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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 516287


certified that the document is genuine
e registration. the signature sheet and
the endorsement sheet attached with
the document are part of this document

District Sub-Registrar-IV
Alipore, South 24-Pgs.

30 NOV 2018

THIS INDENTURE made this the ³⁰ day of *November*, Two Thousand
and Eighteen (2018)

BETWEEN

 Advocate

19388

29 NOV 2018

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kot-27

D. K. Misra

Advocate
High Court
Calcutta



District Sub-Registrar-IV
Alipore, South 24-Pgs.

30 NOV 2018

Somen Mishra
Adv
High Court
Calcutta

SRI ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH, (PAN-BCEPG4308Q), 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

MRS. JULIE SARKAR, (PAN-BWJPS3059K), daughter of Late Dinesh Majumder, by Faith - Hindu, by Nationality - Indian, residing at 17C, New Santoshpur Main Road, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata - 700 075, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

AND

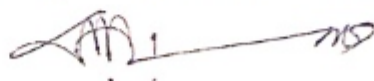
ARYAN TECHNOCON PVT. LTD. (PAN - AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director **SRI BIMAL ROY**, (PAN : AFWPR5965E), son of Late Gopal Chandra Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 22, Green Avenue, Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, 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 (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 teh 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 (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 (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 $\frac{1}{12}^{\text{th}}$ 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 $\frac{1}{12}^{\text{th}}$ 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 (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 (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 accordingly the 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 shall make the beautification of the entire area for erecting eco friendly environment in future and the entire project is 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 for the development of the said property as mentioned in the memo below and accordingly he executed and registered this Deed of Sale for the passing the 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" to be developed by the **CONFIRMING PARTY** herein.



AND WHEREAS VENDOR has declared to sell two Plots of land being Plot No. 'B/3' measuring net land area of 1548 (One thousand five hundred and forty eight) Sq.ft. and Plot No.'B/4' measuring net land area of 1623 (One thousand six hundred and twenty three) Sq.ft. i.e. totalling land area of two Plots of land measuring 3171 (Three thousand one hundred and seventy one) Sq.ft. more or less under "ARYAN TECHCITY" both plots of land 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 PURCHASER has agrees to purchase the said two Plots of land being Plot No. 'B/3' and Plot No.'B/4' 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.8,00,000/- (Rupees Eight lac) only against the land in question as described in the SCHEDULE -B below and the PURCHASER has also agrees to pay the sum of Rs.20,000/- (Rupees Twenty thousand) only to the CONFIRMING PARTY for the development of the land known as ARYAN TECHCITY on behalf of the land Owner herein as described in the SCHEDULE - B below. It is pertinent to mention that the PURCHASER herein is purchasing the net land area as mentioned in the SCHEDULE-B but the PURCHASER has paid the total consideration value by calculating the net land area alongwith the land area of half of the 23ft wide adjacent Road on Northern and Western side side i.e. the land area of 11.5ft wide on Northern side and 11.5ft on Western side and of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASER herein alongwith all other intending Purchaser.

AND WHEREAS the VENDOR herein has agrees to transfer the SCHEDULE -B mentioned property in favour of the PURCHASER herein and the PURCHASER has agreed to purchase and for the said property the PURCHASER has paid the total consideration sum of Rs.8,00,000/- (Rupees Eight lac) only to the VENDOR against this land as mentioned in the SCHEDULE -B below and the PURCHASER have



agreed to pay the sum of Rs.20,000/- (Rupees Twenty 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 two Plots of land being Plot No. 'B/3' and Plot No.'B/4' AT "ARYAN TECHCITY" to the PURCHASER herein and by this transfer the VENDOR has already received the total sum of Rs.8,00,000/- (Rupees Eight lac) only against the property from the PURCHASER, the VENDOR has already received the full consideration amount related to the said land from the PURCHASER 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 two Plots of land being Plot No. 'B/3' and Plot No.'B/4' which is being transferred in favour of the PURCHASER 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 two Plots of land being Plot No. 'B/3' and Plot No.'B/4' in favour of the PURCHASER herein.

