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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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for registration and that the photo
Sheet and finger print sheet attached with
This document is the part of this document*

Addl. Dist. Sub-Registrar, Bishupur

19 DEC 2022

THIS INDENTURE OF CONVEYANCE is made this 10th day of December
TWO THOUSAND TWENTY-TWO BETWEEN _____

V-C.NO - 1197/2022

037861

-4 MAY 2022

ବିନୟ ମୋନ୍ଦାଲ

V.C.T.1-2735
10-12-2022

No.....
Name.....
Address.....
Vendor.....

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

ବିନୟ ମୋନ୍ଦାଲ

V.C.T.1-2737
10-12-22

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



ବିନୟ ମୋନ୍ଦାଲ

V.C.T.1-2747
10-12-22

ବିନୟ ମୋନ୍ଦାଲ

V.C.T.1-2748
10-12-22

Add. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

Identified by me
Rafu Mondal
TOLSI MONDAL
SAMALI 700104

Identified by me
Prakash Jai Ray,
8/0 Sri Braj Sen Jain.
Sealdah Civil Court.

(1) **MRS. ASMA BIBI (PAN:DHWPB0360L)(AADHAAR:727927576550)** wife of Late Abed Ali Molla, by faith Muslim, by nationality- Indian, by occupation- House Wife, residing at Mondal Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Sub Dist.: Thakurpukur Mahestola, Dist.- South 24 Pgs. -700104, West Bengal, (2) **MR. ABDUL KADER MOLLA (PAN:EHSPM2598J)(AADHAAR:414405864127)** (3) **MR. ALI HOSEN MOLLA (PAN:FWLPM3540M)(AADHAAR:252963192878)** Vendor no. 2 and 3 are Sons of Late Abed Ali Molla, both are by faith Muslim, by nationality- Indian, by occupation - Cultivation, both are residing at Mondal Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Sub Dist.: Thakurpukur Mahestola, Dist.- South 24 Pgs. -700104, West Bengal, (4) **MRS. ASURA BIBI (PAN:EEKPB8269A)(AADHAAR:855764270486)** wife of Jumman Dewan and daughter of Late Abed Ali Molla, by faith Muslim, by nationality- Indian, by occupation- Housewife, residing at Parasar, Nahazari, P.O- Nahazari and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, (5) **MRS. ROJINA BIBI (PAN:FBJPB2741A) (AADHAAR:560734112841)** wife of Khokon Sk., by faith Muslim, by nationality- Indian, by occupation- Housewife, residing at Vill.-Sanjua, P.O- Bakhrahahat and P.S- Bishnupur, Dist.- South 24 Pgs -743377, West Bengal (6) **MR. ANTAJ ALI MOLLA (PAN:BEWPM4202D) (AADHAAR:273989796659)** (7) **MR. CHABED ALI MOLLA(PAN:EMEPM2737N)(AADHAAR:844491035322)** (8) **MR. MIRJAFAR MOLLA(PAN:CVTPM5080N)(AADHAAR:939058399713)** (9) **MR. SIRAJUL MOLLA(PAN:EHEPM0268R)(AADHAAR:229603336952)** (10) **MR. MOKTAR ALI MOLLA(PAN:BEWPM4201A) (AADHAAR:731177071886)** Vendor no. 6 to 3 are Sons of Late Ahammed Ali Molla alias Ahammed Molla, all are by faith Muslim, by nationality- Indian, by occupation - Cultivation, Vendor no. 6 to 3 are residing at Mondal Para, Samali (ct), Nahazari, P.O- Nahazari and P.S- Bishnupur, Sub Dist.:Thakurpukur Mahestola, Dist.- South 24 Pgs. -700104, West Bengal, (11) **MRS. RAHINA BIBI alias RAHINA KHATUN (PAN:GFGPB1628G)(AADHAAR:558396093600)**wife of Ashraf Sekh , and daughter of Late Ahammad Ali Molla alias Ahammad Molla, by faith Muslim, by nationality- Indian, by occupation- House Wife, residing at Banagram, Rasapunja, Thakurpukur, Mahestola, P.O- Rasapunja and P.S- Bishnupur, Dist.- South 24 Pgs. -700104, West Bengal, (12) **MRS. SAHAJADI BIBI alias SAHAJADI KHATUN (PAN:GFGPB0660N)(AADHAAR:509278616603)** wife of Jumman Molla and daughter of Late Ahammad Ali Molla alias Ahammad Molla, by faith Muslim, by nationality- Indian, by occupation-House Wife, residing at Banagram, Rasapunja, Thakurpukur, Mahestola, P.O- Rasapunja and P.S-



V.C.T.1- 2749
10.12.2022

✓ জোজিনাতি



V.C.T.1- 2738
10.12.22

✓ ফিরোজ আলী মল্লা



V.C.T.1- 2739
10-12-22

✓ চুফেয় আলী মল্লা



V.C.T.1- 2741
10-12-22

✓ হিরাজ আলী মল্লা



V.C.T.1- 2736
10-12-22

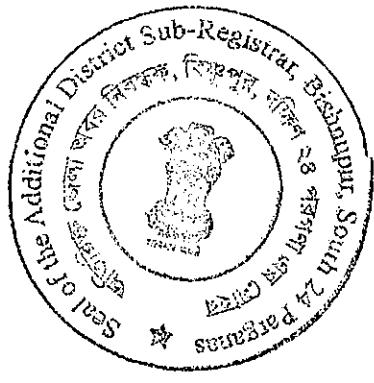
✓ সিরাজুল মল্লা



V.C.T.1- 2740
10.12.22

✓ মোক্তার আল মল্লা

✓ Roju Mondol
✓ Pabbarh fais kur



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

10 DEC 2022

Bishnupur, Dist.- South 24 Pgs -700104, West Bengal, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrations and legal representatives and/or assigns) of the **ONE PART;**

AND

ARRJAVV FARMS AND PROJECT LLP(PAN:ABUFA3192N) a limited liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office situated at 54A, Sarat Bose Road, 5th Floor, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata – 700 025, represented by one of its Designated Partner **SHRI HARSH JAIN (PAN:ACLPJ53 19A)(AADHAAR:623358749223)** Son of Sri Mahendra Kumar Pandya, by faith Jain, by nationality- Indian, by occupation-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;**

- A) THAT** the vendors herein were the owners by way of Registered Deed of Gift Dated 21/01/1977, Reg. at A.D.S.R- Bishnupur, South 24 Parganas, West Bengal, recorded in Book-I, Vol.-8, Pages 244 to 248, being no.-301, Year-1977 from Jamila Khatun Bibi in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119** Corresponding **L.R Dag no. 1170, under RS Khatian No. 60, Area-114.00 Decimal, 1.0000 Share, 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	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119	1170	Shali	60	114.00	1.0000	114.00
				Total	1.0000	114.00 Decimal



V.C.F. 1-2742
10.12.22

সহিদা বিবি:

সহিদা খাতুন



V.C.F. 2743
10.12.22

LTI of Sahjadi Bibi alias
Sahjadi khatoon by the pen
of Prakash fai Adv.



