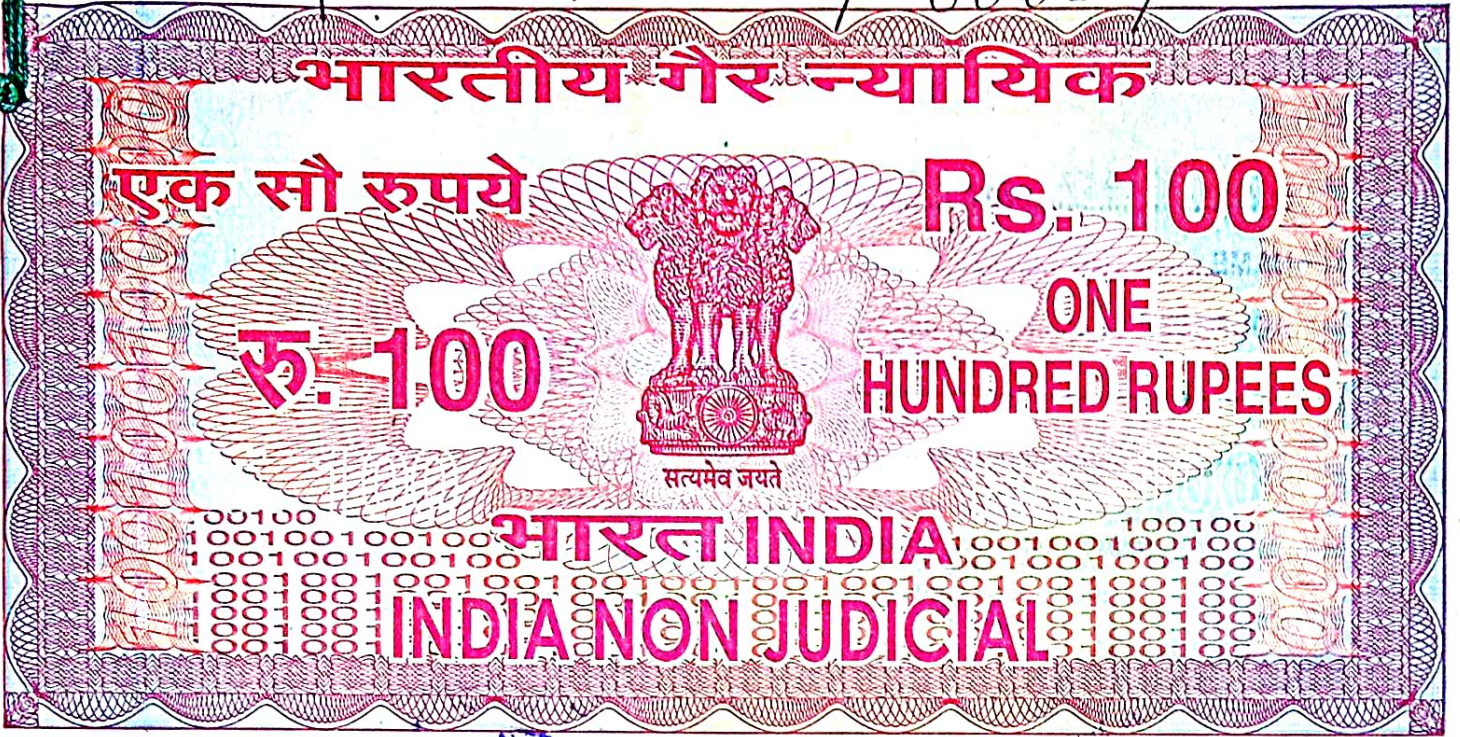


720/2020

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 954737

Certified that the foregoing is a true and correct copy of the original document as registered. The signature of the person whose name is written on the document is the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

27 FEB 2020

DEED OF CONVEYANCE

THIS INDENTURE made this the ²⁶th day of *February*, Two Thousand and Twenty (2020)

BETWEEN

[Signature]
Advocate

SL. NO. 17457 DATE 25/02/2020

NAME.....

ADDRESS.....

Debes Kr Misra (Adv.)
High Court, Cal-1

RS. 100/-

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

Atanu Chatterjee



V.C.T. I
447

ARYAN TECHNOCON Pvt. Ltd.

Atanu Chatterjee

Director



V.C.T. I
448

Mahabir Ghosh



V.C.T. I
449

Somnath Ghosh



V.C.T. I
450

Beela
(SHRELA.S.)



District Sub-Registrar-V
Alipore, South

26 FEB 2020

Somnath Ghosh
High Court, Cal-1

1. **SRI MAHADEV GHOSH**, (PAN-BMAPG0119F), son of Late Pachu Ghosh, by faith-Hindu, by Occupation- Business, by Nationality-Indian, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145,

AND

2. **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 jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, executor/executors, administrator/ administrators, legal representative /representatives and assign /assigns) of the **FIRST PART**

AND

(1)**MR. SOUMYENDRA NATH GHOSH**, (PAN-ADAPG3905D), Aadhar No.812586164445, son of Late Khagendra Nath Ghosh, and (2)**MRS. SHEELA SARAJINI** (PAN-AQWPS1955L), Aadhar No.670875251365, wife of Mr. Soumyendra Nath Ghosh, both by Faith – Hindu, both by Nationality – Indian, both residing at 3E, Panchanantala Road, Near AMRI Hospital, Dhakuria, Sarat Bose Road, Kolkata – 700 029, hereinafter called and 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**

