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Kausik

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भारतीय गैर न्यायिक

एक सौ रुपये

₹ 100

Rs. 100

ONE

HUNDRED RUPEES

महात्मा गांधी

भारत INDIA

0100 भारत INDIA
2012

INDIAN NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AG 260930

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-erated that the Committee is authorized to register a ~~copy of the documents and~~ the said documents ~~and~~ ~~not~~ ~~be~~ ~~dealt~~ ~~with~~ ~~the~~ ~~documents~~ ~~in~~ ~~any~~ ~~way~~ ~~other~~ ~~than~~ ~~as~~ ~~specified~~ ~~in~~ ~~the~~ ~~order~~ ~~of~~ ~~the~~ ~~Committee~~.

~~Eastend Club Regt~~
Alipore, South 24-pargana

1 MAR 2021

THIS INDENTURE made this the 4 day of *March*, Two Thousand and Twenty one (2021)

BETWEEN

010375

19 FEB 2021

SL. NO..... DT.....
NAME..... Debesh Kr Misra (Adv.)
ADDRESS..... High Court, Cal-1
RS.....

1/1
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Somebody's name
High Court
Alipore
Calcutta

SRI ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH , (PAN-BCEPG4308Q), (Aadhar No.694645681514), son of Late Anil Kumar Ghosh, by faith- Hindu, by Occupation- Business, by Nationality-Indian, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative /representatives and assign /assigns) of the **FIRST PART**

AND

(1)**MR. KAUSHIK NASKAR, (PAN-AELPN7624J),** Aadhar No.7348 3953 1836, son of Rabidas Naskar, by Occupation-Business (2)**MRS. KRISHNA NASKAR (PAN-AIKPN2747D), Aadhar No.7208 8433 7005,** wife of Mr. Kaushik Naskar, by Occupation - Housewife, both by Faith-Hindu, both by Nationality-Indian, both of residing at 1/56, Sucheta Nagar, P.O. Haltu, P.S. Garfa, Kolkata – 700078, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

AND

ARYAN TECHNOCON PVT. LTD. (PAN – AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata – 700 075, represented by its Director **SRI ATANU CHATTERJEE, (PAN - AHOPD6541L),** son of Sri Dipankar Deogharia, by faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata - 700 107, District- South 24 Parganas, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executor/executors, successors-in-office/successors-in-interest, administrator/ administrators, legal representative/ representatives and assign /assigns) of the **THIRD PART**

WHEREAS One Kartick Chandra Ghosh, was the absolute recorded Owner of a big plot of land measuring an area of 1.33 Acre (One Acre and thirty three Decimals) comprising in R.S. Dag Nos.788, 803 and 804, under R.S. Khatian No.400, corresponding to L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in

L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals of **Mouza-Langalberia, J.L. No.88**, R.S. No.299, Touzi No.53, Pargana-Magura, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, Sub-Registry Office at A.D.S.R. Sonarpur, in the District 24 Parganas, and said Kartick Chandra Ghosh, hold and possessed the said plot of land for a long time and his name was published in the Record of Right during Revisional Settlement Operation.

AND WHEREAS said Kartick Chandra Ghosh, died intestate leaving behind his five sons namely Sri Madan Mohan Ghosh, Sri Nimai Chand Ghosh, Sri Nitai Chandra Ghosh, Sri Gour Chandra Ghosh and Sri Subhash Chandra Ghosh, six daughters namely Kumari Rekha Ghosh, Smt. Sailibala Ghosh, wife of Sri Birendra Nath Ghosh, Smt. Sabita Ghosh, wife of Sri Sunil Chandra Ghosh, Smt. Jayanti Ghosh, wife of Sri Sambhu Charan Ghosh, Smt. Sikha Ghosh, wife of Sri Ramchandra Ghosh and Smt. Karuna Ghosh, wife of Sri Gopal Ghosh and his wife namely Smt. Sudha Rani Ghosh, since deceased and they jointly inherited the entire plot of land measuring an area of 1.33 Acre (One Acre and thirty three Decimals) comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals, left by said Kartick Chandra Ghosh, as per Hindu Succession Act, 1956.