Rofu Mondol

Prakash fai Adv.

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- B)** Since after receive the Gift of the "SAID LAND" **(1) ABED ALI MOLLA**(Since Deceased) duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 180 (2) ANTAJ ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 312 (3) CHABED ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 568 (4) MIRJAFAR MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 1252 (5) SIRAJUL MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no.1253 (6) MOKTAR ALI MOLLA** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 1280 (7) RAHINA BIBI** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 1427 (8) SAHAJADI KHATUN** duly applied for and got its name mutated as the Owner in the records of the BL&LRO vide **Khatiyon no. 1641.**
- C)** **THAT** the said Abed Ali Molla son of Late Ahmed Ali died intestate since long leaving behind his wife Asma Bibi 2 (Two) Sons namely (i) Abdul Kader Molla (ii) Mr. Ali Hosen Molla and 2(Two) married daughters namely (i) Asura Bibi (ii) Rojina Bibi as his legal heirs and/or legal representatives who in accordance with the provisions of Muslim Personal Law became the joint owners of the said Land.
- D)** Inasmuch as the "said Plot of Land" is barren and not being cultivated by the Vendors and/or any person authorized by the Vendors, the Vendors herein decided to sell and dispose in favour of the Purchaser or his nominee or nominees at or for the agreed consideration and on the agreed terms in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119** Corresponding **L.R Dag no. 1170, under LR Khatian Nos. 180, 312, 568, 1252, 1253, 1280, 1427 and 1641, Area-114.00 Decimal, 1.0000 Share, 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:-



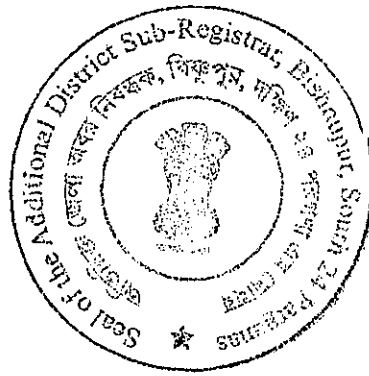
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MOUZA-SAMALI, J.L-23,		RASHPUNJA GRAMPANCHYAT,		DISTRICT: SOUTH 24 PARGANA		
R.S Dag No.	L.R Dag No.	Nature of Land	LR Khatiyān no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119	1170	Shali	180	114.00	0.1250	14.25
1119	1170	Shali	312	114.00	0.1250	14.25
1119	1170	Shali	568	114.00	0.1250	14.25
1119	1170	Shali	1252	114.00	0.1250	14.25
1119	1170	Shali	1253	114.00	0.1250	14.25
1119	1170	Shali	1280	114.00	0.1250	14.25
1119	1170	Shali	1427	114.00	0.1250	14.25
1119	1170	Shali	1641	114.00	0.1250	14.25
				Total	1.0000	114.00 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.

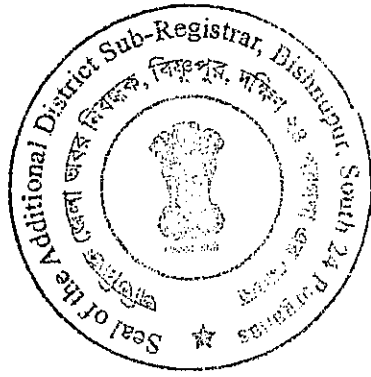
- E)** The Purchaser has agreed to purchase and acquire the "SAID LAND" free from all encumbrances and charges at and for a consideration of **Rs. 31,00,000/= (Rupees Thirty One Lakhs) Only** (hereinafter referred to as the **CONSIDERATION AMOUNT**)
- F)** At or before the execution of this Indenture the Vendors have assured and represented to the Purchaser as follows:
- i) **THAT** the Vendors are the sole and absolute owner of the "said Land".
 - ii) **THAT** the "said Land" is 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 Land".
 - iv) **THAT** the "said Land" is not being cultivated and/or the Vendors have not been cultivating the "said Land".



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- v) **THAT** as per the records available there is no bargardar or bhag-chassi into or upon the "said Land".
- vi) **THAT** the Vendors are liable and has paid all municipal rates taxes and other outgoings including khazana payable in respect of the "said Land" up to the date of execution of this Indenture.
- vii) **THAT** there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the "said Land".
- viii) **THAT** the "said Land" is not subject to any notice and/or proceeding of vesting and/or acquisition and/or requisition.
- ix) **THAT** the Vendors have not entered into any agreement for sale transfer and/or lease nor has created any interest of any third party into or upon the "said Land" or any part or portion thereof.
- x) **THAT** the Vendors are in khas possession of the entirety of the "said Land".
- 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 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** the vendors have been and is in continuous and uninterrupted khas possession of the said land as the owners thereof.



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xv) **THAT** the "said Land" is barren and is not being cultivated by the Vendors or any person authorised by the Vendors.

G) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after causing necessary searches with regard to marketable title of the aforesaid land, the Purchaser has agreed to purchase and acquire the "said Land" from the VENDORS.