TITLE OF THE VENDOR NO.1

WHEREAS One Sambhu Charan Ghosh, was the absolute Owner of a plot of land measuring an area of 66 (Sixty six) Decimals i.e. in L.R. Dag No.774 measuring land area of 12 (Twelve) Decimals and in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals and also in L.R. Dag No.785 measuring land area of 32 (Thirty two) Decimals under L.R. Khatian No.504 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, Sub-Registry



Office at A.D.S.R. Sonarpur, in the District 24 Parganas, said Sambhu Charan Ghosh, hold and possessed the said plot of land for a long time.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 06.12.2013, registered at A.D.S.R. Sonarpur, and recorded in Book No. 1, Deed No. 12607 for the year 2013, the said Sambhu Charan Ghosh sold, transferred and conveyed All that the total plot of land measuring 33.52 (Thirty three point fifty two) Decimals i.e. in L.R. Dag No.774 measuring land area of 11.52 (Eleven point fifty two) Decimals out of his as per L.R. parcha recorded land area measuring 12 (Twelve) Decimals and in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals both under L.R. Khatian No.504 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 NO.1** herein.

AND WHEREAS on the same day by virtue of another registered Deed of Conveyance dated 06.12.2013, registered at A.D.S.R. Sonarpur, and recorded in Book No. 1, Deed No. 12608 for the year 2013, the said Sambhu Charan Ghosh sold, transferred and conveyed another one adjacent plot of land measuring 30.83 (Thirty point eight three) Decimals in L.R. Dag No.785 out of his L.R. parcha recorded land area measuring 32 (Thirty two) Decimals under L.R. Khatian No.504 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 NO.1** herein.

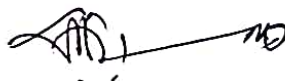
AND WHEREAS the **VENDOR NO.1** herein is the absolute OWNER of the entire plot of land measuring an area of 64.35 (Sixty four point three five) Decimals i.e. in L.R. Dag No.774 measuring land area of 11.52 (Eleven point fifty two) Decimals, in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals and in L.R. Dag No.785 measuring land area of 30.83 (Thirty point eight three) Decimals all under L.R. Khatian No.504 of Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District - South 24-Parganas, Kolkata – 700 145 morefully described in the **SCHEDULE A** hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

TITLE OF THE VENDOR NO.2

AND WHEREAS one Pravat Kumar Ghosh, son of Late Bipin Behari Ghosh, father of Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, all (1) to (4) sons of Late Pravat Kumar Ghosh, Smt. Reba Ghosh, daughter of Late Pravat Kumar Ghosh and husband of Smt. Chhaya Rani Ghosh, wife of Late Pravat Kumar Ghosh, during his life time was the absolute recorded Owner of a undivided Plot of land measuring an area of 4 (four) Decimals in L.R. Dag No.781 [out of total land area measuring 22 (twenty two) Decimals in L.R. Dag No.781] and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area 29 (Twenty Nine) Decimals both under L.R. Khatian No. 321 and also other plots of land in other Dags of Mouza-Langalberia, J.L. No.88 and name of the said Pravat Kumar Ghosh, was recorded and published in the L.R. Record of Right vide L.R. Khatian No.321 of said Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas.

AND WHEREAS said Pravat Kumar Ghosh, died intestate on 18.10.2006, his undivided recorded land area measuring 4 (four) Decimals in L.R. Dag No.781 and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area of 29 (Twenty Nine) Decimals, both under L.R. Khatian No.321, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, was inherited by his four sons namely Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh and Sri Abhijit Ghosh, one daughter namely Smt. Reba Ghosh and his wife namely Smt. Chhaya Rani Ghosh as per Hindu Succession Act, 1956 each having undivided $\frac{1}{6}$ th share of the total property.

AND WHEREAS thus the said Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh and Smt. Chhaya Rani Ghosh become the absolute joint Owners of total land area measuring 29 (Twenty Nine) Decimals situated at Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.781, undivided land area measuring 4 (four) Decimals [out of total land area measuring 22 (Twenty Two) Decimals in L.R. Dag No.781] and



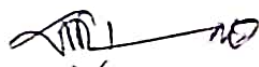
also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area of 29 (Twenty Nine) Decimals, both under L.R. Khatian No.321, within P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145.

AND WHEREAS one Smt. Manorama Dasi alias Ghosh, wife of Late Bipin Behari Ghosh, Grand Mother of Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh and mother-in-law of Smt. Chhaya Rani Ghosh and also mother of Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), during her life time was the absolute recorded Owner of a entire plot of land measuring an area of 33 (Thirty three) Decimals in L.R. Dag No.784, under L.R. Khatian No. 433 of Mouza-Langalberia, J.L. No.88 and name of the said Smt. Manorama Dasi alias Ghosh, was recorded and published in the L.R. Record of Right vide L.R. Khatian No.433 of said Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas.

AND WHEREAS said Smt. Manorama Dasi alias Ghosh, died intestate on 10.12.1997, her entire plot of land measuring an area of 33 (Thirty three) Decimals in L.R. Dag No.784, under L.R. Khatian No. 433 of Mouza-Langalberia, J.L. No.88, was inherited by her one son namely Pravat Kumar Ghosh, since deceased and three daughters namely Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta) as per Hindu Succession Act, 1956 and each having undivided $\frac{1}{4}$ th share of the total land property.

