

02366/21

I-02395/2021



M.C. 257/2021

पश्चिम बंगाल WEST BENGAL

AE 363827

2000612226/21

24/03/21 ad Palapala.

S. S. S. m

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

Dist. Registrar, Bishnupur

07 APR 2021

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

v.c. - 327/21

00472168

No
Name :
Address :
Vendor :

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

16 MAR 2021

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



✓
L.T.9. of Urmila Narkar alias
Urmila bala Narkar by the pen
of Jayanta k. Mondal

v.c.T.I 743

24/3/21

✓
L.T.9. of Urmila Narkar @
Urmila bala Narkar by the pen of
Jayanta k. Mondal.

Addl Dist Sul Registrar
District South 24 Parganas

24 MAR 2021

Identified by

Rofu Mondal

S/O-TOLSI Mondal

SAMALI-700104

BUSINESS

SMT. URMILA NASKAR alias URMILA BALA NASKAR(PAN:AZMPN4408Q)(AAD HAAR:56532770 52 74) wife of Mahadeb Naskar, by faith Hindu, by nationality- Indian, by occupation-House Wife, residing at Samali (ct), Nahazari, Thakurpukur, Mahestola, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the "**VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

AND

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

WHEREAS:

- A) **THAT** the vendor herein the owner way of 2(Two)Registered Deed of conveyance (i) dated 20/12/1993, registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-74, Pages 507 to 510, being no.-7333, year-1993 and (ii) dated 03/11/1982, registered at before A.D.S.R Bishnupur and recorded in Book-I, Vol.-102, Pages 126 to 129, being no.-8162, year-1982 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 measuring more or less about **14.00 (Fourteen) Decimal**, out of 35.00 Decimal, **0.4000 Share** out of 1.0000 share comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036, under Khatian No. 313, 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.



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Addl Dist Sub Registrar
District South 24 Parganas

24 MAR 2021

- B) Since after purchase of the "said Land" **URMILA NASKAR alias URMILA BALA NASKAR** , duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatian no.2036**.
- C) Inasmuch as the "said Plot of Land" is barren and are 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 measuring more or less about **14.00(Fourteen) Decimal** out of 35.00 Decimal, **0.4000 Share** out of 1.0000 share comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatian No. 2036**, 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)
987	1036	Shali	2036	35.00	0.4000	14.00
					Total	14.00 Decimal

(hereinafter referred to as the "SAID LAND" more fully and particularly mentioned and described in the SCHEDULE hereunder written) out of the said Entire Land, free from all encumbrances and charges and has requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the "said land" directly in favour of the 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. 5,94,000/= (Rupees Five Lakhs Ninety Four 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"



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Adi Dist Sub Registrar South 24 Parganas
District South 24 Parganas

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- ii) **THAT** the "said land" is free from all encumbrances charges liens mortgages, lispens attachments trusts whatsoever or howsoever.
- iii) **THAT** the Vendor has a marketable title in respect of the "said land"
- iv) **THAT** the "said Lands" is not being cultivated and/or the Vendor has not been cultivating the "said land"
- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said land"
- vi) **THAT** the Vendor is liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said land" upto the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendor in selling and/or transferring the "said land"
- viii) **THAT** the "said Lands" are not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendor has not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said land" or any part or portion thereof.
- x) **THAT** the Vendor is in khas possession of the entirety of the "said land"
- xi) **THAT** no person excepting the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said land"
- xii) **THAT** there is no right of way from or through the "said land"
- xiii) **THAT** nobody has any right of easement over and in respect of the "said land" or any part thereof.



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- xiv) **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.

NOW THIS INDENTURE WITNESSETH:-

- I. THAT** in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 5,94,000/= (Rupees Five Lakhs Ninety Four 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 measuring more or less about **14.00(Fourteen) Decimal** out of 35.00 Decimal, **0.4000 Share** out of 1.0000 share comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036, under Khatian No. 2036, 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



Addl Dist Sub Registrar (General)
District South 24 Parganas

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the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

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



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Addl Dist Sub Registrar (Civil)
 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the "said land" by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said land" upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendor never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the "said 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



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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.

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.