AND WHEREAS thereafter Sri Madan Mohan Ghosh, Sri Nimai Chand Ghosh, Sri Nitai Chandra Ghosh, Sri Gour Chandra Ghosh and Sri Subhash Chandra Ghosh, Kumari Rekha Ghosh, Smt. Sailibala Ghosh, Smt. Sabita Ghosh, Smt. Jayanti Ghosh, Smt. Sikha Ghosh, and Smt. Karuna Ghosh and Smt. Sudha Rani Ghosh, since deceased, jointly recorded their names in the record of the Ld. B.L. & L.R.O. Sonarpur against the total inherited plot of land measuring an area of 1.33 Acre (One Acre and thirty three Decimals) comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals and the Ld. B.L. & L.R.O. has issued the separate L.R. Khatians in respect of the all the aforesaid Owners vide L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2,

158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 and each having undivided $\frac{1}{12}$ th share of the total property.

AND WHEREAS thereafter said Smt. Sudha Rani Ghosh, wife of Late Kartick Chandra Ghosh, died intestate leaving behind her five sons and six daughters as mentioned above and accordingly they jointly inherited the undivided $\frac{1}{12}$ th share of the total property i.e. their mother's share as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 06.08.1997, registered at A.D.S.R. Sonarpur, and recorded in Book No. 1, Deed No. 6778 for the year 1997, the said Sri Madan Mohan Ghosh, Sri Nimai Chand Ghosh, Sri Nitai Chandra Ghosh, Sri Gour Chandra Ghosh and Sri Subhash Chandra Ghosh, Kumari Rekha Ghosh, Smt. Sailibala Ghosh, Smt. Sabita Ghosh, Smt. Jayanti Ghosh, Smt. Sikha Ghosh, and Smt. Karuna Ghosh sold, transferred and conveyed All that the total plot of land measuring an area of 1.33 Acre (One Acre and thirty three Decimals) comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 in favour of the present Vendor herein for a valuable consideration as morefully mentioned therein.

AND WHEREAS thus the VENDOR herein became the joint Owners of total land measuring 1.33 Acre (One Acre and thirty three Decimals) comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145, morefully described in the

SCHEDULE A hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

AND WHEREAS the VENDOR herein desires to sell his entire above mentioned plot of land into several small plot and/or plots of land showing therein passage for egress and ingress and it is not possible from the part of the VENDOR herein to do the same individually and for that reason he has taken the help from the Party of Third Part for developing the entire plot of the VENDOR and Party of Third Part herein fragmented the entire plot of land into several small plots of land showing therein passage for egress and ingress.

AND WHEREAS thereafter said Party of the Third Part i.e. **CONFIRMING PARTY** herein divided and fragmented the entire plot of land into several small demarcated plots of land showing the road therein for egress and ingress and every plot of land shall be of well demarcated, after taking the concern of the VENDOR herein. The Party of the Third Part i.e. **CONFIRMING PARTY** herein making the beautification of the entire area for erecting éco friendly environment and the entire project known and numbered as "**ARYAN TECHCITY**".

AND WHEREAS, the VENDOR herein desires to assign/ transfer several plot/plots of land in favour of the intending purchasers and/or Third Party in exchange of money consideration with the help of the Party of the Third Part i.e. **CONFIRMING PARTY** herein. The Party of the Third Part herein i.e. **CONFIRMING PARTY** herein declares and confirms herein that he shall receive nominal consideration amount from the PURCHASERS herein and accordingly he executed and registered this Deed of Sale for the passing of clear marketable title of the property in favour of the PURCHASERS herein. It is pertinent to mention that the VENDOR herein has received the maximum consideration amount from the PURCHASERS and entire land and property has been denoted and known as "**ARYAN TECHCITY**".

AND WHEREAS VENDOR has declared to sell one demarcated Plot of land being No. 'B/5' under "**ARYAN TECHCITY**" measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2

(Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145, and the PURCHASERS have agreed to purchase the said demarcated Plot No.‘B/5’ having easement rights upon the adjacent passage as described in the SCHEDULE - B below for the price as declared by the VENDOR total consolidated of Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only against the land in question as described in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.25,000/- (Rupees Twenty five thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY on behalf of the land Owner herein as described in the SCHEDULE - B below. It is pertinent to mention that The PURCHASERS herein are purchasing the net land area as mentioned in the SCHEDULE-B but the PURCHASERS have paid the total consideration value by calculating the net land area alongwith the land area of half of the 23 ft.wide adjacent road i.e. the land area of 11.6 ft. wide on Northern side of the sold plot of land of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASERS herein alongwith all other intending Purchaser.