NOW THIS INDENTURE WITNESSETH:-

I. THAT in pursuance to the said Agreement for Sale and in further consideration of a sum of **Rs. 31,00,000/= (Rupees Thirty One Lakhs) Only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to has been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and the "said Land" in respect of **ALL THAT** piece or parcels of the Land classified as **Sali** i.e: Agricultural land comprised in **R.S Dag No. 1119** Corresponding **L.R Dag no. 1170, under LR Khatian Nos. 180, 312, 568, 1252, 1253, 1280, 1427 and 1641, Area-114.00 Decimal, 1.0000 Share, 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 Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser "said Land" is absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges **OR HOWSOEVER OTHERWISE** of the "said Land" or any part or portion thereof now is or is 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



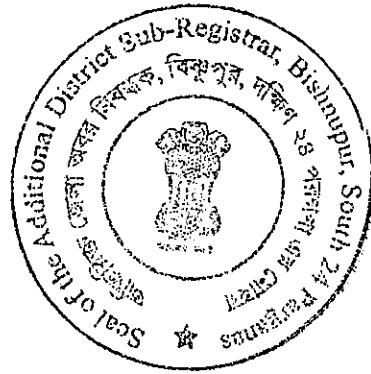
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forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

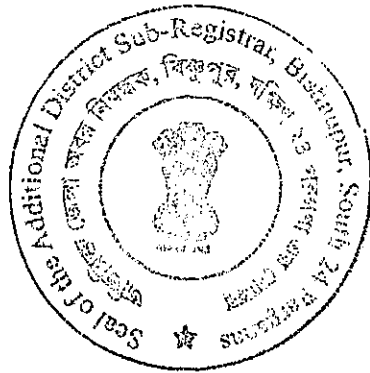
- a) That the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the "said Land" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed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



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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 lispensens whatsoever suffered or made or liabilities created in respect of the "said Land" by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.
- g) **AND THAT** all rates taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the "said Land" up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) **AND THAT** the Vendors never held and does not hold any excess vacant Land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 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 Land" or any part thereof under the Land Acquisition Act, 1894 or

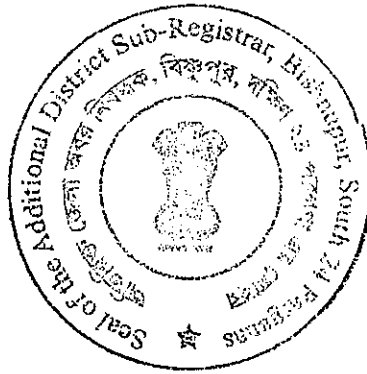


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under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the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

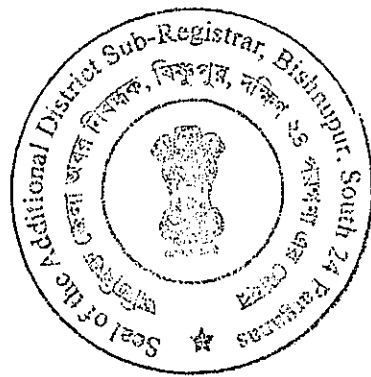
- III AND THIS DEED FURTHER WITNESSETH** that the Vendors have put the Purchaser in complete peaceful vacant physical (khas) possession of the "said Land" and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof absolutely and forever,
- IV. THIS DEED FURTHER WITNESSTH** that in the event of any defect in title or that the right title and interest of the Purchaser is in any way affected or that the right of possession is in any way invaded or affected then in that event, the VENDORS shall be responsible and be liable to compensate the Purchaser for all losses and damages that the Purchaser may suffer and the said Vendors have agreed to indemnify and keep the PURCHASER indemnified against costs, charges claim, demands, cost of litigation and other proceedings.
- 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:



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



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcels of the Land classified as **Sali** i.e. Agricultural land comprised in **R.S Dag No. 1119** Corresponding **L.R Dag no. 1170**, under **LR Khatian Nos. 180, 312, 568, 1252, 1253, 1280, 1427 and 1641**, Area-**114.00** Decimal, **1.0000** Share, **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	LR Khatian no.	Out of Total Area (in Decimal)	Share in Dag out of 1.0000 share	Area of Land Sold (in Decimals)
1119	1170	Shali	180	114.00	0.1250	14.25
1119	1170	Shali	312	114.00	0.1250	14.25
1119	1170	Shali	568	114.00	0.1250	14.25
1119	1170	Shali	1252	114.00	0.1250	14.25
1119	1170	Shali	1253	114.00	0.1250	14.25
1119	1170	Shali	1280	114.00	0.1250	14.25
1119	1170	Shali	1427	114.00	0.1250	14.25
1119	1170	Shali	1641	114.00	0.1250	14.25
				Total	1.0000	114.00 Decimal

Total area sold by this Deed is **114.00**(One Hundred Fourteen) Decimal

BUTTED AND BOUNDED BY:-

R.S Dag	LR Plot	ON THE NORTH	ON THE EAST	ON THE WEST	ON THE SOUTH
1119	1170	Sali Land Dag- 1183	Sali Land Dag-1175	Sali Land Dag-1202 1203	Sali Land Dag-1200

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 Shamli in the presence of

(Handwritten signature)

Rofa Monja

S/O. TOLSIMONDAL

SAMALI

PIN- 700104

*Prakash Jain ssn,
80 Sri Braj Sen Jain,
Sealdah Civil Court.*

①

(ASMA BIBI)

②

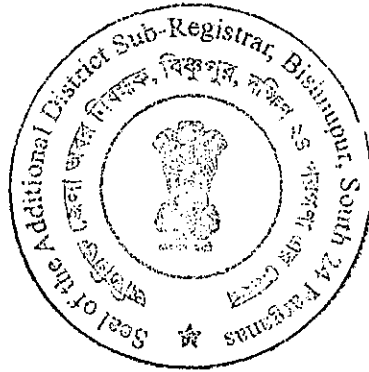
(ABDUL KADER MOLLA)

③

(ALI HOSEN MOLLA)

④

(ASURA BIBI)



↑
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

**SIGNED AND DELIVERED BY THE VENDORS
At Shamli in the presence of**

Rofu Mondol
Prakash Jain Adv.

১) রোজিনা বিবি
(ROJINA BIBI)

২) Antaj Ali Molla
(ANTAJ ALI MOLLA)

৩) Chabed Ali Molla
(CHABED ALI MOLLA)

৪) মিরজাফর মল্লা
(MIRJAFAR MOLLA)

৫) Sirajul Molla.
(SIRAJUL MOLLA)

৬) Moktar Ali molla
(MOKTAR ALI MOLLA)

৭) রহিনা খাতুন
রহিনা বিবি
(RAHINA KHATUN alias RAHINA BIBI)

১২)



(SAHAJADI KHATUN alias SAHAJADI BIBI)

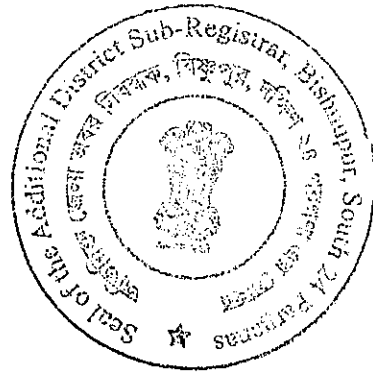
LTI of Sahajadi Khatun alias Sahajadi Bibi by the pen of Rofu Mondol Prakash Jain Adv.