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Addl Dist Sub Registrar, Bolpur
District South 24 Parganas

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



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Addl Dist Sub Registrar
District South 24 Parganas

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the Land classified as **Sali** i.e. Agricultural land measuring more or less about **14.00(Fourteen) Decimal** out of 35.00 Decimal, **0.4000 Share** out of 1.0000 share comprised in **R.S Dag No. 987** Corresponding **L.R Dag no 1036**, under **Khatian No. 2036**, 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)
987	1036	Shali	2036	35.00	0.4000	14.00
					Total	14.00 Decimal

Total area sold by this Deed is 14.00(Fourteen).

BUTTED AND BOUNDED BY:-

R.S Dag No	LR Plot no	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
987	1036	Sali Land LR Dag-1038	Sali Land LR Dag-1037	Sali Land LR Dag-1035	Sali Land LR Dag-1218

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

SIGNED AND DELIVERED BY THE VENDOR

At Janai in the presence of

① Ashadul Gani L.T.G.



of Urmila Naskar @
Urmila Bala Naskar by the
Pen of Jayanta B. Mondal

(URMILA NASKAR alias URMILA BALA NASKAR)

(VENDOR)

② Roju Mondal

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

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

Prakash Jain

Bankshall Court, Kolkata.

Enrolment No. F-2027/1987/2017



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District South 24 Parganas

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PURCHASER the within mentioned sum of **Rs. 5,94,000/= (Rupees Five Lakhs Ninety Four Thousand) Only** being the entirety of the consideration Amount payable under these presents as per Memo below:

Rs. 5,94,000.00

MEMO OF CONSIDERATION

By Pay Order No. 009535 dated 22/03/2021

Drawn on HDFC Bank South Calcutta Girls

College Br. In favour of Vendor

Rs. **5,94,000.00**

(Rupees Five Lakhs Ninety Four Thousand) only Total: Rs. 5,94,000.00

VENDOR

WITNESSES

① Ashadul Kauri

epo maslem guru

Rasulpur

Kal-104

L.T.9.



of Urmila Naskar (a)
Urmila Bala Naskar by the
Pen of Jayanta K. Mondal.

(URMILA NASKAR alias URMILA BALA NASKAR)

② Raju Mondal



Addl. Dist. Sub-Registrar (Ex. Officio)
District South 24 Parganas

24 MAR 2021





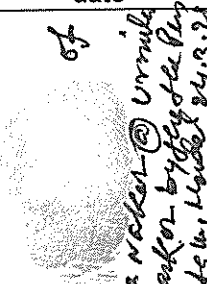
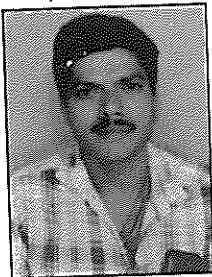

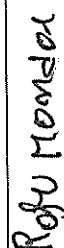
Government of West Bengal

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 16132000612226/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Urmila Naskar Alias Mr Urmila Bala Naskar Samali (ct), Nahazari, Thakurpukur, Mahestola,, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Seller			 L.T.S. Urmila Naskar - Urmila Bala Naskar by proxy of the of Taryanku, Model 24.9.21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Mondal Son of Mr Tulsicharan Mondal Vill- Samali, Nahazari, P.O:- Sarat Bose Road, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Mrs Urmila Naskar, Mr Harsh Kumar Jain			 24-3-2021

(Asif Nadim)

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

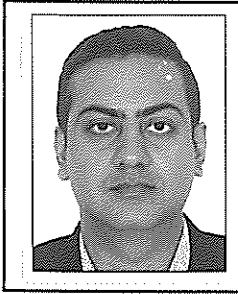


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Addl. Dist. Sub. Registrar, Bahrampur
District South 24 Parganas

24 MAR 2021

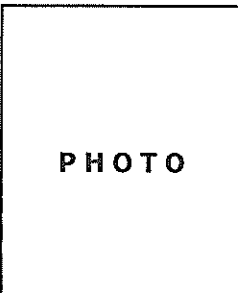
SPECIMEN FORM FOR TEN FINGERPRINTS



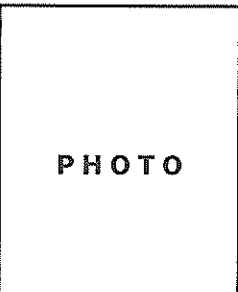
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



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



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



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

L.T. D. Umile Norker @
 Umile Norker by the Pen
 of Jayants W, Mandak.