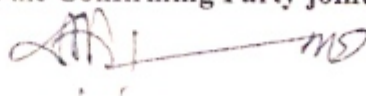
NOW THIS INDENTURE WITNESSETH THAT :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.8,00,000/- (Rupees Eight lac) only in full and finally paid by the PURCHASER to the VENDOR and the VENDOR hereby acknowledges the receipt of the same as per Memo of Consideration hereunder written and the PURCHASER has also paid to the CONFIRMING PARTY the sum of Rs.20,000/- (Rupees Twenty thousand) only and the same has been acknowledged the receipt of the same as per memo below the VENDOR and the CONFIRMING PARTY doth hereby indefeasibly grant, transfer, covey, assign and assure unto the PURCHASER All That the piece and parcel of the said Plot No. 'B/3' measuring net land area of 1548 (One thousand five hundred and forty eight) Sq.ft. and Plot No.'B/4' measuring net land area of 1623 (One thousand six hundred and twenty three) Sq.ft. i.e. totalling land area of two Plots of land measuring 3171 (Three thousand one hundred and seventy one) Sq.ft. more or less under "ARYAN TECHCITY" both plots of land situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag

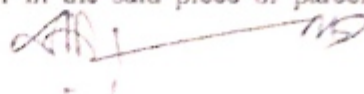
No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145, more fully described in the **SCHEDULE -B** hereunder written and more specifically shown and 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 **PURCHASER** and her 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 **PURCHASER** herein declare as follows :

- a) She has fully satisfied herself as to the title of the **VENDOR** and possession and demarcation of the Schedule B mentioned property.
- b) Acknowledges that the said two Plots of Land she is purchasing is well located and is best suited for her occupational requirements.
- c) She has fully satisfied herself as to the size of the said two plots of land.
- d) She has inspected physically the said plots of land alongwith the layout plan drawn by the **Vendor** and the **Confirming Party** jointly in her presence.

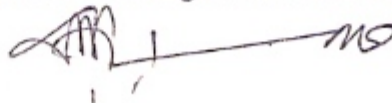


- e) She has fully satisfied herself with the accessibility and connectivity of the said two plots of land.
3. The **VENDOR** herein doth hereby covenant with the **PURCHASER** and also declare as follows :-
- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or his 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 Plot No. 'B/3' and Plot No.'B/4' under "ARYAN TECHCITY" both plots of land 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 **PURCHASER** 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 **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold Plot No. 'B/3' and Plot No.'B/4' 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 **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** upto against all estates, claim, demands, charges, mortgages, liens, lispendents, 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 **PURCHASER** 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 **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

- e) The **VENDOR** herein declares that the said two **Plots of land being Plot No. 'B/3' and Plot No. 'B/4'** 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 two **Plots of land being Plot No. 'B/3' and Plot No. 'B/4'**. The **VENDOR** herein sold the said Plot to the **PURCHASER** 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 two **Plots** as described in the **SCHEDULE -B** below is not a vested one. The **VENDOR** herein sold the said two **Plots** to the **PURCHASER** 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 **PURCHASER**.
- f) In presence of the **PURCHASER** 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 **PURCHASER** shall have every right to transfer the said two **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 **PURCHASER** shall use the adjacent common passage of the said two **Plots** and also enjoy its full easement rights and the **PURCHASER** shall have



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

- i) The **PURCHASER** 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 her name 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 **VENDOR** or any of his predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the **PURCHASER** 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 **PURCHASER** herein are well aware that the **CONFIRMING PARTY** herein shall do all the acts in the total land of the **VENDOR** and the **PURCHASER** 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 **PURCHASER** acknowledges that she 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 **PURCHASER** at the cost of the **PURCHASERS** herein.

A handwritten signature in dark ink, appearing to be 'AA' followed by a long horizontal line and a small flourish at the end.

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

ALL THAT the piece and parcel entire plot of land measuring an area of 1.33 (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 PLOTS OF LAND)

ALL THAT the piece and parcel of two plots of vacant land being Plot No. 'B/3' measuring net land area of 1548 (One thousand five hundred and forty eight) Sq.ft. and Plot No.'B/4' measuring net land area of 1623 (One thousand six hundred and twenty three) Sq.ft. i.e. ^{previously home stead} totalling land area of two Plots of land measuring 3171 (Three thousand one hundred and seventy one) Sq.ft. more or less under "ARYAN TECHCITY" both plots of land 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 sold plots of land is not adjacent to the metal road and the sold plots of land is shown in the annexed plan by RED border line.

The sold Plot No. 'B/3' butted and bounded by :-

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

The sold Plot No. 'B/4' butted and 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/5; —
<u>ON THE WEST</u>	:	Plot No.B/3. —

Ashim Ghosh



SOLD PLOTS OF LAND SHOWN BY
RED BORDER LINE.
SOLD LAND AREA & DAGS AS
MENTIONED IN THE SCHEDULE
IS HEREIN



MS
Advocate

Ashim Ghosh.

ROYAL PAPER CO. PVT. LTD.

Riml Roy.

