

Cyber

1-7-1982

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

21 511652

Ch-100/1982

Signature of the person to whom the stamp is issued
Signature of the person who has issued the stamp
Signature of the person who has issued the stamp

Signature of the person to whom the stamp is issued
Signature of the person who has issued the stamp

21 NOV 1982

पश्चिम बंगाल, भारत गैर न्यायिक, 21 November, एक सौ रुपये
and Engraving (1982)

भारत

Signature of the person to whom the stamp is issued
Signature of the person who has issued the stamp

16521

126 NOV 2018

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

District.....

Address.....

Vendor.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

D. K. Misra

Advocate
High Court
Calcutta



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

30 NOV 2018

~~Somesh Mishra~~
~~Adv.~~
~~High Court~~
~~Calcutta~~

SRI MAHADEV GHOSH, (PAN-BMAPG0119F), son of Late Pachu Ghosh, by faith- Hindu, by Occupation- Business, by Nationality-Indian, residing at residing at Village- Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative /representatives and assign /assigns) of the **FIRST PART**

AND

(1) **MRS. ATASHI MAZUMDAR**, (PAN-CACPM3962K), wife of Biswajit Mazumdar, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at ST. No.5C, QRS. No.6B, P.O. Chittaranjan, PIN-713331, and (2) **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 referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

AND

ARYAN TECHNOCON PVT. LTD. (PAN – AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata – 700 075, represented by its Director **SRI 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 his legal heir/heirs, executor/executors, administrator/ administrators, legal representative/ representatives and assign /assigns) of the **THIRD PART**

[Handwritten signature]
17

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 herein.**

AND WHEREAS on the same date 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, CD Volume No.28, at Pages 2932 to 2943, Deed No. 12608 for the year 2013, the said Sambhu Charan Ghosh sold, transferred and conveyed All that the part of the plot of land measuring an area of 30.83 (Thirty point eighty three) Decimals out of his as per L.R. parcha recorded land area measuring 32 (Thirty two) Decimals 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, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 in favour of the present VENDOR herein.**

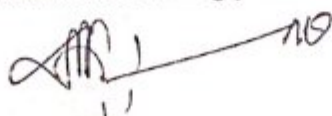
Handwritten signature and initials, likely of the vendor Sambhu Charan Ghosh, with the initials 'MS' written to the right.

AND WHEREAS thus the **VENDOR** herein becomes the absolute Owner of total land measuring 64.35 (Sixty four point three five) Decimals 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 also in L.R. Dag No.785 measuring land area of 30.83 (Thirty point eighty three) 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, under Langalberia Gram Panchayet Kolkata – 700 145, morefully described in the **SCHEDULE A** hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

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

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

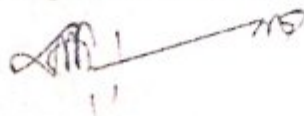
AND WHEREAS the **VENDOR** herein desires to assign/ transfer several plot/plots of land in favour of the intending purchasers and/or Third Party in exchange of money consideration with the help of the Party of the Third Part i.e. **CONFIRMING PARTY** herein. The Party of the Third Part herein i.e. **CONFIRMING PARTY** herein declares and confirms herein that he shall receive nominal consideration amount from the **PURCHASERS** herein and accordingly he executed and registered this Deed of Sale for



the passing of clear marketable title of the property in favour of the PURCHASERS herein. It is pertinent to mention that the VENDOR herein has received the maximum consideration amount from the PURCHASERS and entire land and property has been denoted and known as "ARYAN TECHCITY".

AND WHEREAS the VENDOR has declared to sell one demarcated Plot of land being No.'B/13' under "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 6 (Six) Chittacks 41 (Forty one) Sq.ft. corresponding to 1751 (One Thousand seven hundred and fifty one) Sq.ft. situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786 measuring land area of 1138 Sq.ft., in L.R. Dag No.785 measuring land area of 123 Sq.ft. and in L.R. Dag No.774 measuring land area of 490 Sq.ft. i.e. totalling land area of three dags measuring 1751 Sq.ft., under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the PURCHASERS have agreed to purchase the said demarcated Plot No.'B/13' 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.4,40,000/- (Rupees Four lac forty thousand) only against the land in question as described in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.20,000/- (Rupees Twenty thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY on behalf of the land Owner herein as described in the SCHEDULE - B below. It is pertinent to mention that The PURCHASERS herein are purchasing the net land area as mentioned in the SCHEDULE-B but the PURCHASERS have paid the total consideration value by calculating the net land area alongwith the land area of half of the 23'ft.wide southern side adjacent road i.e. the land area of 11.5 ft. wide of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASERS herein alongwith all other intending Purchaser.

