

01814

Alhina Subodh 859

1-1708/12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 224703

Notarized that the document is subject to registration, the signature sheets and endorsement sheets attached with the document are part of this document.

District Sub-Registrar-  
Registrar (S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

15 MAR 2018

2018-3-18

Q-427053/18  
vide Q/no - 1/18, this purchaser  
is engaged in land dev. business

THIS INDENTURE made this the 15<sup>th</sup> day of March, Two Thousand and Eighteen (2018)

BETWEEN

Hevacam

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

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# Ham Challenge

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18 MAR 2018



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~~from~~ ~~east~~  
~~west~~



**SRI ATHIN GHOSH ALIAS AHINDRA NATH GHOSH ALIAS ATHINDRA NATH GHOSH**(PAN-AUOPG1533A), son of Late Anil Ghosh alias 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**

**ARYAN TECHNOCON PVT. LTD. (PAN-AAOCA1217G)**, a Private Limited Company having **CERTIFICATE of INCORPORATION NO.U45400WB2016PTC209484** 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 4<sup>th</sup> Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107, District- South 24 Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, successors-in-interest, successors-in-office, representatives and assigns) of the **SECOND PART**

**WHEREAS** the present **OWNER** herein is the absolute owner of undivided share of a plot land measuring an area of **13 (Thirteen) Decimals** out of total land area measuring an area of 26 (twenty six) Decimals situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.859, under L.R. Khatian No.55, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145.**

**AND WHEREAS** by virtue of a registered Deed of Gift dated 19.09.1981, registered at Sub-Registrar at Sonarpur and recorded into Book No.1, Deed No.4460 for the year 1981, the **OWNER** herein obtained undivided part of the land out of total land area in L.R. Dag No.859 measuring 26 (twenty six) Decimals and also other plots of land situated in **Mouza- Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.859, under**



Langalberia Gram Panchayet, P.S. Sonarpur, District - South 24 Parganas, Kolkata - 700 145, and thereafter the present Owner herein recorded the said plot of land and also other land in the record of the B.L. & L.R.O. under L.R. Khatian No.55 of L.R. Dag No.859, of Mouza - Langalberia, J.L. No.88.

**AND WHEREAS** thus the **VENDOR** herein becomes the absolute Owner of undivided total land area measuring 13 (Thirteen) Decimals out of 26 (twenty six) Decimals comprising in L.R. Dag No.859, under L.R. Khatian No.55, situated in of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas in morefully described in the **SCHEDULE B** hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

**AND WHEREAS** said **OWNER/VENDOR** herein desires to sell entire undivided plot of land measuring an area of 13 (Thirteen) Decimals out of 26 (twenty six) Decimals under L.R. Dag No.859, under L.R. Khatian No.55, situated in of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas and the entire sold property as described in the **SCHEDULE B** below and the **PURCHASER** has agreed to purchase the said plots of land as described in the **SCHEDULE - B** below for the price as declared by the **VENDOR** as total consolidated price of **Rs.15,75,757/- (Rupees Fifteen lac seventy five thousand seven hundred fifty seven) only** against the **SCHEDULE -B** property.

**AND WHEREAS** the **VENDOR** herein has agreed to transfer the **SCHEDULE -B** mentioned property in favour of the **PURCHASER** herein and for the said property the **PURCHASER** has paid the such declared consideration sum of **Rs.15,75,757/- (Rupees Fifteen lac seventy five thousand seven hundred fifty seven) only** to the **VENDOR** against the above mentioned said plot of land as mentioned in the **SCHEDULE -B** below and accordingly the total consideration sum of **Rs.15,75,757/- (Rupees Fifteen lac seventy five thousand seven hundred fifty seven) only** has been paid by the **PURCHASER** to the **VENDOR** herein.

**AND WHEREAS** the **VENDOR** herein has no objection for such transfer of the said **SCHEDULE - B** mentioned property to the **PURCHASER** herein and by this transfer the **VENDOR** has already received the total sum of **Rs.15,75,757/- (Rupees Fifteen lac seventy five thousand seven hundred fifty seven) only** against the **SCHEDULE-B** property from the **PURCHASER** by virtue of this Deed of Conveyance, the **VENDOR** has already received the





full consideration amount related to the said **SCHEDULE – B mentioned property** from the **PURCHASER** and the **VENDOR** herein declares that he alongwith his future successors-in-interest has no right title and interest and possession upon the sold **SCHEDULE – B mentioned property**, which is being transferred in favour of the **PURCHASER** who shall be the absolute owner by virtue of this transfer and the **VENDOR** herein relinquished his all right title and interest in the said **SCHEDULE – B mentioned property**.