DIRECTOR

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

WITNESSES :

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

Ashim Ghosh.
SIGNATURE OF THE VENDOR

Somesh Mishra
Adv
Hon Court
Calcutta

ARYAN TEC INDIA PVT. LTD.
Primal Roy
DIRECTOR

SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY :

Debes Kumar Misra (Adv) (NO)
(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 PURCHASER Rs.8,00,000/- (Rupees Eight lac) only by the VENDOR herein for the land value and the sum of Rs.20,000/- (Rupees Twenty thousand) only by the CONFIRMING PARTY for the development of the land of the VENDOR'S 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.	000011	30/11/2018	HDFC Bank Santoshpur	ASHIM KUMAR Ghosh	8,00,000/-
2.	Cash	Several dates		ARYAN TECHNOCENT VTLTD	20,000/-
Total :					Rs.8,20,000.00

(Rupees Eight lac and twenty thousand) only

WITNESSES :

1. Archijit Kr. Mishra
69/1, Baghjatini Place
Kolkata - 700086

Ashim Ghosh.

SIGNATURE OF THE VENDOR

Somesh Mishra
Also
High Court
Calcutta

AB TECHNOCENT VTLTD.
Raimul Roy
DIRECTOR

SIGNATURE OF THE
CONFIRMING PARTY

MS
Advocate

Raimul Roy

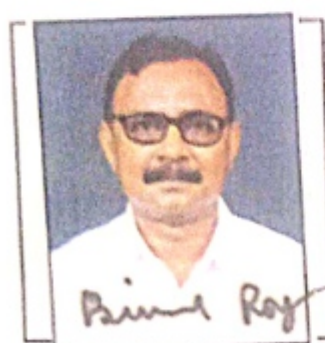


Ashim Ghosh

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

NameASHIM KUMAR GHOSH ALIAS ASHIM GHOSH

SignatureAshim Ghosh



Bimal Roy

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

NameBIMAL ROY

SignatureBimal Roy



Julie Sarkar

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

NameJULIE SARKAR

SignatureJulie Sarkar



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

Name

Signature

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

20/11/18

GRN: 19-201819-031127109-1

GRN Date: 29/11/2018 16:54:52

BRN: 654675592

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 29/11/2018 16:55:48

DEPOSITOR'S DETAILS

Id No.: 16040001805499/4/2018

[Query No./Query Year]

Name: Atanu Chatterjee

Contact No.:

Mobile No.: +91 9748003669

E-mail:

Address: 809 MadurdahaKolkata700107

Applicant Name: Mr Somesh Mishra

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001805499/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	40921
2	16040001805499/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	8446

In Words: Rupees Forty Nine Thousand Three Hundred Sixty Seven only

Total

49367

भारत सरकार
विदेश मंत्रालय



GOVT. OF INDIA
MINISTRY OF EXTERNAL AFFAIRS

DR. K. S. CHANDRA ROY

PROFESSOR, UNIVERSITY OF CALCUTTA

1950-51

PROFESSOR, UNIVERSITY OF CALCUTTA

APPROPRIATE



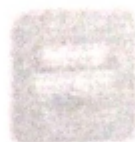
STANDARD FORM

ORDER NO. 10000

ORDER NO. 1000000000

ORDER NO. 10000

STANDARD FORM NO. 1000000000



STANDARD FORM

STANDARD FORM

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STANDARD FORM NO. 1000000000



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1604-0001805499/2018	Office where deed will be registered
Query Date	29/11/2018 2:37:11 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No. : 9051446430, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,000/-]	
Set Forth value	Market Value	
Rs. 8,20,000/-	Rs. 8,20,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 41,021/- (Article:23)	Rs. 8,446/- (Article:A(1), E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-788	LR-570	Bastu	Shali	3171 Sq Ft	8,20,000/-	8,20,000/-	Width of Approach Road: 23 Ft.,
Grand Total :					7.2669Dec	8,20,000 /-	8,20,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh 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.: BCEPG4308Q, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

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 PAN No. AAOCA1217G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
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Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Julie Sarkar Daughter of Dinesh Majumder, 17C, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BWJPS3059K, Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Mr Bimal Roy Son of Late Basudeb Sarkar 22, Green Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFWPR5965E	Aryan Technocon Private Limited (as Director)

Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia Pin Code :
700145

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 570	Owner: সূদা রানী ঘোষ, Gurdian: কর্তিক চন্দ্র ঘো, Address: নিজ , Classification: শালি, Area: 0.04 Acre,	Mr Ashim Ghosh

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Ashim Ghosh, Mr Bimal Roy

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ashim Ghosh	Mrs Julie Sarkar-3.63344 Dec
2	Aryan Technocon Private Limited	Mrs Julie Sarkar-3.63344 Dec

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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Query No: 1604-0-001805499 of 2018

1. If the given information are found incorrect, then the assessment made stands invalid.

2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 12/04/2018 for registration.

3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

8. Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.