AND WHEREAS the VENDOR herein has agreed to transfer the SCHEDULE -B mentioned property in favour of the PURCHASERS herein and the PURCHASERS have agreed to purchase and for the said property the PURCHASERS

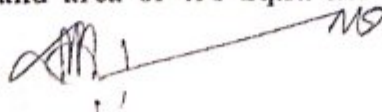


have paid the total consideration sum of Rs.4,40,000/- (Rupees Four lac forty thousand) only to the VENDOR against this land as mentioned in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.20,000/- (Rupees Twenty thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY as described in the SCHEDULE - B below.

AND WHEREAS the VENDOR herein has transferred the said demarcated Plot No.'B/13' AT "ARYAN TECHCITY" to the PURCHASERS herein and by this transfer the VENDOR has already received the total sum of Rs.4,40,000/- (Rupees Four lac forty thousand) only against the property from the PURCHASERS, the VENDOR has already received the full consideration amount related to the said land from the PURCHASERS and the VENDOR herein declares that he alongwith their future successors-in-interest shall have no right title and interest and possession upon the sold said demarcated Plot No.'B/13' which is being transferred in favour of the PURCHASERS who shall be the absolute owner of this property by virtue of this transfer and the VENDOR herein relinquished its all right title and interest in the said demarcated Plot No.'B/13' 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.4,40,000/- (Rupees Four lac forty thousand) only in full and finally paid by the PURCHASERS to the VENDOR and the VENDOR hereby acknowledges the receipt of the same as per Memo of Consideration hereunder written and the VENDOR doth hereby indefeasibly grant, transfer, covey, assign and assure unto the PURCHASERS All That the piece and parcel of the said demarcated Plot No.'B/13' AT "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 6 (Six) Chittacks 41 (Forty one) Sq.ft. corresponding to 1751 (One Thousand seven hundred and fifty one) Sq.ft. situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786 measuring land area of 1138 Sq.ft., in L.R. Dag No.785 measuring land area of 123 Sq.ft. and in L.R. Dag No.774 measuring land area of 490 Sq.ft. i.e. totalling land area of three dags



measuring 1751 Sq.ft., under L.R. Khatian No.504, 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 **PURCHASERS** and their heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

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

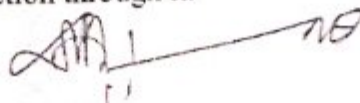
- a) They have fully satisfied themselves as to the title of the **VENDOR**.
- b) Acknowledges that the said Plot of Land they are purchasing is well located and is best suited for their occupational requirements.
- c) They have fully satisfied themselves as to the size of the said plot of land.
- d)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

- e) They have fully satisfied themselves with the accessibility and connectivity of the said plot of land.
3. The **VENDOR** herein doth hereby covenant with the **PURCHASERS** and also declare as follows :-
- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said demarcated Plot No. 'B/13' that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASERS** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.
- b) The **PURCHASERS** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold demarcated Plot No. 'B/13' as described in the **SCHEDULE-B** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR** herein.
- c) The **VENDOR** herein shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** upto against all estates, claim, demands, charges, mortgages, liens, 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 **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

- e) The **VENDOR** herein declares that the said Plot No. 'B/13' hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said Plot No. 'B/13'. The **VENDOR** herein sold the said Plot to the **PURCHASERS** having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold the said Plot as described in the **SCHEDULE -B** below is not a vested one. The **VENDOR** herein sold the said Plot to the **PURCHASERS** as described in the **SCHEDULE -B** below which is free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASERS**.
- f) In presence of the **PURCHASERS** herein the said **VENDOR** herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDOR** herein also declares herein that the **PURCHASERS** shall have every right to transfer the said Plot No. 'B/13' 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 Southern side 23'-0" wide common passage of the said Plot No. 'B/13' and also enjoy its full easement rights and the **PURCHASERS** shall have right to bring electric, telephone, drainage and sewerage connection through it.