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

24 MAR 2021



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

GRN Details

GRN: 192020210249005861 Payment Mode: Online Payment
GRN Date: 23/03/2021 19:26:22 Bank/Gateway: HDFC Bank
BRN : 1400822005 BRN Date: 23/03/2021 19:03:55
Payment Status: Successful Payment Ref. No: 2000612226/1/2021
[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: 2000612226
Applicant's Name: Mr Prakash Jain
Identification No: 2000612226/1/2021
Remarks: Sale, Sale Document

Payment Details

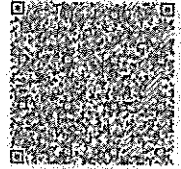
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000612226/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	51875
2	2000612226/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	10395
			Total	62270

IN WORDS: SIXTY TWO THOUSAND TWO HUNDRED SEVENTY ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABUFA3192N



नाम/Name
ARRJAVV FARMS AND PROJECT LLP

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

01032021

ARRJAVV FARMS AND PROJECT LLP

Hasan

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: /, ডি, বি. সি. রোড
বালিগঞ্জ, কলকাতা, পশ্চিমবঙ্গ
৭০০০১৯

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

6233 5874 9223

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

ভারত সরকার
Unique Identification Authority of India
Government of India

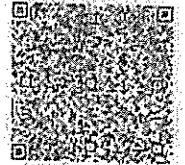
অনিকাঙ্কিত আই ডি / Enrollment No. : 1215/80001/35209

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



KH516755626FT

51675562



আপনার আধার সংখ্যা / Your Aadhaar No. :

6233 5874 9223

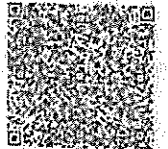
আধার - সাধারণ মানুষের অধিকার



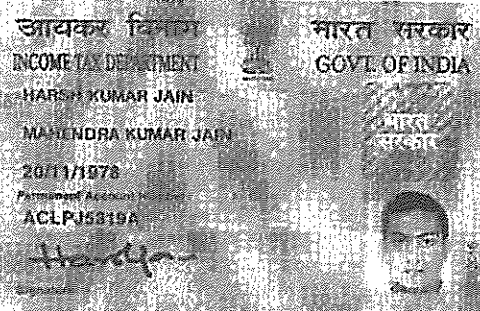
হর্ষ জৈন
HARSH JAIN
পিতা : মহেন্দ্র কুমার জৈন
Father : Mahendra Kumar Jain

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

6233 5874 9223



আধার - সাধারণ মানুষের অধিকার



आयकर विभाग

INCOME TAX DEPARTMENT

URMILA NASKAR

KISHORI MONDAL

01/01/1947

Permanent Account Number

AZMPN4408Q

Signature



भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL

प्लॉट नं: 3, सेक्टर 11, नवी मुंबई, नवी मुंबई-400 614.

नवी मुंबई-400 614.

of Urmila Naskar - @ Urmila Bele Naskar by the firm of
Tayankar & Mondal.



L.T.T.

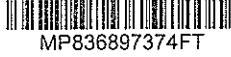


ভারত সরকার
Unique Identification Authority of India
Government of India

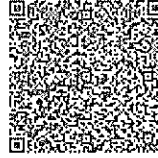
তালিকাভুক্তির আই ডি / Enrollment No.: 2010/40004/33913

To
উর্মিলা নস্কর
Urmila Naskar
W/O: Mahadeb Naskar
SAMALI
Samali(ct)
Nahazari
Thakurpukur Mahestola South 24 Parganas
West Bengal 700104

283689737



MP836897374FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5653 2770 5274

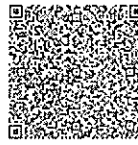
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



উর্মিলা নস্কর
Urmila Naskar
পিতা : কিশোরী মণ্ডল
Father : Kishori Mondal
জন্মতারিখ / DOB : 01/01/1947
মহিলা / Female



5653 2770 5274

আধার - সাধারণ মানুষের অধিকার

L.T.D. of Urmila Naskar @ Urmila Naskar by the pen of Jayant Mondal.