AND WHEREAS the VENDOR herein has agreed to transfer the SCHEDULE -B mentioned property in favour of the PURCHASERS herein and the PURCHASERS have agreed to purchase and for the said property the PURCHASERS have paid the total consideration sum of Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only to the VENDOR against this land as mentioned in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.25,000/- (Rupees Twenty five thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY as described in the SCHEDULE - B below.

AND WHEREAS the VENDOR herein has transferred the said demarcated Plot No.‘B/5’ AT “ARYAN TECHCITY” to the PURCHASERS herein and by this transfer the VENDOR has already received the total sum of Rs.6,49,000/- (Rupees Six lac and

forty nine thousand) only against the property from the PURCHASERS, the VENDOR has already received the full consideration amount related to the said land from the PURCHASERS and the VENDOR herein declares that he alongwith his future successors-in-interest shall have no right title and interest and possession upon the sold said demarcated Plot No.'B/5' which is being transferred in favour of the PURCHASERS who shall be the absolute owner of this property by virtue of this transfer and the VENDOR herein relinquished its all right title and interest in the said demarcated Plot No.'B/5' in favour of the PURCHASERS herein.

NOW THIS INDENTURE WITNESSETH THAT :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only in full and finally paid by the PURCHASERS to the VENDOR and the VENDOR hereby acknowledges the receipt of the same as per Memo of Consideration hereunder written and the VENDOR doth hereby indefeasibly grant, transfer, covey, assign and assure unto the PURCHASERS All That the piece and parcel of the said demarcated Plot No.'B/5' AT "ARYAN TECHCITY" measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. Dag No. as well as L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata-700145, more fully described in the **SCHEDULE -B** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map shown by RED border line which is the part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the VENDOR herein into and upon the said land and property and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and

every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, paths, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and plot of land and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASERS** and their heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The **PURCHASERS** herein declare as follows :

- a) They have fully satisfied themselves as to the title of the **VENDOR**.
- b) Acknowledges that the said Plot of Land they are purchasing is well located and is best suited for their occupational requirements.
- c) They have fully satisfied themselves as to the size of the said plot of land.
- d) They have inspected physically the said plot of land alongwith the layout plan drawn by the **Vendor** and the **Confirming Party** jointly in their presence.
- e) They have fully satisfied themselves with the accessibility and connectivity of the said plot of land.

3. The **VENDOR** doth hereby covenant with the **PURCHASERS** and also declare as follows :-

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said demarcated Plot No. 'B/5' measuring net land area of 1568

(One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the PURCHASERS for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

- b) The PURCHASERS shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold demarcated Plot No.'B/5' measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, as described in the SCHEDULE-B below and receive the rent 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 any estate or interest from under or in trust for the VENDOR herein.
- c) The VENDOR herein shall keep the PURCHASERS freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the PURCHASERS upto against all estates, claim, demands, charges, mortgages, liens, lis pendens, debts, hypothecation, attachments and encumbrances whatsoever suffered by the VENDOR herein or any person lawfully or equitably claiming from under or in trust for the VENDOR herein.
- d) The VENDOR herein and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and property

hereby conveyed, granted or any part thereof from under or in trust for the VENDOR and the CONFIRMING PARTY herein shall and will from time to time at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the PURCHASERS accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

- e) The VENDOR herein declares that subject to the above Agreement for Sale, the said Plot No.'B/5' hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said Plot No.'B/5'. The VENDOR herein sold the said Plot to the PURCHASERS having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold the said Plot as described in the SCHEDULE -B below is not a vested one. The VENDOR herein sold the said Plot to the PURCHASERS as described in the SCHEDULE -B below which is free from all encumbrances and delivered khas and vacant possession of the said land to the PURCHASERS.
- f) In presence of the PURCHASERS herein the said VENDOR herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The VENDOR herein also declares herein that the PURCHASERS shall have every right to transfer the said Plot No.'B/5' as described in the SCHEDULE B hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- h) The PURCHASERS shall use the Northern side 23ft wide common passage of the said Plot No.'B/5' and also enjoy its full easement rights and the