- i) The **PURCHASERS** shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Langalberia Gram Panchayet upon getting their names mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDORS** or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the **PURCHASERS** indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the **VENDORS** or any person or persons lawfully or equitably claiming as aforesaid.
- j) The **PURCHASERS** herein are well aware that the **CONFIRMING PARTY** herein shall do all the acts in the total land of the **VENDOR** and the **PURCHASERS** shall bound to enter into an agreement with the **CONFIRMING PARTY** herein for the future works in the "ARYAN TECHCITY" of the **VENDOR** land whenever they shall be called for without raising any objection.
- That **PURCHASERS** acknowledges that they will abide by the terms of Agreement to be made with the Confirming Party regarding maintenance of the property.
- k) After registration if any error or omission is found, in future the **VENDOR** and the **CONFIRMING PARTY** shall execute and register the Deed of Declaration and/or Deed of rectification in favour of the **PURCHASERS** at the cost of the **PURCHASERS** herein.



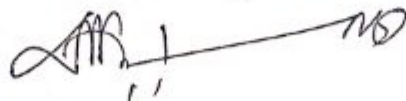
SCHEDULE A REFERRED TO ABOVE
(DESCRIPTION OF THE ENTIRE LAND OF THE VENDOR)

ALL THAT the piece and parcel of plot of land measuring an area of 64.35 (Sixty four point three five) Decimals 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 also in L.R. Dag No.785 measuring land area of 30.83 (Thirty point eighty three) 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, under Langalberia Gram Panchayet Kolkata – 700 145.

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

ALL THAT the piece and parcel of one vacant plot of land being Plot No.'B/13' under "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 6 (Six) Chittacks 41 (Forty one) Sq.ft. corresponding to 1751 (One Thousand seven hundred and fifty one) Sq.ft. situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786 measuring land area of 1138 Sq.ft., in L.R. Dag No.785 measuring land area of 123 Sq.ft. and in L.R. Dag No.774 measuring land area of 490 Sq.ft. i.e. totalling ^{presently homestead} land area of three dags measuring 1751 Sq.ft., under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145 and the sold plot of land is not adjacent to the metal road and the sold plot of land is shown in the annexed plan by RED border line. The sold land is bounded by :