AND WHEREAS said Pravat Kumar Ghosh, died intestate on 18.10.2006, his undivided $\frac{1}{4}$ th share of total land area measuring 33 (Thirty three) Decimals in L.R. Dag No.784 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, was inherited by his four sons namely Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh,, one daughter namely Smt. Reba Ghosh and his wife namely Smt. Chhaya Rani Ghosh as per Hindu Succession Act, 1956 each having undivided share of the total property.

AND WHEREAS thus the said Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh, Smt. Chhaya Rani Ghosh, Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), become the absolute joint Owners of total land area measuring 33 (Thirty three) Decimals situated at Mouza-Langalberia,

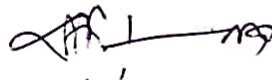


J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.784, under L.R. Khatian No.433, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145.

AND WHEREAS by virtue of a registered Deed of Sale dated 08.12.2017, registered at D.S.R. IV, Alipore, South 24 Parganas recorded into Book No.I, Deed No.2530 for the year 2018 said Sri Biswajit Ghosh, Sri Aloke Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh, Smt. Chhaya Rani Ghosh, Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), jointly sold, conveyed, transferred, assigned and granted their total inherited undivided Bastu land area measuring 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964, measuring land area 25 (twenty five) Decimals both under L.R. Khatian Nos.321 and in entire L.R. Dag No.784, measuring land area 33 (Thirty three) Decimals under L.R. Khatian No. 433, 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 VENDOR NO.2.

AND WHEREAS thus the VENDOR NO.2 herein became the absolute Owner of total land measuring 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals, entire L.R. Dag No.784/964, measuring land area 25 (Twenty five) Decimals and in entire L.R. Dag No.784, measuring land area 33 (Thirty three) Decimals and the VENDOR No.2 herein recorded his entire purchased plot of land in the record of the B.L. & L.R.O. vide L.R. Khatian No.1303 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 exercising the rights of ownership thereto and free from all encumbrances.

AND WHEREAS all the plot of land of the VENDORS are adjacent to each other and accordingly the VENDORS No.1 and 2 herein jointly developed the entire plot of land for the sale to the intending Purchaser/Purchasers and they jointly 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 is now well demarcated and the entire project is known as "ARYAN TECHCITY". .



AND WHEREAS VENDORS No.1 and 2 herein jointly declared to sell three Plots of land being Plot No.'C/3' measuring net land area of 1152 (One Thousand one hundred and fifty two) Sq.ft., Plot No.'C/4' measuring net land area of 1147 (One Thousand one hundred and forty seven) Sq.ft. both plots of land are totalling land area of 2299 (Two thousand two hundred and ninety nine) Sq.ft. comprising in L.R. Dag No.785, under L.R. Khatian No.504, of Mouza -Langalberia, J.L. No.88, R.S. No.299, Touzi No.53 and also Plot No.'C/6' measuring net land area of 1152 (One Thousand one hundred and fifty two) Sq.ft. in L.R. Dag No.784, under L.R. Khatian No.1303 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, and the PURCHASERS have agreed to purchase the said Plot Nos.'C/3', 'C/4' and 'C/6' having easement rights upon the adjacent passage as described in the SCHEDULE - B below for the price as declared by the VENDORS No.1 and 2 herein jointly total consolidated of Rs.14,00,000/- (Rupees Fourteen lac) only against the land in question as described in the SCHEDULE -B below out of which the VENDOR No.1 herein has received the amount of Rs.7,00,000/- (Rupees Seven lac) only and the VENDOR No.2 herein has received the balance amount of Rs.7,00,000/- (Rupees Seven lac) only. 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 alongwith the land area of half of the adjacent Road area of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASERS herein alongwith all other intending Purchaser.

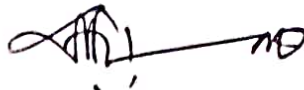
AND WHEREAS the VENDORS No.1 and 2 herein have agreed to transfer the SCHEDULE -B mentioned property in favour of the PURCHASERS herein and the PURCHASERS have agreed to purchase and for the said property the PURCHASERS have paid the total consideration sum of Rs.14,00,000/- (Rupees Fourteen lac) only to the VENDORS No.1 and 2 herein against this land as mentioned in the SCHEDULE -B below.



AND WHEREAS the VENDORS No.1 and 2 herein have transferred the said demarcated three Plot of land being Plot Nos. 'C/3', 'C/4' and 'C/6' AT "ARYAN TECHICITY" to the PURCHASERS herein and by this transfer the VENDORS No.1 and 2 herein have jointly received the total sum of Rs.14,00,000/- (Rupees Fourteen lac) only against the property from the PURCHASERS, the VENDORS No.1 and 2 herein have already received the full consideration amount related to the said land from the PURCHASERS and the VENDORS No.1 and 2 herein declare that they alongwith their future successors-in-interest shall have no right title and interest and possession upon the sold said Plot Nos. 'C/3', 'C/4' and 'C/6' which is being transferred in favour of the PURCHASERS who shall be the absolute Owners of this property by virtue of this transfer and the VENDORS No.1 and 2 herein relinquished its all right title and interest in the said Plot Nos. 'C/3', 'C/4' and 'C/6' 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.14,00,000/- (Rupees Fourteen lac) only in full and finally paid by the PURCHASERS to the VENDORS No.1 and 2 herein and the VENDORS No.1 and 2 herein hereby jointly acknowledged the receipt of the same as per Memo of Consideration hereunder written and the VENDORS No.1 and 2 herein doth hereby indefeasibly grant, transfer, covey, assign and assure unto the PURCHASERS All That the piece and parcel of the said Plot of land being Plot Nos. 'C/3', 'C/4' and 'C/6' 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 VENDORS No.1 and 2 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



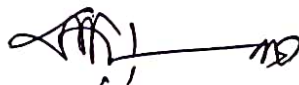
belong or to be appurtenant thereto and all the deeds, paths, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and plot of land and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured 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 declared as follows :

- a) They have fully satisfied themselves as to the title of the **VENDORS** and possession and demarcation of the Schedule B mentioned property.
- 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 **Vendors** in their presence.
- e) They have fully satisfied themselves with the accessibility and connectivity of the said plot of land.