**NOW THIS INDENTURE WITNESSETH THAT :**

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.15,75,757/- (Rupees Fifteen lac seventy five thousand seven hundred fifty seven) only in full and finally paid by the **PURCHASER** to the **VENDOR** out of which the **PURCHASER** has paid the entire consideration sum of Rs.15,75,757/- (Rupees Fifteen lac seventy five thousand seven hundred fifty seven) only to the **VENDOR** and the **VENDOR** hereby acknowledge the receipt of the same as per Memo of Consideration hereunder written and the **VENDOR** hereby indefeasibly grant, transfer, covey, assign and assure unto the **PURCHASER** All That the piece and parcel of the said **SCHEDULE – B mentioned property**, part of the undivided land measuring an area of 13 (Thirteen) Decimals out of 26 (twenty six) Decimals under L.R. Dag No.859, under L.R. Khatian No.55, situated in of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas 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 its

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 **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 **SCHEDULE - B mentioned property**, 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 part of the undivided land measuring an area of 13 (Thirteen) Decimals out of 26 (twenty six) Decimals under L.R. Dag No.859, under L.R. Khatian No.55, situated in of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas 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** 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 of these presents as shall or may reasonably required.
- e) The **VENDOR** herein declare that subject to the above said **SCHEDULE - B** mentioned property 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 **SCHEDULE - B** mentioned property, The **VENDOR** herein sold the said **SCHEDULE - B** mentioned property 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 the said **SCHEDULE - B** mentioned property as described in the **SCHEDULE -B** below is not a vested one.
- f) The **VENDOR** herein also declares herein that after registration of this Deed of Conveyance the **PURCHASER** shall has every right to transfer the "said **SCHEDULE - B** mentioned property, 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.
- g) The **PURCHASER** shall use the adjacent passages of the property and also enjoy its full easement rights and the **PURCHASER** shall has right to bring electric, telephone, drainage and sewerage connection through it.
- h) 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 concerned



Panchayet upon getting its 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.

- i) The **VENDOR** hereby declares that he sell the entire **SCHEDULE B** mentioned property as mentioned below and he and also his any legal heirs shall never claim and/or demand the entire **SCHEDULE B** mentioned property in future.
- j) After registration if any error or omission is found, the **VENDOR** shall execute and register the Deed of Declaration and/or Deed of rectification in favour of the **PURCHASER** at the cost of the **PURCHASER** herein.

**SCHEDULE A REFERRED TO ABOVE**  
**(DESCRIPTION OF THE ENTIRE LAND IN L.R. DAG NO.859)**

**ALL THAT** the piece and parcel total land area measuring 26 (Twenty six) Decimals comprising in L.R. Dag No.859, situated in of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700145, Sub-Registry Office at A.D.S.R. Sonarpur.

**SCHEDULE B REFERRED TO ABOVE**  
**(DESCRIPTION OF THE SOLD PROPERTY)**

**ALL THAT** the piece and parcel of undivided land area measuring 13 (Thirteen) Decimals out of total land area measuring 26 (Twenty six) Decimals comprising in L.R. Dag No.859 (0.5000 share). Decimals 'Sali' in nature under L.R. Khatian No.55 published in the name of the **VENDOR** situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700145. The entire property is butted and bounded by : On the North - Land of L.R. Dag No.903, 808 and 805; on the South - Land of L.R. Dag No.858; On the East - Land of L.R. Dag No.804 and 860; On the West - 808/904 and 831.