PURCHASERS shall have right to bring electric, telephone, drainage and sewerage connection through it.

i) The **PURCHASERS** shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Langalberia Gram Panchayet upon getting their names mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDORS** or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the **PURCHASERS** indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the **VENDORS** or any person or persons lawfully or equitably claiming as aforesaid.

j) The **PURCHASERS** herein are well aware that the **CONFIRMING PARTY** herein shall do all the acts in the total land of the **VENDOR** and the **PURCHASERS** shall bound to enter into an agreement with the **CONFIRMING PARTY** herein for the future works of the **VENDOR** land whenever they shall be called for without raising any objection.

That **PURCHASERS** acknowledges that they will abide by the terms of Agreement to be made with the Confirming Party regarding maintenance of the property.

k) After registration if any error or omission is found, in future the **VENDOR** and the **CONFIRMING PARTY** shall execute and register the Deed of Declaration and/or Deed of rectification in favour of the **PURCHASERS** at the cost of the **PURCHASERS** herein.

SCHEDULE A REFERRED TO ABOVE
(DESCRIPTION OF THE ENTIRE LAND OF THE VENDOR)

ALL THAT the piece and parcel entire plot of vacant at present Danga land measuring an area of 1.33 Acre (One Acre and thirty three Decimals) comprising in R.S. Dag as well as L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in R.S. Dag as well as L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in R.S. Dag as well as L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals and the B.L. & L.R.O. has issued the separate L.R. Khatians in respect of all within mentioned the previous Owners vide L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, Pargana- Magura, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145.

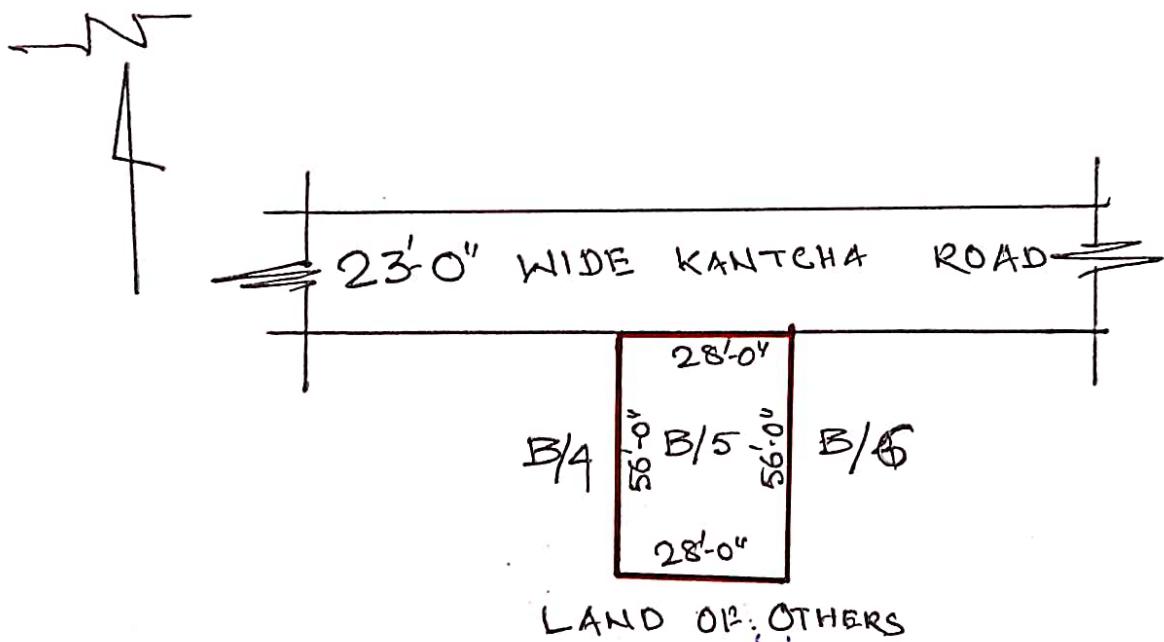
SCHEDULE B REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PLOT OF LAND)