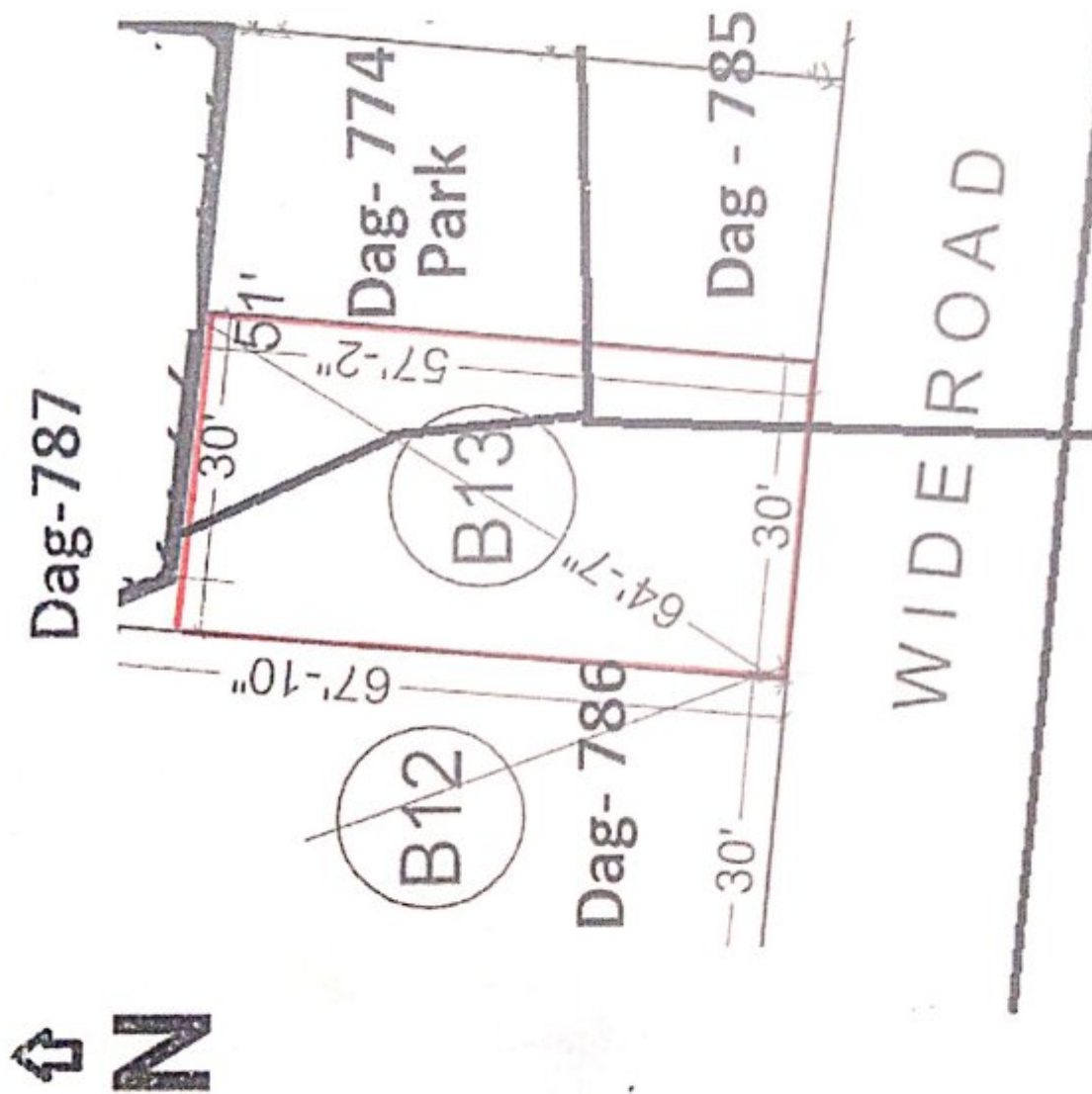
<u>ON THE NORTH</u>	:	Land of others;
<u>ON THE SOUTH</u>	:	23'-0" wide Kancha Road;
<u>ON THE EAST</u>	:	Land of others;
<u>ON THE WEST</u>	:	Plot No.B/12.



Mahadev Ghosh

SOLD LAND ~~IS~~ SHOWN BY RED BORDER
LINE

SOLD LAND AREA & SOLD DAG NO.
MENTIONED IN THE SCHEDULE.



Maharaj Ghosh

Print By

DIRECTOR

PLAN OF LAND AT MOUZA - LANGALBEIA, JL. NO. - 88, PS, - SONARPUR

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

WITNESSES :

1. Abhijit K. Mishra
69/1, Baghajatin Place
Kolkata - 700086

Mukul Ghosh

SIGNATURE OF THE VENDOR

Somesh Mishra
Advocate
High Court
Calcutta

AREATI TECHNOLOGY LTD.
Rimul Roy
DIRECTOR

SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY :

Deb Kumar Misra (Advocate)

(DEBES KUMAR MISRA)
ADVOCATE [Enrollment 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 (Tapes),

Email: tapes.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.4,40,000/- (Rupees Four lac forty thousand) 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 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.	716836	17.11.2018	United bank of India, Anandapur Branch	Vendor	Rs. 1,80,000.00
2.	690969	17.11.2018	State bank of India, Kalikapur Branch	Vendor	Rs. 2,60,000.00
3.	By Cash	on several dates	--	Confirming Rs. 20,000.00 party	
Total :					Rs.4,60,000.00

(Rupees Four lac and sixty thousand) only

WITNESSES :

1. Abhijit K. Mishra
69/1 Baghejatin Place
Kolkata - 700086

Maharaj Ghosh

SIGNATURE OF THE VENDOR

~~Signature~~ ~~with~~ ~~17/11/2018~~
Add
-11m Cash
-11m Cash

ARYA TECHNOLOGIES LTD.