Aryan Technocon Private Limited

C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, PAN No.: AAOCA1217G, Status :Organization, Executed by: Representative,
Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Julie Sarkar Daughter of Dinesh Majumder 17C, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BWJPS3059K, Status :Individual, Status : Not Executed

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr Bimal Roy (Presentant) Son of Late Basudeb Sarkar Date of Execution - 30/11/2018, , Admitted by: Self, Date of Admission: 30/11/2018, Place of Admission of Execution: Office	 Nov 30 2018 1:59PM	 LT1 30/11/2018	 30/11/2018
22, Green Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFWPR5965E Status : Representative, Representative of : Aryan Technocon Private Limited (as Director)				

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Ashim Ghosh, Mr Bimal Roy 30/11/2018

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ashim Ghosh	Mrs Julie Sarkar-3.63344 Dec
2	Aryan Technocon Private Limited	Mrs Julie Sarkar-3.63344 Dec

Major Information of the Deed :- I-1604-07012/2018-30/11/2018

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 570	Owner:সুধা রানী ঘোষ, Gurdian:কার্তিক চন্দ্র ঘো, Address:নিজ , Classification:শালি, Area:0.04 Acre,	Mr Ashim Ghosh

Endorsement For Deed Number : I - 160407012 / 2018

On 29-11-2018

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 8,20,000/-

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-11-2018

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 13:50 hrs on 30-11-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Bimal Roy ,

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

Execution is admitted on 30/11/2018 by 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

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 30-11-2018 by Mr Bimal Roy, 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

Major Information of the Deed :- I-1604-07012/2018-30/11/2018

Amount of Fee:

Consider the required Registration Fee payable for this document is Rs 8,446/- (A) + Rs 8,202/- (B) + Rs 279/- (C) + Rs 141/- (D) = Rs 17,068/- and Registration Fee paid by Cash Rs 0/- by online = Rs 8,446/-

Invoicing of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 29/11/2018 - 4:58PM with Govt. Ref No: 182018190311271091 on 29/11/2018 Amount Rs 8,446/- Bank
HDFC Bank (HDFC000014) Ref No: 654675592 on 29/11/2018 Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Consider the required Stamp Duty payable for this document is Rs 41,921/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 40,921/-

Deduction of Stamp

1 Stamp Type Imprinted Stamp no 18388 Amount Rs 100/- Date of Purchase 29/11/2018 Vendor name
Subvillage Unit

Invoicing of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 29/11/2018 - 4:58PM with Govt. Ref No: 182018190311271091 on 29/11/2018 Amount Rs 40,921/- Bank
HDFC Bank (HDFC000014) Ref No: 654675592 on 29/11/2018 Head of Account 0030-02-103-003-02

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

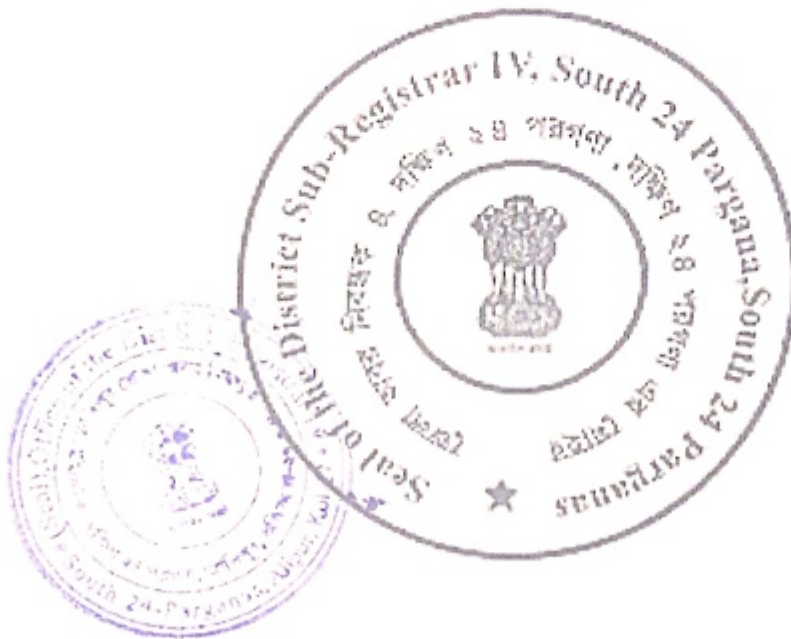
Stamp information of the Stamp : 1-18388-01001-2018-11-2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 207163 to 207189

being No 160407012 for the year 2018.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2018.12.06 18:19:38 +05:30

Reason: Digital Signing of Deed.

Pradipta



(Pradipta Kishore Guha) 06/12/2018 18:19:27

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)