ALL THAT the piece and parcel of one demarcated vacant Danga Plot No.'B/5' AT "ARYAN TECHCITY" measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1; 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145, and the sold plot of land is not adjacent to the metal road and the sold plot of land is shown in the annexed plan by RED border line. The sold land is bounded by

<u>ON THE NORTH</u>	:	23'-0" wide Kancha Road
<u>ON THE SOUTH</u>	:	Land of others;
<u>ON THE EAST</u>	:	Plot No.B/6;
<u>ON THE WEST</u>	:	Plot No.B/4.

SITE PLAN OF A PLOT NO.'B/5' MEASURING NET LAND AREA OF 1568 SQ.FT. CORRESPONDING TO 2 (TWO) COTTAHS 2 (TWO) CHITTACKS 38 (THIRTY EIGHT) SQ.FT. MORE OR LESS SITUATED IN MOUZA-LANGALBERIA, J.L. NO.88, COMPRISING IN L.R. DAG NO.788, UNDER L.R. KHAJIAN NOS.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 AND 570, P.S. SONARPUR, UNDER LANGALBERIA GRAM PANCHAYET KOLKATA - 700 145.

SOLD PLOT OF LAND SHOWN BY RED BORDER LINE



Ashim Ghosh.

Kaushik Naskar
Krishna Naskar.

ARYAN TECHNOCON Pvt. Ltd.

Ashim Chatterjee
Director

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES:

1. *Alejijil Keeran Mehta
69/1, Baghajatin Place
Kolkata- 700 086*

Ashwin Ghosh.

SIGNATURE OF THE VENDOR

1. *Kanushik Naskar*

2. *Keertha Narkar.*

SIGNATURE OF THE PURCHASERS

ARYAN TECHNOCON Pvt. Ltd.

Atan Chatterjee
Director

SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY :

Somesh Mishra
(SOMESH MISHRA)
ADVOCATE[Enrolment No. F/985/2008]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only by the VENDOR herein for the land value and the sum of Rs.25,000/- (Rupees Twenty five thousand) only by the CONFIRMING PARTY for the development of the VENDOR land in respect of the above-mentioned SCHEDULE B mentioned land in the manner followings :-

Sl. No.	Account Payee Cheque	Date	Name of the Bank and Branch	To whom the Cheque issued	Amount(Rs.)
1.	240284	07.12.2020	S. B. I. Haltu Branch	Vendor	Rs. 2,70,000.00
2.	511266	07.12.2020	- Do -	Vendor	Rs. 1,30,000.00
3.	511269	04.03.2021	- Do -	Vendor	Rs. 50,000.00
4.	Cash in several dates		-	Vendor	Rs. 1,99,000.00
5.	240283	01.08.2020	S. B. I. Haltu Branch	confirming Party	Rs. 25,000.00
					Total : Rs.6,74,000.00

(Rupees Six lac and seventy four thousand) only

WITNESSES :

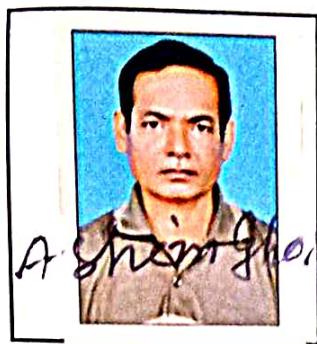
1. Alojejit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

Ashim Ghosh.