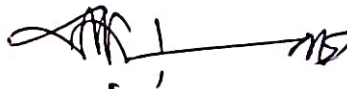
3. The **VENDORS** herein doth hereby covenant with the **PURCHASERS** and also declare as follows :-

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDORS No.1 and 2 herein** or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDORS No.1 and 2 herein** are lawfully and absolutely entitled to subject to the said Plot Nos. 'C/3', 'C/4' and 'C/6' under "ARYAN TECHICITY" that have 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 Plot Nos. 'C/3', 'C/4' and 'C/6' 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 **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS** herein.
- c) The **VENDORS** 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, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** herein or any person lawfully or equitably claiming from under or in trust for the **VENDORS** herein.
- d) The **VENDORS** 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 **VENDORS** 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 **VENDORS** herein declare that the said Plot Nos. 'C/3', 'C/4' and 'C/6' hereby sold have 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 Nos. 'C/3', 'C/4' and 'C/6'. The **VENDORS** 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 Plots as described in the **SCHEDULE -B** below is not a vested one. The **VENDORS** 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 **VENDORS** 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 **VENDORS** herein also declare herein that the **PURCHASERS** shall have every right to transfer the said Plots 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 adjacent common passage of the said Plots 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 **VENDOR** or any person or persons lawfully or equitably claiming as aforesaid.



- j) The PURCHASERS herein is well aware that the Vendor No.2 shall do all the acts for the development in the total land in future immediate after sale and the PURCHASERS shall bound to enter into an agreement with the Vendor No.2 for the future development works whenever she shall be called for without raising any objection and the PURCHASERS herein assures that they shall enter into Agreement with the Vendor No.2 herein and shall make the payment of necessary cost for the future development works of the entire project along with the land of the PURCHASERS.

That PURCHASERS acknowledges that they will abide by the terms of Agreement to be made with the Vendor No.2 regarding maintenance of the property.

- k) After registration if any error or omission is found, in future the VENDORS 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.

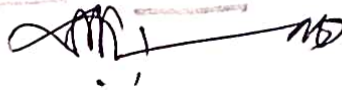
SCHEDULE - A REFERRED TO ABOVE
(DESCRIPTION OF THE ENTIRE LAND)

LAND OF THE VENDOR NO.1

ALL THAT the piece and parcel entire plot of land measuring an area of 64.35 (Sixty four point three five) Decimals i.e. in L.R. Dag No.774 measuring land area of 11.52 (Eleven point fifty two) Decimals, in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals and in L.R. Dag No.785 measuring land area of 30.83 (Thirty point eight three) Decimals all under L.R. Khatian No.504 of Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District - South 24-Parganas, Kolkata - 700 145.

LAND OF THE VENDOR NO.2

ALL THAT the piece and parcel entire plot of land measuring an area of 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964, measuring land area 25 (twenty five) Decimals both under L.R. Khatian Nos.321 and in entire L.R. Dag No.784, measuring land area 33 (Thirty



(three) Decimals under L.R. Khatian No.1303, of Mouza-Langalberia, J.L. No.88, 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 three plots of vacant danga land being Plot No.'C/3' measuring net land area of 1152 (One Thousand one hundred and fifty two) Sq.ft., Plot No.'C/4' measuring net land area of 1147 (One Thousand one hundred and forty seven) Sq.ft.; both plots of land are totalling land area of 2299 (Two thousand two hundred and ninety nine) Sq.ft. comprising in L.R. Dag No.785, under L.R. Khatian No.504, of Mouza -Langalberia, J.L. No.88, R.S. No.299, Touzi No.53 and also Plot No.'C/6' measuring net land area of 1152 (One Thousand one hundred and fifty two) Sq.ft. in L.R. Dag No.784, under L.R. Khatian No.1303 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, 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 Plot No.'C/3' butted and bounded by :-

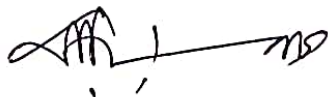
<u>ON THE NORTH</u>	:	23'-0" wide kancha Road;
<u>ON THE SOUTH</u>	:	Plot No.C/6;
<u>ON THE EAST</u>	:	Plot No.C/4;
<u>ON THE WEST</u>	:	Plot No.C/2.

The sold Plot No.'C/4' butted and bounded by :-

<u>ON THE NORTH</u>	:	23'-0" wide kancha Road;
<u>ON THE SOUTH</u>	:	Plot No.C/6;
<u>ON THE EAST</u>	:	17'-0" wide kancha Road;
<u>ON THE WEST</u>	:	Plot No.C/3.