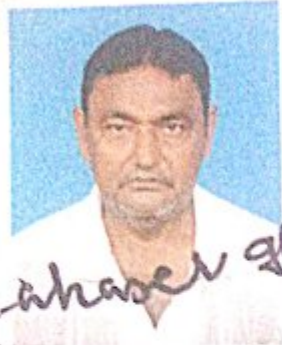
Rajendra Roy

DIRECTOR

SIGNATURE OF THE
CONFIRMING PARTY

NO
Advance

Mahadev Ghor



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

Name ...MAHADEV...G.HASH

Signature ...Mahadev Ghor



Bimal Roy

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

Name....BIMAL ROY.....

SignatureBimal Roy.....



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

NameATANU CHATTERJEE

SignatureAtanu Chatterjee



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

NameATASHI MAZUMDAR

SignatureAtashi Mazumdar

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

2011/18

GRN: 19-201819-031124796-1

Payment Mode

Online Payment

GRN Date: 29/11/2018 16:18:22

Bank :

HDFC Bank

BRN : 654651767

BRN Date: 29/11/2018 16:19:31

DEPOSITOR'S DETAILS

Id No. : 16040001804957/2/2018

[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 : Seller/Executants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001804957/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	30185
2	16040001804957/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	6299
Total				36484

In Words : Rupees Thirty Six Thousand Four Hundred Eighty Four only

19-201819 - 031124796-1



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	1604-0001804957/2018	Office where deed will be registered
Query Date	29/11/2018 1:49:21 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] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 20,000/-]	
Set Forth value	Market Value	
Rs. 4,60,000/-	Rs. 6,05,271/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 30,285/- (Article:23)	Rs. 6,299/- (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, Thana: Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia Pin Code : 700145

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-786	LR-504	Bastu	Shali	1138 Sq Ft	1,41,600/-	2,86,871/-	Width of Approach Road: 23 Ft.,
L2	LR-785	LR-504	Bastu	Shali	123 Sq Ft	31,010/-	31,010/-	Width of Approach Road: 23 Ft.,
L3	LR-774	LR-428/1	Bastu	Shali	490 Sq Ft	2,87,390/-	2,87,390/-	Width of Approach Road: 23 Ft.,
		TOTAL :			4.01272000 Dec	4,60,000 /-	6,05,271 /-	
	Grand Total :				4.01272000Dec	4,60,000 /-	6,05,271 /-	



Query No: 1604-0-001804957 of 2018

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Mahadev Ghosh Son of Late Panchu 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. BMAPG0119F, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	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

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Atanu Chatterjee Son of Mr. Dipankar Deogharla, Narayani Apartment, 4th Floor, 809, Madurdah, P.O.- EKTP, P.S.- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHOPD6541L, Status: Individual, Not Executed	Individual	Not Executed
2	Mrs Atashi Mazumdar Wife of Biswajit Mazumdar, ST. No.5C, QRS No.6B, P.O.- Chittaranjan, P.S.- Asansol, District-Burdwan, West Bengal, India, PIN - 713331 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CACPM3962K, Status: Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Bimal Roy Son of Late Gopal Chandra Roy 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:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504	Owner: শ্রী মহাদেব ঘোষ, Gurdian: শ্রীমতী রশ্মি ঘোষ, Address: গাংলি, Classification: শ্রী, Area: 0.22 Acre,	Mr Mahadev Ghosh
L2	LR Plot No:- 785(Corresponding RS Plot No:- 785), LR Khatian No:- 504	Owner: শ্রী মহাদেব ঘোষ, Gurdian: শ্রীমতী রশ্মি ঘোষ, Address: গাংলি, Classification: শ্রী, Area: 0.32 Acre,	Mr Mahadev Ghosh