SIGNATURE OF THE VENDOR

S. Somnath Mishra
Hemanta Das
Alojit

ARYAN TECHNOCON Pvt. Ltd.
Alojit Chatterjee
SIGNATURE OF THE Director
CONFIRMING PARTY



Name
Signature Ashim Ghosh

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name
Signature KAUSHIK NASKAR

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name
Signature KRISHNA NASKAR

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name
Signature A.T.A.N. CHATTERJEE

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

आयकर विभाग
INCOME TAX DEPARTMENT
ATANU CHATTERJEE

DIPANJALI DEOGHARIA

22/09/1973

Permanent Account Number

AHO90061L

Atanu Chatterjee
Signature

भारत सरकार
GOVT. OF INDIA



Atanu Chatterjee

प्रत्यक्ष विवरण के अनुसार निम्नलिखित विवरण वाले व्यक्ति का विवरण है।
व्यक्ति का विवरण निम्नलिखित विवरण के अनुसार है।

प्रत्यक्ष विवरण के अनुसार व्यक्ति का विवरण है।
व्यक्ति का विवरण निम्नलिखित विवरण के अनुसार है।

प्रत्यक्ष विवरण के अनुसार व्यक्ति का विवरण है।
व्यक्ति का विवरण निम्नलिखित विवरण के अनुसार है।

आधुक्तिक विज्ञान

卷之三

萬能工房 TECHNOLOGY 2014年1月號 第173期

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Want More?

02/02/2016

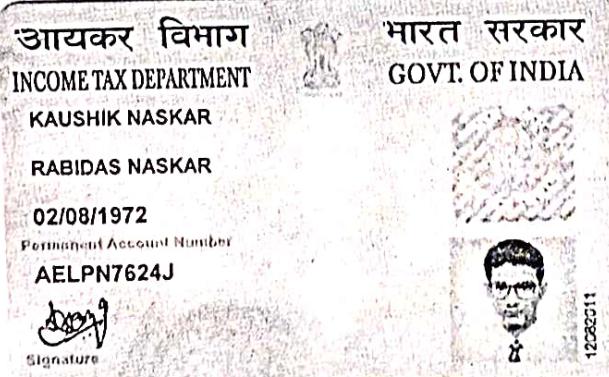
1897

AOCAZING

卷之三

ਕੁਝ ਕਾਨੂੰਨ ਵਿੱਚ ਲੋਕਾਂ ਦੀਆਂ ਹੋਰ ਅਧੀਨੇ ਪ੍ਰਦਿੱਤ ਹੋਣੇ ਵਿੱਚ ਸੰਭਾਵ ਹੈ। ਜੇਕਿ ਅਧੀਨੇ ਵਿੱਚ ਲੋਕਾਂ ਦੀਆਂ ਹੋਰ ਅਧੀਨੇ ਪ੍ਰਦਿੱਤ ਹੋਣੇ ਵਿੱਚ ਸੰਭਾਵ ਹੈ। ਜੇਕਿ ਅਧੀਨੇ ਵਿੱਚ ਲੋਕਾਂ ਦੀਆਂ ਹੋਰ ਅਧੀਨੇ ਪ੍ਰਦਿੱਤ ਹੋਣੇ ਵਿੱਚ ਸੰਭਾਵ ਹੈ। ਜੇਕਿ ਅਧੀਨੇ ਵਿੱਚ ਲੋਕਾਂ ਦੀਆਂ ਹੋਰ ਅਧੀਨੇ ਪ੍ਰਦਿੱਤ ਹੋਣੇ ਵਿੱਚ ਸੰਭਾਵ ਹੈ।

I have heard & read everywhere in this world of friends
different opinions, & I am
inclined to think that the best
of the three theories
is the one that I have
written above. There may be some
truth in the others, but I have
not been able to find any
good arguments in their favor.



आयकर विभाग
INCOMETAX DEPARTMENT
KRISHNA NASKAR
DHANANJAY DEBNATH

06/08/1976

Permanent Account Number
AIKPN2747D

Signature

भारत सरकार
GOVT. OF INDIA



20/02/2003

Krishna Naskar

इस्युएट के याने/ पाने पर कृपया सुधित करें/ लॉटार्ज़:
आयकर दैन सेवा इकाई, एन एस आर्ज़ी एस
तीसरी मंज़िल, सापावर तोवर,
याने टेलिफोन एक्स्चेंज के नजदीक
याने, पुना - 411 045

If this card is lost / someone's lost card is found
please inform & return to:
Income Tax N. S. Services Unit (NSU)
3rd Floor, Sapphire Chambers
New Bazaar, Phone Exchange
Pune, 411 045
Tel: 91-20-22210000, 220120, 22218081
E-mail: nsu@vsnl.com

संसदीय विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
ASHIM GHOSH	
ASHIM GHOSH	
011711873	
Customer Account Number	
ECOPIN/01306G	
	
Signature	

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTHTSL,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के लाने/पाने पर कम्पना सुचित करें/लौटाएँ:
 आयकल इन सेवा वृत्ति, प.इ.इ. लाइट एंड प्रिंटिंग,
 प्लाट नं. 3, सेक्टर 11, बीडी बीपी एस्टेट,
 नवी मुंबई-400 614.