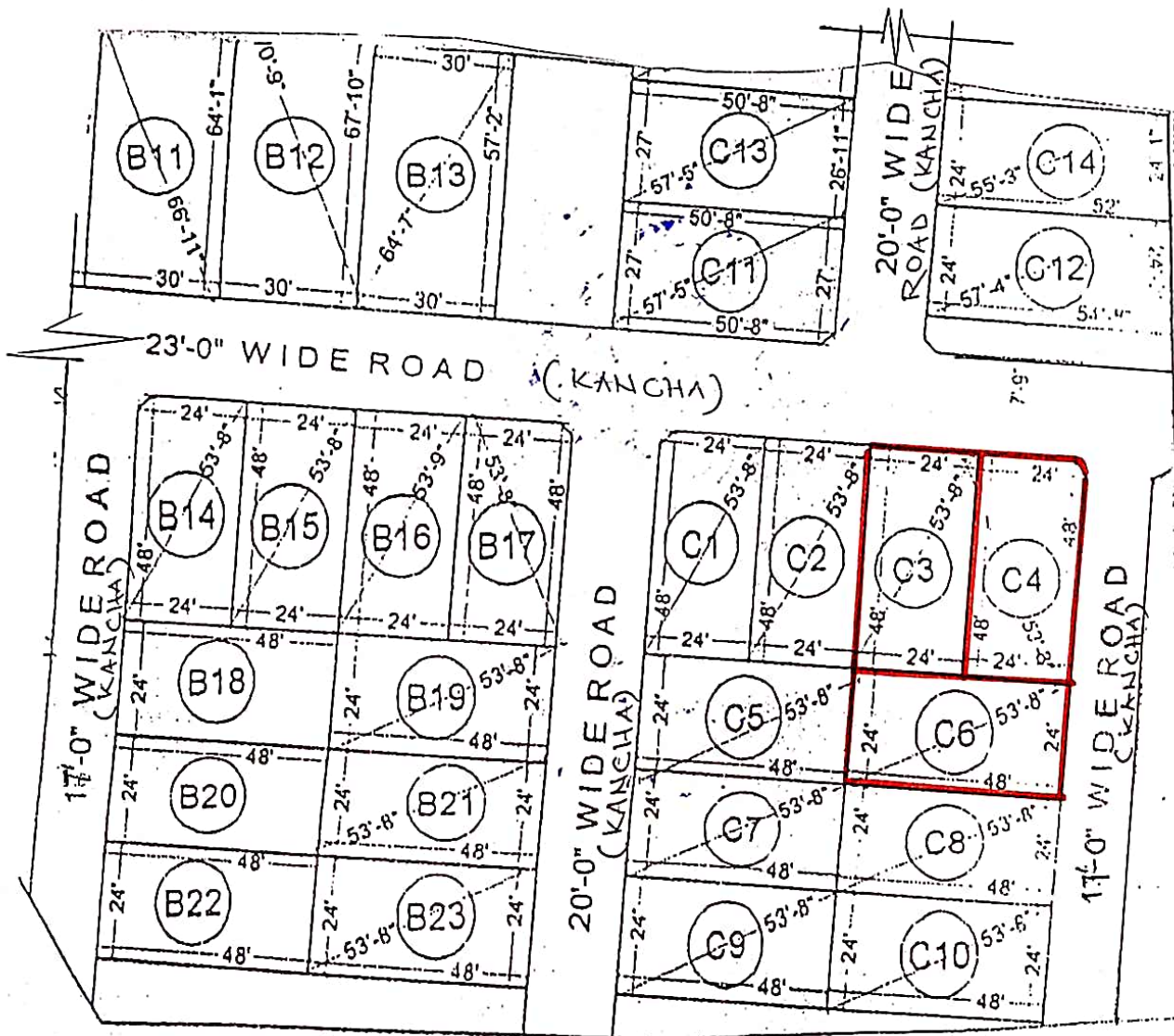
The sold Plot No.'C/6' butted and bounded by :-

<u>ON THE NORTH</u>	:	Plot No.C/3 and C/4;
<u>ON THE SOUTH</u>	:	Plot No.C/8;
<u>ON THE EAST</u>	:	17'-0" wide kancha Road;
<u>ON THE WEST</u>	:	Plot No.C/5.



SITE PLAN OF THREE PLOTS OF LAND BEING PLOT NO. 'C/3' MEASURING AN AREA OF 1152 SQ.FT., PLOT NO. 'C/4' MEASURING AN AREA OF 1147 SQ.FT. IN L.R. DAG NO.785, UNDER L.R. KHATIAN NO.504, AND ALSO PLOT NO. 'C/6' MEASURING AN AREA OF 1152 SQ.FT. IN L.R. DAG NO.784, UNDER L.R. KHATIAN NO.1303 ALL PLOTS OF LAND SITUATED AT 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,

SOLD THREE PLOTS OF LAND SHOWN IN RED BORDER LINE.



Mahabir Ghosh

ARYAN TECHNOCON Pvt. Ltd.

Nain Chatterji

Director

Somyendra Ghosh

Beek

(SHEELA, S)

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

WITNESSES :

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

Mahabir Ghosh

MARYAN TECHNOOON PVT. LTD.

Atam Chatterjee

Director

SIGNATURE OF THE VENDORS

1. *Somyanka Nath Ghosh*

- 2.

Sheela (SHEELA S.)

SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :

Debes Kumar Misra (AM 110)

(DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

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: tapesha.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.14,00,000/- (Rupees Fourteen lac) only by the VENDORS herein in respect of the above-mentioned SCHEDULE B mentioned land in the manner followings :-

Sl. No.	Account Payee Cheque No.	Date	Name of the Bank and Branch	To whom the Cheque issued	Amount(Rs.)
1.	086586	21.12.2019	Union Bank of India	vendor No. 2	Rs. 2,50,000.00
2.	086594	26.02.2020	DO	DO	Rs. 4,50,000.00
3.	086591	26.02.2020	DO	vendor No. 1	Rs. 7,00,000.00

Total : Rs.14,00,000.00

(Rupees Fourteen lac) only

WITNESSES :

1. Abhijit Kumar Mishra
69/1 Baghojatin Place
Kolkata - 700086

Mahabir Ghosh

ARYAN TECHNOCON Pvt. Ltd.

