali Molla

जन्मतिथि/DOB: 01/01/1981

महिला / Female



**7315 2245 3858**



आधार - साधारण मानुषेर अधिकार

अरसन बिबि



## 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.

- আধারে 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.



উনিটারিফিকেশন অথরিটি অফ ইন্ডিয়া  
Unique Identification Authority of India

ঠিকানা: /: সাহাজাহান মোল্লা  
সামালী, সামালি (সিটি), নহাজারী  
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Sahajahan  
Molla, SAMALI, Samali(ct),  
South 24 Parganas,  
Nahazari, West Bengal,  
700104

7315 2245 3858

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARESANA BIBI

SABUR ALI MOLLA

02/04/1981

Permanent Account Number

BZAPB7749F

अरुण बिठ

Signature



16062014

अरुण बिठ

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

If this card is lost / someone's lost card is found,  
please inform / return to :-  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



ভারত সরকার  
Unique Identification Authority of India  
Government of India

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

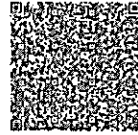
Download Date: 11/07/2017

Generation Date: 06/07/2017

To  
রাজু মণ্ডল  
Raju Mondal  
S/O Tulsicharan Mondal

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**

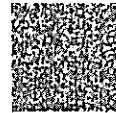
আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



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



**2209 0564 8424**

আমার আধার, আমার পরিচয়

২২০৯-০৫৬৪-৮৪২৪

আয়কর বিভাগ  
INCOME TAX DEPARTMENT  
RAJU MONDAL  
TULSICHARAN MONDAL  
03/10/1979  
Permanent Account Number  
BNYPM6396K  
Signature  
রাজু মণ্ডল

ভারত সরকার  
GOVT. OF INDIA

03032011



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

**GRN Details**

GRN: 192020210248246661      Payment Mode: Online Payment  
GRN Date: 22/03/2021 14:13:35      Bank/Gateway: HDFC Bank  
BRN : 1399765379      BRN Date: 22/03/2021 14:03:24  
Payment Status: Successful      Payment Ref. No: 2000602744/1/2021  
[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: 2000602744  
Applicant's Name: Mr PRAKASH JAIN  
Identification No: 2000602744/1/2021  
Remarks: Sale, Sale Document

**Payment Details**

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|---------|-------------------|--|--------------------|--------------|
| 1       | 2000602744/1/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 55811        |
| 2       | 2000602744/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 11182        |
|         |                   |  | <b>Total</b>       | <b>66993</b> |

IN WORDS: SIXTY SIX THOUSAND NINE HUNDRED NINETY THREE ONLY.

@@  
DATED THIS THE 24TH DAY OF MARCH 2021  
@@

**BETWEEN**

**ARESANA BIBI**  
..... **VENDOR**

**AND**

**ARRJAVV FARMS AND PROJECT LLP**  
.....**PURCHASER**

**CONVEYANCE**

## Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :                               | I-1613-02394/2021  | Date of Registration            | 07/04/2021 |
| Query No / Year                         | 1613-2000602744/2021   | Office where deed is registered |            |
| Query Date                              | 17/03/2021 5:52:08 PM  | 1613-2000602744/2021            |            |
| Applicant Name, Address & Other Details | PRAKASH JAIN<br>20B/1, SRISH CHANDRA CHOWDHURY LANE, Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9748899658, Status : Advocate |                                 |            |
| Transaction                             | Additional Transaction   |                                 |            |
| [0101] Sale, Sale Document              |  |                                 |            |
| Set Forth value                         | Market Value   |                                 |            |
| Rs. 8,62,000/-                          | Rs. 11,18,222/-  |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                 |            |
| Rs. 55,911/- (Article:23)               | Rs. 11,182/- (Article:A(1))  |                                 |            |
| Remarks                                 |  |                                 |            |

### Land Details :

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

| Sch No               | Plot Number             | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |                     |
|----------------------|-------------------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|---------------------|
| L1                   | LR-1215<br>(RS :-1162 ) | LR-3795        | Organisati on         | Shali        | 20.3313 Dec             | 8,62,000/-            | 11,18,222/-         | Property is on Road |
| <b>Grand Total :</b> |                         |                |                       |              | <b>20.3313Dec</b>       | <b>8,62,000 /-</b>    | <b>11,18,222 /-</b> |                     |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mrs Aresana Bibi (Presentant )</b><br>Wife of Mr Sahajhan Molla Samali(CT), Nahazari, South 24 Parganas,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx9F, Aadhaar No: 73xxxxxxx3858, Status :Individual, Executed by: Self, Date of Execution: 24/03/2021<br>, Admitted by: Self, Date of Admission: 24/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/03/2021<br>, Admitted by: Self, Date of Admission: 24/03/2021 ,Place : Pvt. Residence |