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

DEARY MONDAL
UNIQUE IDENTIFICATION AUTHORITY
Date: 2017/07/11 12:25:57



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

ভারত সরকার
GOVT. OF INDIA

RAJU MONDAL

TULSICHARAN MONDAL

03/10/1979

Permanent Account Number
BNYPM6396K

Signature: *রাজু মণ্ডল*

03082011



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



আধার

ভারতীয় অনন্য পরিচয় প্রমাণ
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



help@uidai.gov.in



www.uidai.gov.in

यदि कार्ड के जाने / जाने पर कृपया सूचित करें / लौटाएं:

आयकर प्रिनसिपल कार्ड, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बनार टेलिफोन एक्चेंज के नजदीक,
बनार, मुंबई - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Banar Telephone Exchange,
Banar, Pune - 411 045

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

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

BETWEEN

URMILA NASKAR alias URMILA BALA NASKAR

..... **VENDOR**

AND

ARRJAVV HOMES PRIVATE LIMITED

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-02395/2021	Date of Registration	07/04/2021
Query No / Year	1613-2000612226/2021	Office where deed is registered	
Query Date	18/03/2021 4:43:45 PM	1613-2000612226/2021	
Applicant Name, Address & Other Details	Prakash Jain 20B/1, Srish Chandra Chowdhury Lane,,Thana : Tala, District : South 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9836321860, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 5,94,000/-	Rs. 10,39,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51,975/- (Article:23)	Rs. 10,395/- (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-1036 (RS :-)	LR-2036	Organisati on	Shali	14 Dec	5,94,000/-	10,39,500/-	Property is on Road
Grand Total :					14Dec	5,94,000 /-	10,39,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Urmila Naskar, (Alias: Mr Urmila Bala Naskar) (Presentant) Wife of Mr Mahadeb Naskar Samali (ct), Nahazari, Thakurpukur, Mahestola,, 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.:: AZxxxxxx8Q, Aadhaar No: 56xxxxxxx5274, Status :Individual, Executed by: Self, Date of Execution: 24/03/2021 , Admitted by: Self, Date of Admission: 24/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/03/2021 , Admitted by: Self, Date of Admission: 24/03/2021 ,Place : Pvt. Residence

Buyer Details :

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



Representative Details :

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:- Sarat Bose Road, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104			
Identifier Of Mrs Urmila Naskar, Mr Harsh Kumar Jain			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Urmila Naskar	Arrjavv Farms And Project LLP-14 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:- 1036, LR Khatian No:- 2036	Owner:উর্মিলা বালু নস্কর, Gurdian:মহাদেব , Address:বিজ , Classification:শালি, Area:0.14000000 Acre,	Mrs Urmila Naskar



On 24-03-2021

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

Presented for registration at 17:35 hrs on 24-03-2021, at the Private residence by Mrs Urmila Naskar Alias Mr Urmila Bala Naskar, Executant.

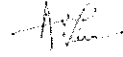
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,39,500/-

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

Execution is admitted on 24/03/2021 by Mrs Urmila Naskar, Alias Mr Urmila Bala Naskar, Wife of Mr Mahadeb Naskar, Samali (ct), Nahazari, Thakurpukur, Mahestola,, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Identified by Mr Raju Mondal, , Son of Mr Tulsicharan Mondal, Vill- Samali, Nahazari, P.O: Sarat Bose Road, 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 10,395/- (A(1) = Rs 10,395/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,395/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2021 7:27PM with Govt. Ref. No: 192020210249005861 on 23-03-2021, Amount Rs: 10,395/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1400822005 on 23-03-2021, Head of Account 0030-03-104-001-16

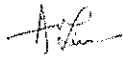
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,975/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 51,875/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 363827, Amount: Rs,100/-, Date of Purchase: 16/03/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2021 7:27PM with Govt. Ref. No: 192020210249005861 on 23-03-2021, Amount Rs: 51,875/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1400822005 on 23-03-2021, 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 62205 to 62228
being No 161302395 for the year 2021.



Digitally signed by ASIF NADIM
Date: 2021.04.08 15:49:03 +05:30
Reason: Digital Signing of Deed.

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

(This document is digitally signed.)