Arun Chatterjee
Director










SIGNATURE OF THE
VENDORS

[Signature]
[Signature]




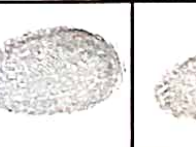






Arun Chatterjee

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







Name
 Signature Mahender Ghosh

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

Name
 Signature Hem Chatterjee

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

Name
 Signature Gourang Kumar Nath Ghosh

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

Name SHEELA S
 Signature Sheela

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

RN: 192019200195369591

Payment Mode Online Payment

GRN Date: 25/02/2020 22:35:52

Bank : HDFC Bank

BRN : 1035458648

BRN Date: 25/02/2020 22:36:35

DEPOSITOR'S DETAILS

Id No. : 16300000281299/4/2020

[Query No./Query Year]

Name : SOMESH MISHRA

Contact No. :

Mobile No. : +91 9051446430

E-mail :

Address : HIGH COURT CALCUTTA

Applicant Name : Mr Somesh MISHRA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

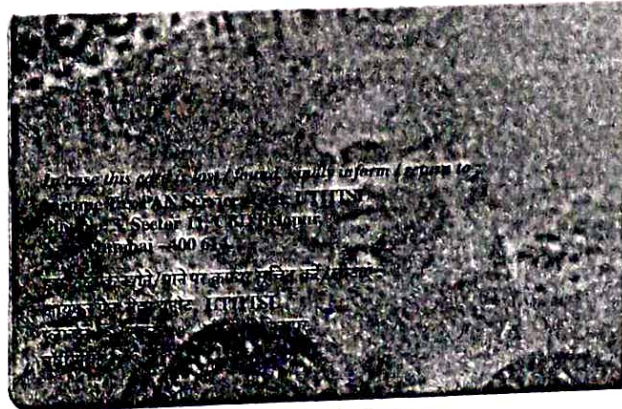
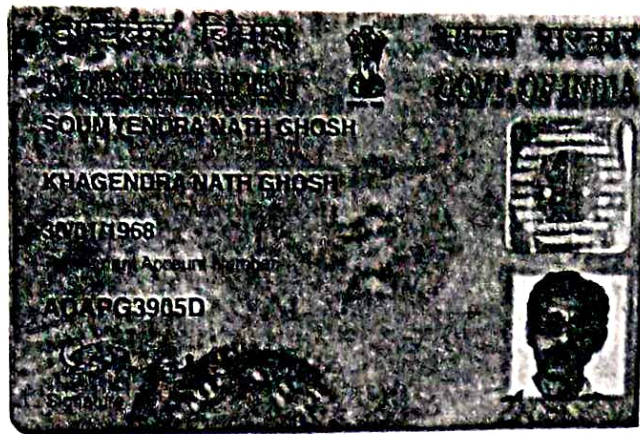
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300000281299/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	69920
2	16300000281299/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	14046

Total

83966

In Words : Rupees Eighty Three Thousand Nine Hundred Sixty Six only



Souryendra Nath Ghosh

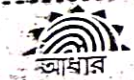
তথ্য

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

INFORMATION

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

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



ঠিকানা:
৩ই, পঞ্চানতলা রোড, সরৎ
বোস রোড, কোলকাতা, সরৎ
বোস রোড, পশ্চিম বঙ্গ,
৭০০০২৯

Address:
3E, PANCHANANTALA ROAD,
Sarat Bose Road, Kolkata, Sarat
Bose Road, West Bengal, 700029

8125 8616 4445

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80092/02126

To
সৌমেন্দ্র নাথ ঘোষ
Soumyendra Nath Ghosh
3E PANCHANANTALA ROAD
Sarat Bose Road
Sarat Bose Road
Circus Avenue Kolkata
West Bengal 700029
9433535937

297044521

MP970445213FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8125 8616 4445

আধার - সাধারণ মানুষের অধিকার



সৌমেন্দ্র নাথ ঘোষ
Soumyendra Nath Ghosh
পিতা : খগেন্দ্র নাথ ঘোষ
Father : Khagendra Nath Ghosh
জন্মতারিখ / DOB : 30/01/1968
পুরুষ / Male



8125 8616 4445

আধার - সাধারণ মানুষের অধিকার


Soumyendra Nath Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHEELA SAROJINI
C N GOPALAKRISHNAN
17/05/1967
Permanent Account Number
AQWPS1955L


Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवायूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीडी.बी.बेलापुर,
नवी मुंबई-400 614.