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

Drafted & Prepared by:-
PRAKASH JAIN(Advocate)

Prakash Jain Adv.
Sealdah Civil Court, Kolkata.
Enrolment No. F-2027/1987/2017

Read over and explained the content of this deed in Bengali to vendor no 1, 4, 7 by me Prakash Jain Adv.
B.K.JAIN



7
Addl. Dist. Sub-Registrar, Bishnupur
District-South 24 Parganas

10 DEC 2022

PURCHASER the within mentioned sum of **Rs. 31,00,000/= (Rupees Thirty One Lakhs) Only** being the entirety of the Consideration Amount payable under these presents as per Memo below:

MEMO OF CONSIDERATION

1. By Cheque No. 010204 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.1	Rs. 48,438.00
2. By Cheque No. 010203 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.2	Rs. 1,13,000.00
3. By Cheque No. 010202 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.3	Rs. 1,13,000.00
4. By Cheque No. 010233 dated 08/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.4	Rs. 56,531.00
5. By Cheque No. 010200 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.5	Rs. 56,531.00
6. By Cheque No. 010199 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.6	Rs. 3,87,500.00
7. By Cheque No. 010198 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.7	Rs. 3,87,500.00
8. By Cheque No. 010197 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.8	Rs. 3,87,500.00
9. By Cheque No. 010196 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.9	Rs. 3,87,500.00
10. By Cheque No. 010230 dated 08/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.10	Rs. 3,87,500.00
11. By Cheque No. 010194 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.11	Rs. 3,87,500.00
12. By Cheque No. 010193 dated 07/12/2022 Drawn on HDFC Bank Sarat Bose Road Br. In favour of Vendor no.12	Rs. 3,87,500.00
(Rupees Thirty One Lakhs) only,	Total:
	Rs. 31,00,000.00

WITNESSES

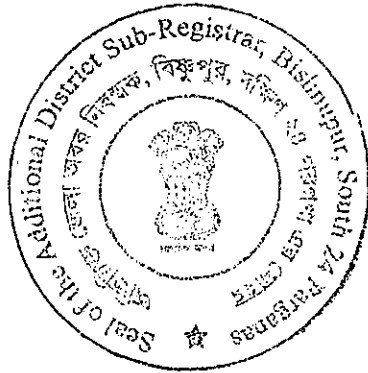
Rofumondar

Pecakash Jayi

VENDORS

Asma Bibi

(ASMA BIBI)



9
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

WITNESSES

Rofu Mondol

VENDORS

আব্দুল কাবীর মোল্লা

(ABDUL KADER MOLLA)

আলি হোসেন মোল্লা

(ALI HOSEN MOLLA)

আসুরা বিবি

(ASURA BIBI)

রোজিনা বিবি

(ROJINA BIBI)

আন্টাজ আলি মোল্লা

(ANTAJ ALI MOLLA)

চাবেজ আলি মোল্লা

(CHABED ALI MOLLA)

মিরজাফর মোল্লা

(MIRJAFAR MOLLA)

সিরাজুল মোল্লা

(SIRAJUL MOLLA)

মোক্তার আলি মোল্লা

(MOKTAR ALI MOLLA)

রাহিনা বিবি

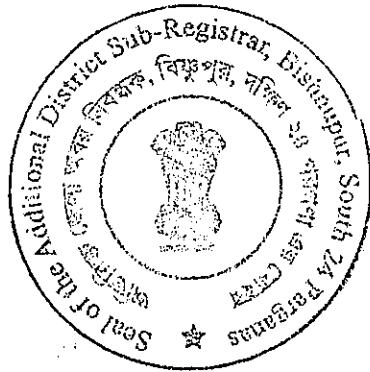
রাহিনা খাতুন

(RAHINA KHATUN alias RAHINA BIBI)



(SAHAJADI KHATUN alias SAHAJADI BIBI)

LTI of Sahajadi Khatun alias Sahajadi Bibi by the pen of P. Prakash Jaisi Adu. Rofu Mondol



9
Addl. Dist./Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022





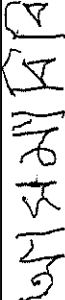
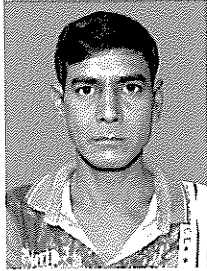


Government of West Bengal

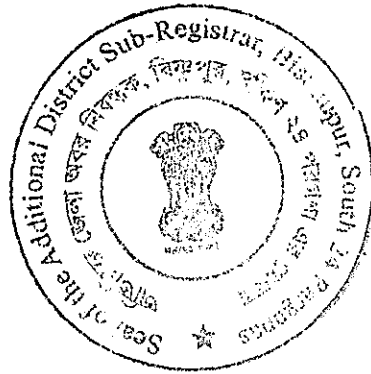
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16132003431006/2022

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

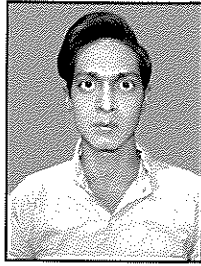







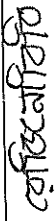
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs ASMA BIBI Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 20-12-22
2	Mr ABDUL KADER MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 10,12,2022

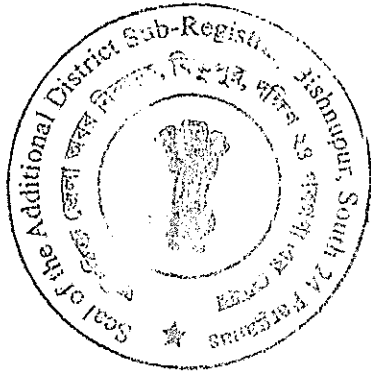


7
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

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

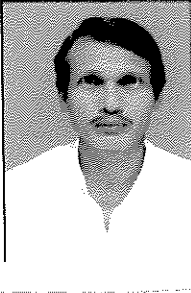
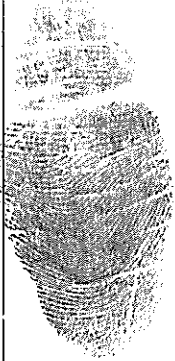