Query No: 1604-0-001804957 of 2018

L3	LR Plot No:- 774(Corresponding RS Plot No:- 774), LR Khatian No:- 428/1	Seller is not the recorded Owner as per Applicant.
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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 Mahadev Ghosh, Mr Bimal Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Ghosh	Mr Atanu Chatterjee-0.65198 Dec,Mrs Atashi Mazumdar-0.65198 Dec
2	Aryan Technocon Private Limited	Mr Atanu Chatterjee-0.65198 Dec,Mrs Atashi Mazumdar-0.65198 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Ghosh	Mr Atanu Chatterjee-0.0704689 Dec,Mrs Atashi Mazumdar-0.0704689 Dec
2	Aryan Technocon Private Limited	Mr Atanu Chatterjee-0.0704689 Dec,Mrs Atashi Mazumdar-0.0704689 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Ghosh	Mr Atanu Chatterjee-0.28073 Dec,Mrs Atashi Mazumdar-0.28073 Dec
2	Aryan Technocon Private Limited	Mr Atanu Chatterjee-0.28073 Dec,Mrs Atashi Mazumdar-0.28073 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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Note:

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 12/01/2019 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 situates in Municipality/Municipal Corporation/Notified Area.



Query No: 1604-0-001804957 of 2018



Monday 10th - 10th Nov 2014

2012-8-16-9



आयकर विभाग
INCOME TAX DEPARTMENT
MAHADEV GHOSH

भारत सरकार
GOVT. OF INDIA

PACHU GHOSH

31/07/1981

Permanent Account Number

BMAGG0119F

Signature

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

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/सीट करें।
आयकर पैन सेवाएँ यूनिट, (यूटी/आईटीएल)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

UNITED STATES DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

WASH. D.C. 20250

WATER RESOURCES DIVISION

WATER RESOURCES DIVISION

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आयकर विभाग

INCOME TAX DEPARTMENT

ARYAN TECHNOCON PRIVATE LIMITED

भारत सरकार

GOVT OF INDIA



02/02/2016

AAOCA1217G

10022016

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारें :

आयकर पैन सेवा इकाई, एन एस डी एल

5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कॉलोनी, दीप बंगला चौक के पास,

पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL

5th floor, Mantri Sterling,

Plot No. 341, Survey No. 997/8,

Model Colony, Near Deep Bungalow Chowk,

Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

Major Information of the Deed



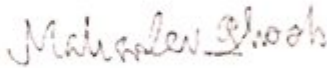
Deed No :	I-1604-07011/2018	Date of Registration	30/11/2018
Query No / Year	1604-0001804957/2018	Office where deed is registered	
Query Date	29/11/2018 1:49:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : 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. 4,60,000/-	Rs. 6,05,271/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,285/- (Article:23)	Rs. 6,299/- (Article:A(1), E, B, M(b), H)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-786	LR-504	Bastu	Shali	1138 Sq Ft	1,41,600/-	2,86,871/-	Width of Approach Road: 23 Ft.,
L2	LR-785	LR-504	Bastu	Shali	123 Sq Ft	31,010/-	31,010/-	Width of Approach Road: 23 Ft.,
L3	LR-774	LR-428/1	Bastu	Shali	490 Sq Ft	2,87,390/-	2,87,390/-	Width of Approach Road: 23 Ft.,
		TOTAL :			4.0127Dec	4,60,000 /-	6,05,271 /-	
	Grand Total :				4.0127Dec	4,60,000 /-	6,05,271 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Mahadev Ghosh Son of Late Panchu Ghosh Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office			
		30/11/2018	LTI 30/11/2018	30/11/2018
	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.: BMAPG0119F, Status :Individual, Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office			