### Buyer Details :

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





**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Harsh Kumar Jain</b><br>Son of Mr Mahendra Kumar Pandya 34/1V, Ballygunj Circular Road,, P.O:- Sarat Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxxx9223 Status : Representative, Representative of : Arrjavv Farms And Project LLP (as Designated partner) |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <b>Mr Raju Mondal</b><br>Son of Mr Tulsicharan Mondal<br>Vill- Samali, Nahazari, P.O:- Nahazari,<br>P.S:- Bishnupur, District:-South 24-<br>Parganas, West Bengal, India, PIN -<br>700104 |       |              |           |

Identifier Of Mrs Aresana Bibi,

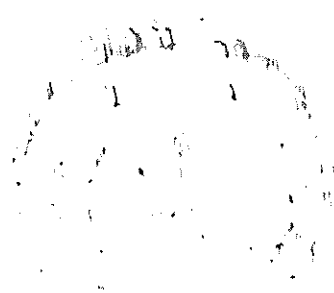
**Transfer of property for L1**

| SI.No | From             | To. with area (Name-Area)                 |
|-------|------------------|---|
| 1     | Mrs Aresana Bibi | Arrjavv Farms And Project LLP-20.3313 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:- 1215, LR Khatian No:- 3795 | Owner:আবেসন বিবি, Gurdian:সাজহান বেগম,<br>Address:নিজ , Classification:শালি,<br>Area:0.20000000 Acre, | Mrs Aresana Bibi                               |



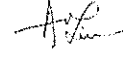


Endorsement For Deed Number : I - 161302394 / 2021

On 23-03-2021

**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 11,18,222/-



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

South 24-Parganas, West Bengal

On 24-03-2021

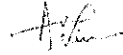
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:32 hrs on 24-03-2021, at the Private residence by Mrs Aresana Bibi ,Executant.

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

Execution is admitted on 24/03/2021 by Mrs Aresana Bibi, Wife of Mr Sahajhan Molla, Samali(CT), Nahazari, South 24 Parganas,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession House wife

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 07-04-2021

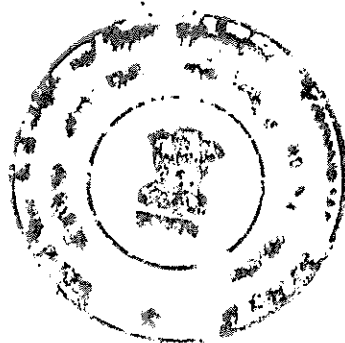
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 11,182/- ( A(1) = Rs 11,182/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,182/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2021 2:14PM with Govt. Ref. No: 192020210248246661 on 22-03-2021, Amount Rs: 11,182/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1399765379 on 22-03-2021, Head of Account 0030-03-104-001-16



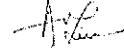
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 55,911/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 55,811/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 366149, 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 22/03/2021 2:14PM with Govt. Ref. No: 192020210248246661 on 22-03-2021, Amount Rs: 55,811/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1399765379 on 22-03-2021, Head of Account 0030-02-103-003-02

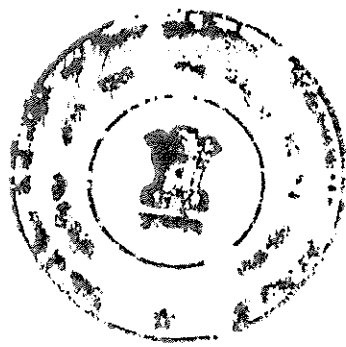


**Asif Nadim**

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

**South 24-Parganas, West Bengal**

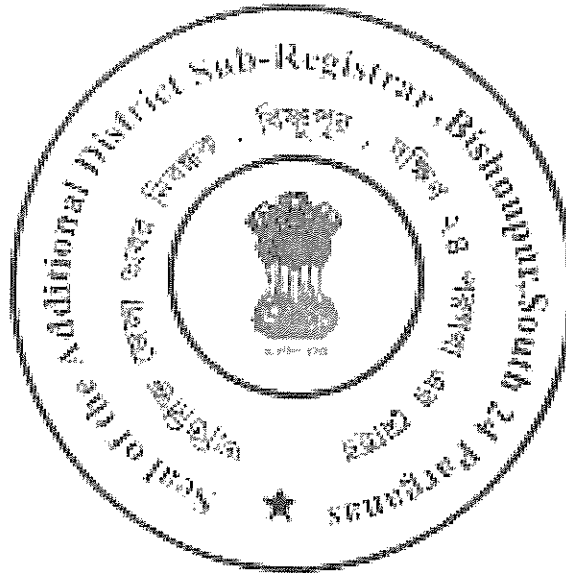




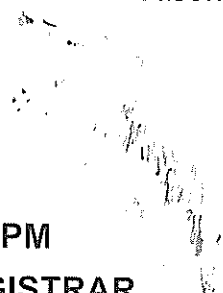
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2021, Page from 62229 to 62255  
being No 161302394 for the year 2021.



Digitally signed by ASIF NADIM  
Date: 2021.04.08 15:49:10 +05:30  
Reason: Digital Signing of Deed.



(Asif Nadim) 2021/04/08 03:49:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)