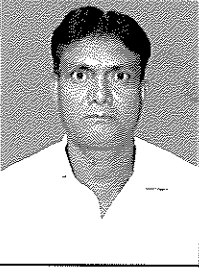

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ALI HOSEN MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 10.12.2022
4	Mr ASURA BIBI Parasar, Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 10.12.2022
5	Mrs ROJINA BIBI Vill Sanjua, City:- Not Specified, P.O:- Bakhrahahat, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			 10.12.2022

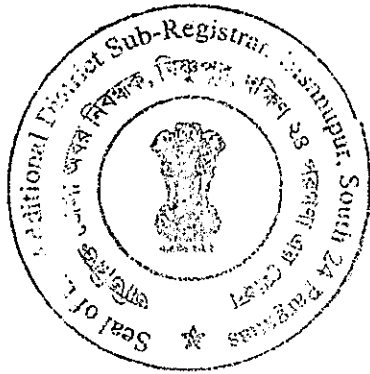


2
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

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

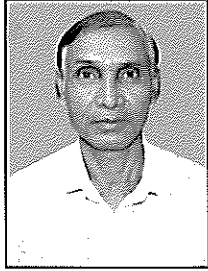





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr ANTAJ ALI MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Antaj Ali Molla 10/12/2022
7	Mr CHABED ALI MOLLA Mondal Pra, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Chabed Ali Molla 10/12/2022
8	Mr MIRJAFAR MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Mirjafar Molla 10.12.22



Handwritten signature
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

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



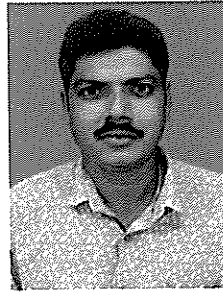

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr SIRAJUL MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Sirajul molla 10.12.2022
10	Mr MOKTAR ALI MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			Moktar Ali molla 10/12/2022
11	Mrs RAHINA BIBI Alias Mrs RAHINA KHATUN Banagram, Rasapunja, Thakurpukur, Maheshtala, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			21/01/2023 10/12/2022 10.12.2022



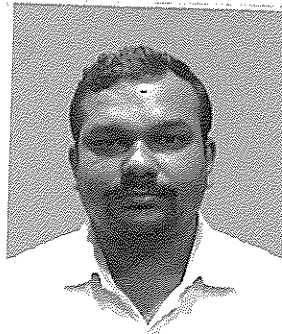
9
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

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

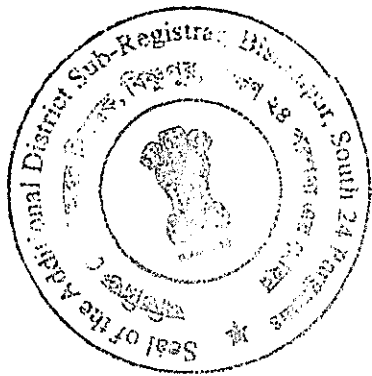
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mrs SAHAJADI BIBI Alias Mrs SAHAJADI KHATUN Banagram, Rasapunja, Thakurpukur, Maheshtala, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Seller			LTI of Sahajadi Bibi alias Sahajadi khatun by the pen of Rajju Mondal 10-12-22 Rc
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJU MONDAL Son of Mr Tushi Charan Mondal Vill. Samali, Nahazari, City:- Not Specified, P.O:- Nhazari, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	Mrs ASMA BIBI, Mr ABDUL KADER MOLLA, Mr ALI HO MOLLA, Mr ASURA BIBI, M ROJINA BIBI, Mr ANTAJ AL MOLLA, Mr CHABED ALI MOLLA, Mr MIRJAFAR MOI Mr SIRAJUL MOLLA, Mr MOKTAR ALI MOLLA, Mrs RAHINA BIBI, Mrs SAHAJAL BIBI, Mr HARSH JAIN			Rajju Mondal 10-12-2022

✓ PRAKASH JAIN (Advocate)
S/o Sri Braj Lal
Jain.
Sealdah Civil
Court.
208/1 Srish Chandra
Chowdhary Lane,
Kot-2.



Prakash Jain Adv.
10/12/2022.

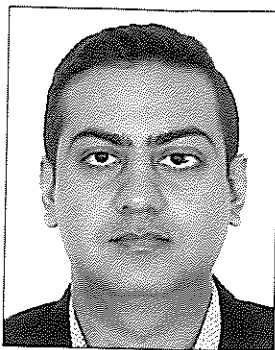
(Kamalika Datta)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal



9
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

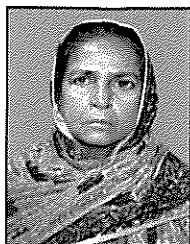
10 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

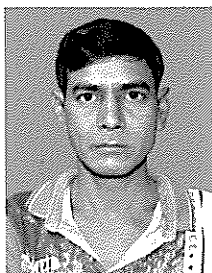


(HARSH JAIN)

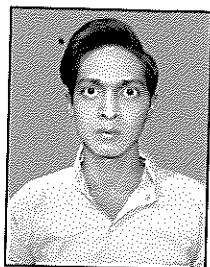
HARSH JAIN	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



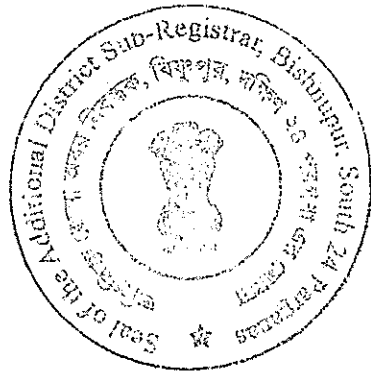
SARITA	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



7
Addl. Dist. Sub-Registrar, Bishnupur
District South 24 Parganas

10 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



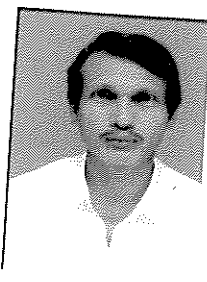
Siti Nur Hafidha

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



Siti Nur Hafidha

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



Ahmed Ali Molla

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



Ahmed Ali Molla

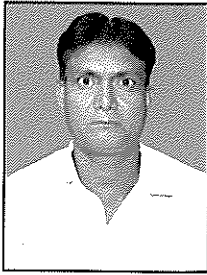
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