Sheela



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address: W/O: Soumyendra Nath Ghosh, 3E, Panchanantala Rd, Near AMRI Hospital, Dhakuria, Sarat Bose Road, Sarat Bose Road, Kolkata, Circus Avenue, West Bengal, 700029

6708 7525 1365



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1325/13510/02371

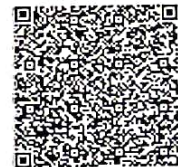
To
Sheela S

28/11/2016

W/O: Soumyendra Nath Ghosh
3E
Panchanantala Rd
Near AMRI Hospital
Dhakuria
Sarat Bose Road
Sarat Bose Road, Circus Avenue, Kolkata,
West Bengal - 700029
9433172863



KA056541656FH
05654165



आपका आधार क्रमांक / Your Aadhaar No.:

6708 7525 1365

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sheela S

DOB: 17/05/1967

Female

6708 7525 1365



मेरा आधार, मेरी पहचान

Sheela S



ভারত সরকার
Government of India



মহাদেব ঘোষ
Mahadeb Ghosh
পিতা : পাঁচু ঘোষ
Father : PANCHU GHOSH
জন্ম সাল / Year of Birth : 1962
পুরুষ / Male



8561 1031 6837

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O পাঁচু ঘোষ, লাহগালবেরিয়া,
দক্ষিণ গোবিন্দপুর, দক্ষিণ ২৪
পরগণা, পশ্চিমবঙ্গ, 700145

Address:
S/O Panchu Ghosh, Lahgalberia,
Dakshin Gobindapur, South
Twenty Four Parganas, West
Bengal, 700145

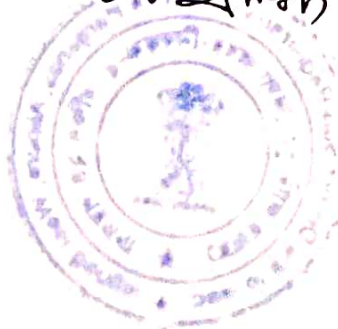
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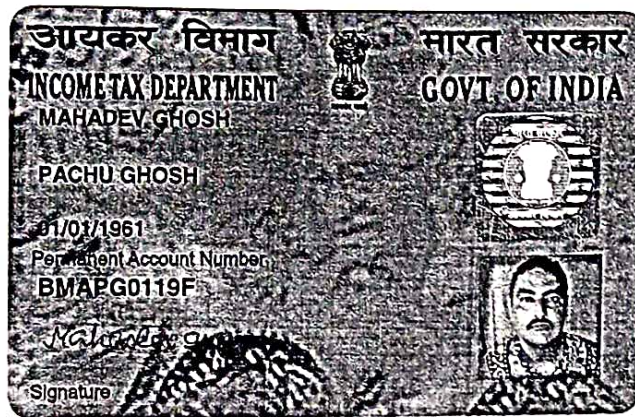
1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in


Mahadeb Ghosh







Mahadev Ghosh




সার্বভৌমত্ব
GOVERNMENT OF INDIA




অলান চট্টোপাধ্যায়
Alan Chatterjee
পিতা : দীপঙ্কর দেওঘারিয়া
Father : DIPANKAR DEOGHARIA
জন্ম সাল / Year of Birth : 1979
পুরুষ / Male



3291 1060 3686


আধার - সাধারণ মানুষের অধিকার


Alan Chatterjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
নারায়ণী এপার্টমেন্ট ৪ম তলা, ৮০৯,
মাদুরদাহা, শূটিং বাড়ী, ই, কে, টি,
পি, ই, কে, টি, পি, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০১০৭

Address:
NARAYANI APPARTMENT,
4TH FLOOR., 809,
MADURDAHA, SHOOTING
BANGLOW, E.K.T.P, E.K.T
S.O, E.k.t, Kolkata, West
Bengal, 700107


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ATANU CHATTERJEE
DIPANKAR DEOGHARIA
22/09/1979
Permanent Account Number
AHOPD6541L

Atanu Chatterjee
Signature

02102016

Atanu Chatterjee

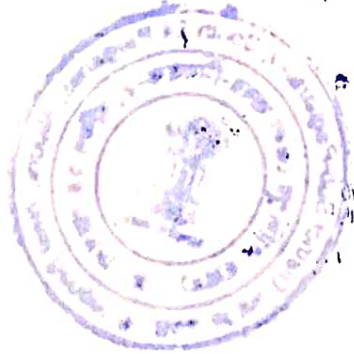
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ARYAN TECHNOCON PRIVATE LIMITED

02/02/2016



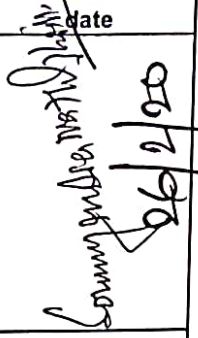


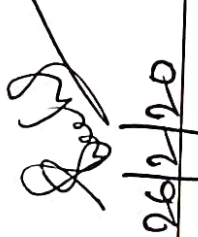


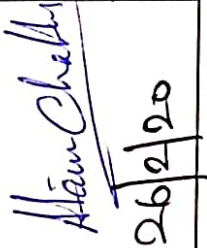


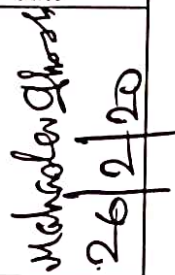
Permanent Account Number
AAOCA1217G



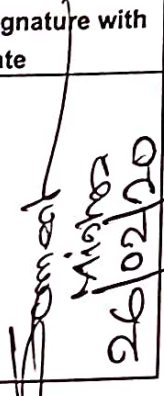
16022016

ARYAN TECHNOCON PRIVATE LIMITED
Alan Chatterjee
Director



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

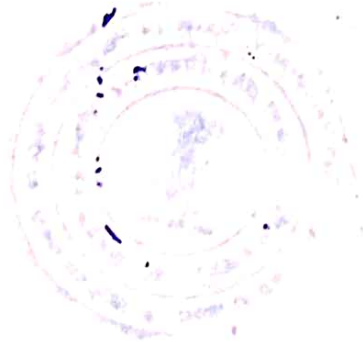
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Soumyendra Nath Ghosh 3E, Panchanantala Road, P.O:- Sarat Bose Road, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Buyer			 26/2/20
2	Sheela Sarojini 3E, Panchanantala Road, P.O:- Sarat Bose Road, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Buyer			 26/2/20
3	Atanu Chatterjee 809, Madurdaha, P.O:- Tiljala, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700107	Representative of Seller, [Aryan Technocore Private Limited]			 26/2/20
4	Mahadev Ghosh Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 26/2/20

SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Somesh Mishra Son of D K Misra High Court Calcutta, P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Soumyendra Nath Ghosh, Sheela Sarojini, Atanu Chatterjee, Mahadev Ghosh			 26/02/20

(Krishnendu Talukdar)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1630-00650/2020	Date of Registration	27/02/2020
Query No / Year	1630-0000281299/2020	Office where deed is registered	
Query Date	14/02/2020 1:55:06 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh MISHRA HC,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, 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. 14,00,000/-		Rs. 14,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 70,020/- (Article:23)		Rs. 14,046/- (Article:A(1), E, M(b), H)	
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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-785 (RS :-)	LR-504	Bastu	Danga	2299 Sq Ft	7,00,000/-	7,00,000/-	Width of Approach Road: 23 Ft.,
L2	LR-784 (RS :-)	LR-1303	Bastu	Shali	1152 Sq Ft	7,00,000/-	7,00,000/-	Width of Approach Road: 23 Ft.,
		TOTAL :			7.9086Dec	14,00,000 /-	14,00,000 /-	
		Grand Total :			7.9086Dec	14,00,000 /-	14,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Aryan Technocon Private Limited C/47, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAOCA1217G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mahadev Ghosh Son of Late Pachu Ghosh 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.:: BMAPG0119F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence

Party Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Soumyendra Nath Ghosh Son of Khagendra Nath Ghosh 3E, Panchanantala Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADAPG3905D, Aadhaar No: 81xxxxxxx4445, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence
2	Sheela Sarojini Wife of Soumyendra Nath Ghosh 3E, Panchanantala Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AQWPS1955L, Aadhaar No: 67xxxxxxx1365, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Atanu Chatterjee (Presentant) Son of Dipankar Deoghara 809, Madurdaha, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHOPP6541L, Aadhaar No: 32xxxxxxx3686 Status : Representative, Representative of : Aryan Technocon Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Somesh Mishra Son of D K Misra High Court Calcutta, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Soumyendra Nath Ghosh, Sheela Sarojini, Atanu Chatterjee, Mahadev Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Aryan Technocon Private Limited	Soumyendra Nath Ghosh-1.31714 Dec,Sheela Sarojini-1.31714 Dec
2	Mahadev Ghosh	Soumyendra Nath Ghosh-1.31714 Dec,Sheela Sarojini-1.31714 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Aryan Technocon Private Limited	Soumyendra Nath Ghosh-0.660001 Dec,Sheela Sarojini-0.660001 Dec
2	Mahadev Ghosh	Soumyendra Nath Ghosh-0.660001 Dec,Sheela Sarojini-0.660001 Dec

id 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 - 785, LR Khatian No - 504	Owner: শহু চরন ঘোষ, Gurdian: রামতার ঘো, Address: সোনারপুর, Classification: শালি, Area 0.32000000 Acre,	Aryan Technocon Private Limited
L2	LR Plot No - 784, LR Khatian No - 1303	Owner: আরিয়ান টেকনোকন প্রা: লি: , Gurdian: অভিন চ্যাটার্জ, Address: নিজ, Classification: শালি, Area 0.33000000 Acre,	Aryan Technocon Private Limited



On 26-02-2020

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

Presented for registration at 18:20 hrs on 26-02-2020, at the Private residence by 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 14,00,000/-

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

Execution is admitted on 26/02/2020 by 1. Soumyendra Nath Ghosh, Son of Khagendra Nath Ghosh, 3E, Panchanantala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Sheela Sarojini, Wife of Soumyendra Nath Ghosh, 3E, Panchanantala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 3. Mahadev Ghosh, Son of Late Pachu Ghosh, Langalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Indetified by Somesh Mishra, , , Son of D K Misra, High Court Calcutta, P.O: G P O, Thana: Hare Street, , 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 26-02-2020 by Atanu Chatterjee, Director, Aryan Technocon Private Limited, C/47, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

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



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-02-2020

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 14,046/- (A(1) = Rs 14,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/02/2020 10:36PM with Govt. Ref. No: 192019200195369591 on 25-02-2020, Amount Rs: 14,046/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1035458648 on 25-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs 70 020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 69 920/-.

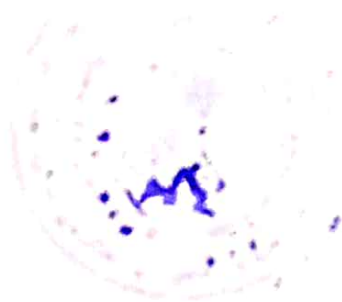
Description of Stamp

1 Stamp Type Impressed, Serial no 17457, Amount Rs 100/-, Date of Purchase 25/02/2020, Vendor name Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 10 38PM with Govt. Ref. No. 162019200195369591 on 25-02-2020, Amount Rs 69 920/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1035456648 on 25-02-2020, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69,

Registered In Book - I

Volume number 1630-2020, Page from 30584 to 30621

being No 163000650 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2020.03.06 10:51:01 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/03/06 10:51:01 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)