Major Information of the Deed

Deed No :	I-1603-01546/2021	Date of Registration	04/03/2021
Query No / Year	1603-2000494656/2021	Office where deed is registered	
Query Date	04/03/2021 8:45:43 AM		1603-2000494656/2021
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,74,000/-	Rs. 6,74,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,820/- (Article:23)	Rs. 6,786/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

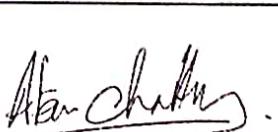
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-788 (RS :-)	LR-428/1	Bastu	Shali	1568 Sq Ft	6,74,000/-	6,74,000/-	Width of Approach Road: 23 Ft.,
	Grand Total :				3.5933Dec	6,74,000/-	6,74,000/-	

Seller Details :

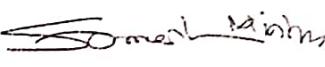
SI No	Name,Address,Photo,Finger print and Signature				
	Name	Photo	Finger Print	Signature	
1	Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				04/03/2021
	Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BCxxxxxxxx8Q, Aadhaar No: 69xxxxxxxxx1514, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office		LTI	04/03/2021	04/03/2021

Buyer Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Atanu Chatterjee (Presentant) Son of Mr Dipankar Deogharia Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office</p>			
		<p>Mar 4 2021 2:00PM</p>	<p>LTI 04/03/2021</p>	<p>04/03/2021</p>
	<p>Narayani Apartment, 4th Floor, 809, Madurdah, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx1L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aryan Technocon Private Limited (as Director)</p>			

Identifier Details :

Photo	Finger Print	Signature
		
04/03/2021	04/03/2021	04/03/2021
Identifier Of Mr Ashim Ghosh, Mr Kaushik Naskar, Mrs Krishna Naskar, Mr Atanu Chatterjee		

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashim Ghosh	Mr Kaushik Naskar-0.898335 Dec, Mrs Krishna Naskar-0.898335 Dec
2	Aryan Technocon Private Limited	Mr Kaushik Naskar-0.898335 Dec, Mrs Krishna Naskar-0.898335 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 788, LR Khatian No:- 428/1	Owner: মদন আশিম ঘোষ, Gurdian: কুষিক নাস্কাৰ, Address: নিজ, Classification: শস্তি, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160301546 / 2021

In 04-03-2021

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.

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

Presented for registration at 13:08 hrs on 04-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Atanu Chatterjee ,.

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 6,74,000/-

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

Execution is admitted on 04/03/2021 by 1. Mr Ashim Ghosh, Alias Mr Ashim Kumar Ghosh, Son of Late Anil Kumar Ghosh, Village- Langalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 2. Mr Kaushik Naskar, Son of Rabidas Naskar, 1/56, Sucheta Nagar, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Mrs Krishna Naskar, Wife of Mr Kaushik Naskar, 1/56, Sucheta Nagar, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-03-2021 by Mr Atanu Chatterjee, Director, Aryan Technocon Private Limited (Private Limited Company), C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,786/- (A(1) = Rs 6,740/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,754/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 8:49AM with Govt. Ref. No: 192020210239264171 on 04-03-2021, Amount Rs: 6,754/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1384861085 on 04-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,720/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 33,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG0930, Amount: Rs.100/-, Date of Purchase: 19/02/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 8:49AM with Govt. Ref. No: 192020210239264171 on 04-03-2021, Amount Rs: 33,720/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1384861085 on 04-03-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

• **Certificate of Registration under section 60 and Rule 69.**
• **Registered in Book - I**
Volume number 1603-2021, Page from 58385 to 58411
being No 160301546 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.03.22 17:31:31 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/22 05:31:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)