9
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

10 DEC 2022

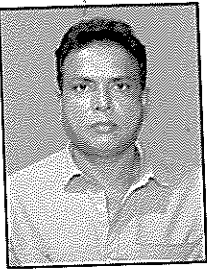
SPECIMEN FORM FOR TEN FINGERPRINTS



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



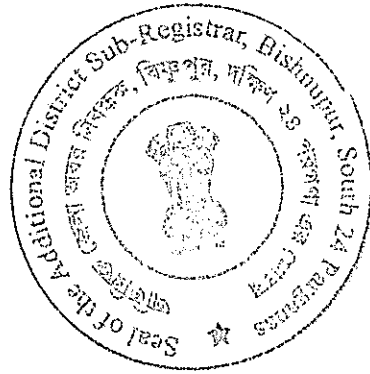
<i>Sigraful Meda</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>Mokesh Anu Meda</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



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



9
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

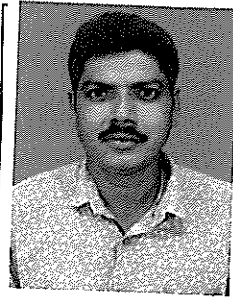
10 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

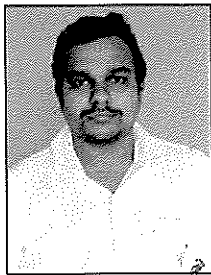
LTI of Sahajady
 Bibi by the pen of
 P. Prakash Jais - etc.
 Roju Mondal



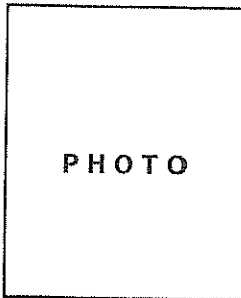
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



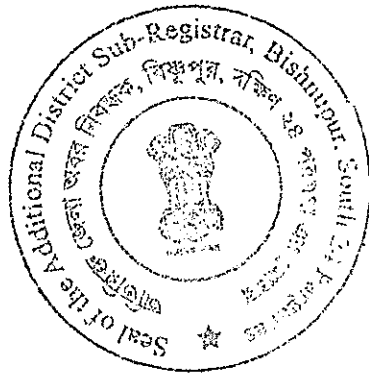
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



	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					




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

10 DEC 2022



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071220222020628346

GRIPS Payment Detail

GRIPS Payment ID:	071220222020628346	Payment Init. Date:	07/12/2022 15:57:58
Total Amount:	199888	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	1972219094	BRN Date:	07/12/2022 15:59:03
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ARRJAVV FARMS AND PROJECT LLP
Mobile: 9903967720

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230206283481	Directorate of Registration & Stamp Revenue	199888
Total			199888

IN WORDS: ONE LAKH NINETY NINE THOUSAND EIGHT HUNDRED EIGHTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230206283481

GRN Details

GRN: 192022230206283481 Payment Mode: Online Payment
GRN Date: 07/12/2022 15:57:58 Bank/Gateway: HDFC Bank
BRN : 1972219094 BRN Date: 07/12/2022 15:59:03
GRIPS Payment ID: 071220222020628346 Payment Init. Date: 07/12/2022 15:57:58
Payment Status: Successful Payment Ref. No: 2003431006/4/2022
[Query No*/Query Year]

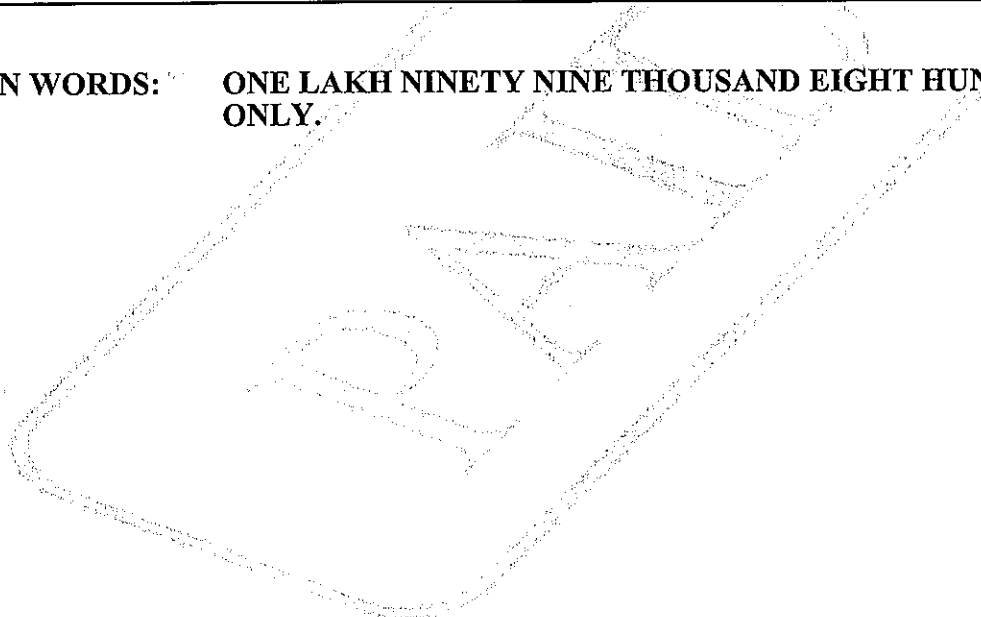
Depositor Details

Depositor's Name: ARRJAVV FARMS AND PROJECT LLP
Address: 54A SARAT BOSE ROAD KOLKATA, West Bengal, 700025
Mobile: 9903967720
Contact No: 9007830098
Depositor Status: Buyer/Claimants
Query No: 2003431006
Applicant's Name: Mr PRAKASH JAIN
Identification No: 2003431006/4/2022
Remarks: Sale, Sale Document Payment No 4
Period From (dd/mm/yyyy): 07/12/2022
Period To (dd/mm/yyyy): 07/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003431006/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	149891
2	2003431006/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	49997
			Total	199888

IN WORDS: ONE LAKH NINETY NINE THOUSAND EIGHT HUNDRED EIGHTY EIGHT ONLY.



@@
DATED THIS THE 10TH DAY OF DECEMBER 2022
@@

BETWEEN

ASMA BIBI & 11 ORS.