Major Information of the Deed :- I-1604-07011/2018-30/11/2018



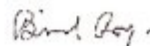


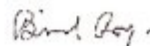


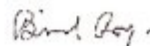
Aryan Technocon Private Limited

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,


Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Atanu Chatterjee Son of Mr Dipankar Deogharia Narayani Apartment, 4th Floor, 809, Madurdah, P.O:- EKTP, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHOPD6541L, Status :Individual, Status : Not Executed
2	Mrs Atashi Mazumdar Wife of Biswajit Mazumdar ST. No.5C, QRS No.6B, P.O:- Chittaranjan, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713331 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CACPM3962K, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Bimal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 30/11/2018, , Admitted by: Self, Date of Admission: 30/11/2018, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Nov 30 2018 1:57PM</td><td>LTI 30/11/2018</td><td>30/11/2018</td><td></td></tr></table>	Name	Photo	Finger Print	Signature	Mr Bimal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 30/11/2018, , Admitted by: Self, Date of Admission: 30/11/2018, Place of Admission of Execution: Office				Nov 30 2018 1:57PM	LTI 30/11/2018	30/11/2018		<p>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)</p>		
Name	Photo	Finger Print	Signature													
Mr Bimal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 30/11/2018, , Admitted by: Self, Date of Admission: 30/11/2018, Place of Admission of Execution: Office																
Nov 30 2018 1:57PM	LTI 30/11/2018	30/11/2018														

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 Mahadev Ghosh, Mr Bimal Roy	
	30/11/2018

Major Information of the Deed :- I-1604-07011/2018-30/11/2018

Transfer of property for L1

Sl No	From	To, with area (Hanno Area)
1	Mr Mahadev Ghosh	Mr Aban Chatterjee 0.051000 Doo, Mrs Aban Chatterjee 0.051000 Doo,
2	Aryon Technoson Private Limited	Mr Aban Chatterjee 0.051000 Doo, Mrs Aban Chatterjee 0.051000 Doo,

Transfer of property for L2

Sl No	From	To, with area (Hanno Area)
1	Mr Mahadev Ghosh	Mr Aban Chatterjee 0.070000 Doo, Mrs Aban Chatterjee 0.070000 Doo,
2	Aryon Technoson Private Limited	Mr Aban Chatterjee 0.070000 Doo, Mrs Aban Chatterjee 0.070000 Doo,

Transfer of property for L3

Sl No	From	To, with area (Hanno Area)
1	Mr Mahadev Ghosh	Mr Aban Chatterjee 0.200733 Doo, Mrs Aban Chatterjee 0.200733 Doo,
2	Aryon Technoson Private Limited	Mr Aban Chatterjee 0.200733 Doo, Mrs Aban Chatterjee 0.200733 Doo,

Land Details as per Land Record

District South 24 Parganas, P-3 - Sonarpur, Gram Panchayat LALGALBERHA, Mouza Longalberha

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 786(Corresponding R3 Plot No - 786), LR Khatian No - 504	Owner ১৭ লক্ষ চন্দ্র, Gurdian ১৭৫৫৫৫ OH, Address ১৭৫৫৫৫ Classification ১৭৫, Area 0.22 Acre,	Mr Mahadev Ghosh
L2	LR Plot No - 785(Corresponding R3 Plot No - 785), LR Khatian No - 504	Owner ১৭ লক্ষ চন্দ্র, Gurdian ১৭৫৫৫৫ OH, Address ১৭৫৫৫৫ Classification ১৭৫, Area 0.32 Acre,	Mr Mahadev Ghosh
L3	LR Plot No - 774(Corresponding R3 Plot No - 774), LR Khatian No - 420/1		Not in the recorded Owner as per Applicant.

Endorsement For Deed Number : 1-160407011/2018

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 : 21 of Indian Stamp Act 1899

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

Presented for registration at 13.45 hrs on 30-11-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Binal Roy .

Major Information of the Deed :- 1-1604-07011/2018-30/11/2018

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 6,05,271/-

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

Execution is admitted on 30/11/2018 by Mr Mahadev Ghosh, Son of Late Panchu Ghosh, Village- Langalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Indebted 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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,299/- (A(1) = Rs 6,053/- ,B = Rs 200/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,299/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2018 4:19PM with Govt. Ref. No: 192018190311247961 on 29-11-2018, Amount Rs: 6,299/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 654651767 on 29-11-2018, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,285/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 30,185/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16521, Amount: Rs.100/-, Date of Purchase: 26/11/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2018 4:19PM with Govt. Ref. No: 192018190311247961 on 29-11-2018, Amount Rs: 30,185/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 654651767 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

Major Information of the Deed :- I-1604-07011/2018-30/11/2018

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1604-2018, Page from 207136 to 207162
being No 160407011 for the year 2018.



Pradipta
Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.12.06 18:17:42 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 06/12/2018 18:17:30
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)