..... **VENDORS**

AND

ARRJAVV FARMS AND PROJECT LLP

.....**PURCHASER**

CONVEYANCE

Major Information of the Deed

Deed No :	I-1613-08674/2022	Date of Registration	19/12/2022
Query No / Year	1613-2003431006/2022	Office where deed is registered	
Query Date	05/12/2022 2:39:16 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
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. : 9748899658, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 31,00,000/-	Rs. 49,99,696/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,49,991/- (Article:23)	Rs. 49,997/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1170 (RS :-)	LR-180	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L2	LR-1170 (RS :-)	LR-312	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L3	LR-1170 (RS :-)	LR-568	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L4	LR-1170 (RS :-)	LR-1252	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L5	LR-1170 (RS :-)	LR-1253	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L6	LR-1170 (RS :-)	LR-1280	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L7	LR-1170 (RS :-)	LR-1427	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
L8	LR-1170 (RS :-)	LR-1641	Organisati on	Shali	14.25 Dec	3,87,500/-	6,24,962/-	Property is on Road
		TOTAL :			114Dec	31,00,000 /-	49,99,696 /-	
	Grand Total :				114Dec	31,00,000 /-	49,99,696 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs ASMA BIBI (Presentant) Wife of Late ABED ALI MOLLA Mondal Para, Samali(ct), Nahazari, City:- Not Specified, 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.:: DHxxxxxx0L, Aadhaar No: 72xxxxxxxx6550, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence
2	Mr ABDUL KADER MOLLA Son of Late Abed Ali Molla Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- NAHAZARI, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: EHxxxxxx8J, Aadhaar No: 41xxxxxxxx4127, Status :Individual Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence
3	Mr ALI HOSEN MOLLA Son of Late Abed Ali Molla Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: FWxxxxxx0M, Aadhaar No: 25xxxxxxxx2878, Status :Individual Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence
4	Mr ASURA BIBI Wife of Mrs Jumman Dewan Parasar, Nahazari, City:- Not Specified, 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.:: EExxxxxx9A, Aadhaar No: 85xxxxxxxx0486, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence
5	Mrs ROJINA BIBI Wife of Mrs Khokon Sk VIII Sanjua, City:- Not Specified, P.O:- Bakhrahat, 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.:: FBxxxxxx1A, Aadhaar No: 56xxxxxxxx2841, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence
6	Mr ANTAJ ALI MOLLA Son of Late Ahammed Ali Molla Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BExxxxxx2D, Aadhaar No: 27xxxxxxxx6659, Status :Individual Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence



7	<p>Mr CHABED ALI MOLLA Son of Late Ahammad Molla Mondal Pra, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: EMxxxxxx7N, Aadhaar No: 84xxxxxxxx5322, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>
8	<p>Mr MIRJAFAR MOLLA Son of Late Ahammad Ali Molla Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CVxxxxxx0N, Aadhaar No: 93xxxxxxxx9713, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>
9	<p>Mr SIRAJUL MOLLA Son of Late Ahammad Ali Molla Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: EHxxxxxx8R, Aadhaar No: 22xxxxxxxx6952, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>
10	<p>Mr MOKTAR ALI MOLLA Son of Late Ahammed Molla Mondal Para, Samali(ct), Nahazari, City:- Not Specified, P.O:- Nahazari, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BExxxxxx1A, Aadhaar No: 73xxxxxxxx1886, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>
11	<p>Mrs RAHINA BIBI, (Alias: Mrs RAHINA KHATUN) Wife of Mr Asraf Sekh Banagram, Rasapunja, Thakurpukur, Maheshtala, City:- Not Specified, 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.:: gFxxxxxx8g, Aadhaar No: 55xxxxxxxx9600, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>
12	<p>Mrs SAHAJADI BIBI, (Alias: Mrs SAHAJADI KHATUN) Wife of Mr Jumman Molla Banagram, Rasapunja, Thakurpukur, Maheshtala, City:- Not Specified, 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.:: GFxxxxxx0N, Aadhaar No: 50xxxxxxxx6603, Status :Individual, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/12/2022 , Admitted by: Self, Date of Admission: 10/12/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>ARRJAVV FARMS AND PROJECT LLP 54A, Sarat Bose Road, City:- Not Specified, 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>



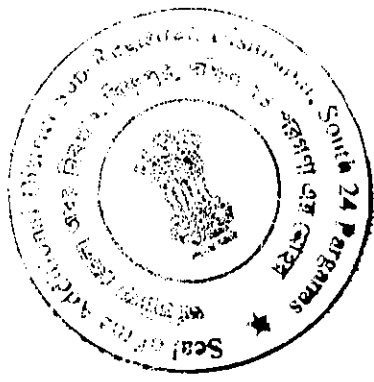
Representative Details :

Sl. No	Name,Address,Photo,Finger print and Signature
1	Mr HARSH JAIN Son of Mrs Mahendra Kumar Pandya 34/1V, Ballygunge Circular Road, City:- Not Specified, 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 Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAKASH JAIN Son of Shri Braj Sen Jain Sealdaha Civil Court, City:- Kolkata, P.O:- Sealdaha, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002			

Identifier Of Mrs ASMA BIBI, Mr ABDUL KADER MOLLA, Mr ALI HOSEN MOLLA, Mr ASURA BIBI, Mrs ROJINA BIBI, Mr ANTAJ ALI MOLLA, Mr CHABED ALI MOLLA, Mr MIRJAFAR MOLLA, Mr SIRAJUL MOLLA, Mr MOKTAR ALI MOLLA, Mrs RAHINA BIBI, Mrs SAHAJADI BIBI, Mr HARSH JAIN

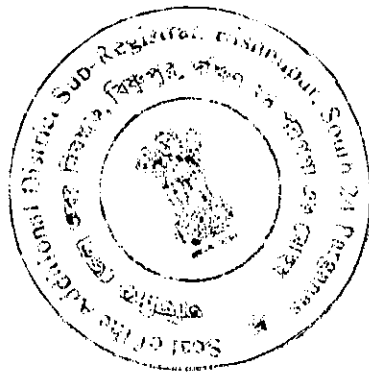


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ASMA BIBI	ARRJAVV FARMS AND PROJECT LLP-1.7812 Dec
2	Mr ABDUL KADER MOLLA	ARRJAVV FARMS AND PROJECT LLP-4.1562 Dec
3	Mr ALI HOSEN MOLLA	ARRJAVV FARMS AND PROJECT LLP-4.1562 Dec
4	Mr ASURA BIBI	ARRJAVV FARMS AND PROJECT LLP-2.0782 Dec
5	Mrs ROJINA BIBI	ARRJAVV FARMS AND PROJECT LLP-2.0782 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ANTAJ ALI MOLLA	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr CHABED ALI MOLLA	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr MIRJAFAR MOLLA	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SIRAJUL MOLLA	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr MOKTAR ALI MOLLA	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs RAHINA BIBI	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAHAJADI BIBI	ARRJAVV FARMS AND PROJECT LLP-14.25 Dec

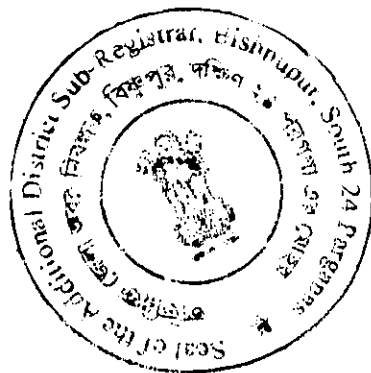
Land Details as per Land Record

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:- 1170, LR Khatian No:- 180	Owner:আবেদালি মোল্লা, Gurdian:আহম্মদ আলি, Address:নিজ , Classification:শালি, Area:0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1170, LR Khatian No:- 312	Owner:এন্টাজ আলি মোল্লা, Gurdian:আহম্মদ , Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mr ANTAJ ALI MOLLA



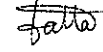
L3	LR Plot No:- 1170, LR Khatian No:- 568	Owner:ছাবেদালী মোল্লা, Gurdian:আহম্মদ আলী, Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mr CHABED ALI MOLLA
L4	LR Plot No:- 1170, LR Khatian No:- 1252	Owner:মীরজাফর মোল্লা, Gurdian:আহম্মদ আলী, Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mr MIRJAFAR MOLLA
L5	LR Plot No:- 1170, LR Khatian No:- 1253	Owner:সিরাজুল মোল্লা, Gurdian:আলী মোল্লা, Address:নিজ , Classification:শালি, Area:0.15000000 Acre,	Mr SIRAJUL MOLLA
L6	LR Plot No:- 1170, LR Khatian No:- 1280	Owner:মোক্তার আলী মোল্লা, Gurdian:আহম্মদ , Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mr MOKTAR ALI MOLLA
L7	LR Plot No:- 1170, LR Khatian No:- 1427	Owner:রোহিনা খাতুন ., Gurdian:আস্মাত আ ী, Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Mrs RAHINA BIBI
L8	LR Plot No:- 1170, LR Khatian No:- 1641	Owner:সাহাজাদী খাতুন ., Gurdian:আহম্মদ আলী মোল্লা, Address: নিজ , Classification:শালি, Area:0.14000000 Acre,	Mrs SAHAJADI BIBI



On 06-12-2022

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 49,99,696/-



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

On 10-12-2022

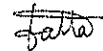
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:45 hrs on 10-12-2022, at the Private residence by Mrs ASMA BIBI , one of the Executants.

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

Execution is admitted on 10/12/2022 by 1. Mrs ASMA BIBI, Wife of Late ABED ALI MOLLA, Mondal Para, Samali(ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession House wife, 2. Mr ABDUL KADER MOLLA, Son of Late Abed Ali Molla, Mondal Para, Samali (ct), Nahazari, P.O: NAHAZARI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 3. Mr ALI HOSEN MOLLA, Son of Late Abed Ali Molla, Mondal Para, Samali (ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 4. Mr ASURA BIBI, Wife of Mrs Jumman Dewan, Parasar, Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession House wife, 5. Mrs ROJINA BIBI, Wife of Mrs Khokon Sk, Vill Sanjua, P.O: Bakhrahat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 6. Mr ANTAJ ALI MOLLA, Son of Late Ahammed Ali Molla, Mondal Para, Samali(ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 7. Mr CHABED ALI MOLLA, Son of Late Ahammad Molla, Mondal Pra, Samali(ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 8. Mr MIRJAFAR MOLLA, Son of Late Ahammad Ali Molla, Mondal Para, Samali(ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 9. Mr SIRAJUL MOLLA, Son of Late Ahammad Ali Molla, Mondal Para, Samali(ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 10. Mr MOKTAR ALI MOLLA, Son of Late Ahammed Molla, Mondal Para, Samali(ct), Nahazari, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 11. Mrs RAHINA BIBI, Alias Mrs RAHINA KHATUN, Wife of Mr Asraf Sekh, Banagram, Rasapunja, Thakurpukur, Maheshtala, P.O: Nahazari, Thana: Bishnupur, ; South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession House wife, 12. Mrs SAHAJADI BIBI, Alias Mrs SAHAJADI KHATUN, Wife of Mr Jumman Molla, Banagram, Rasapunja, Thakurpukur, Maheshtala, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession House wife

Indetified by Mr PRAKASH JAIN, , Son of Shri Braj Sen Jain, Sealdaha Civil Court, P.O: Sealdaha, Thana: Tala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Advocate



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



On 19-12-2022

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 49,997.00/- (A(1) = Rs 49,997.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 49,997/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2022 3:59PM with Govt. Ref. No: 192022230206283481 on 07-12-2022, Amount Rs: 49,997/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1972219094 on 07-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,49,991/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,49,891/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 264505, Amount: Rs.100.00/-, Date of Purchase: 04/05/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2022 3:59PM with Govt. Ref. No: 192022230206283481 on 07-12-2022, Amount Rs: 1,49,891/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1972219094 on 07-12-2022, Head of Account 0030-02-103-003-02



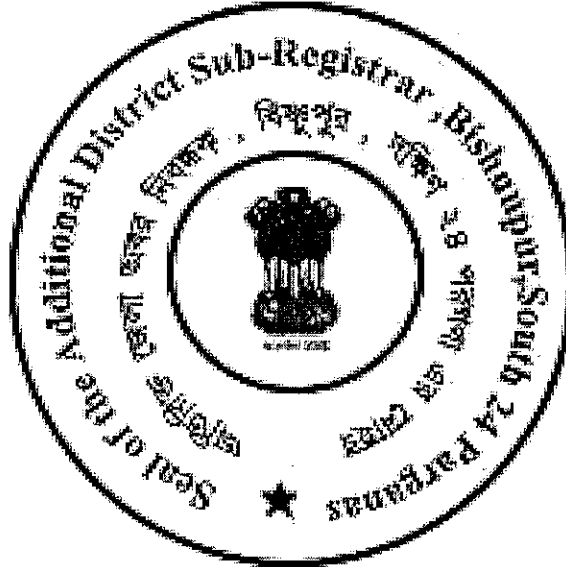
Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 193886 to 193923
being No 161308674 for the year 2022.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2022.12.27 18:27:25 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2022/12/27 06:27:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)