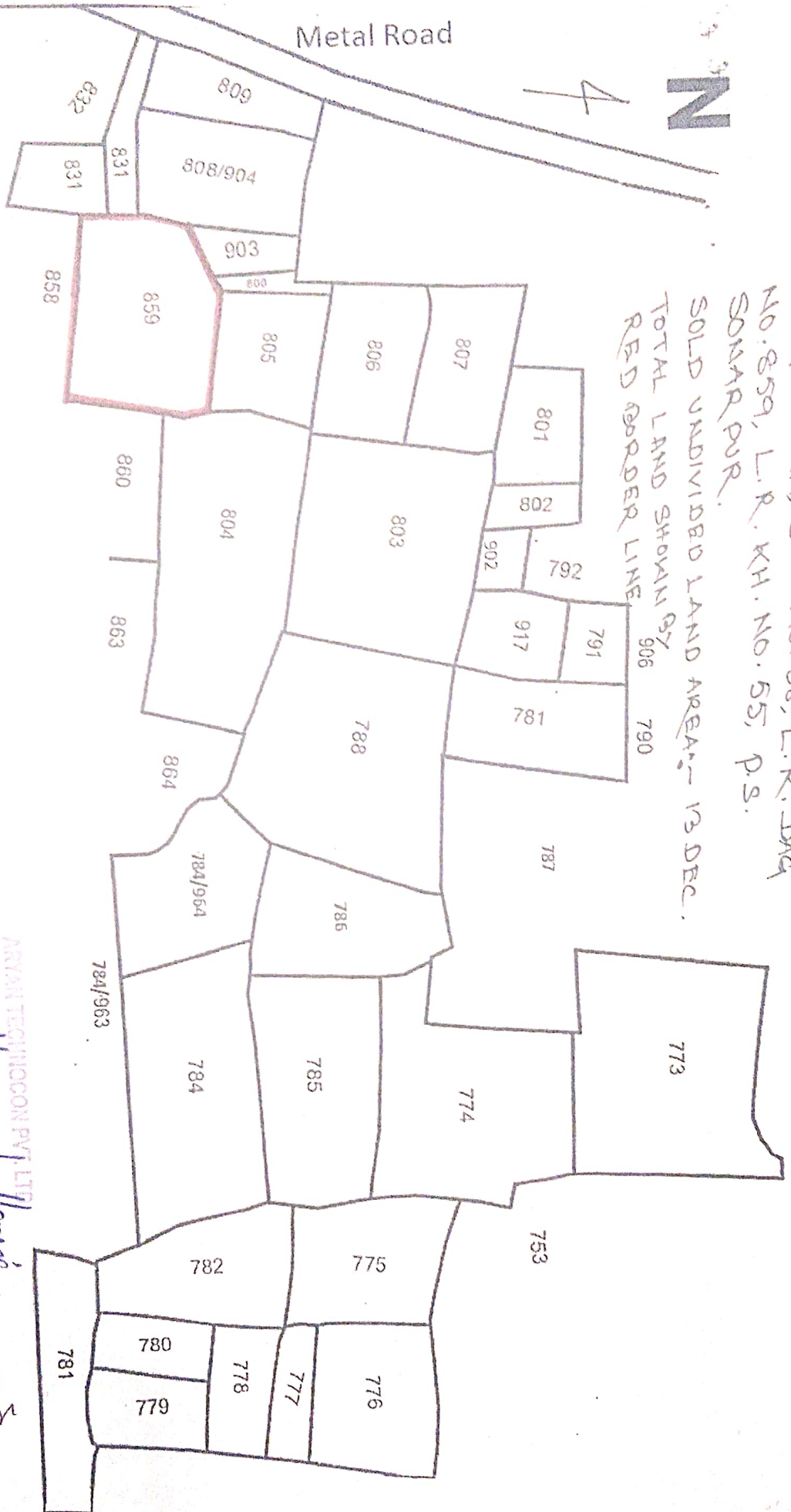


Metal Road

N

LAND OF PLOT OF LAND IN MOUZA  
LANGALGERIA, J.L. NO. 88, L.R. DAG  
NO. 859, L.R. KH. NO. 55, P.S.  
SONARPUR.

SOLD UNDIVIDED LAND AREA:- 13 DEC.  
TOTAL LAND SHOWN BY  
RED BORDER LINE 906 790



Athin Ghosh.

ARVAM TECHNICON PVT. LTD.

Athin Chatterjee  
DIRECTOR

NO  
Athin Ghosh

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

WITNESSES :

T. Somesh Mishra  
Tapesh Mishra  
Witness

Athim Ghosh.

SIGNATURE OF THE VENDOR

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

ARYAN TECHNOCON PVT. LTD.

Arun Chatterjee  
 DIRECTOR

SIGNATURE OF THE PURCHASER

READ OVER AND EXPLAINED AND ALSO  
 PREPARED & DRAFTED BY :

Debes Kumar Misra (Adv. MS)

(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(Tapesh),

Email:tapes.mishra85@gmail.com



### MEMO OF CONSIDERATION

**RECEIVED** with thanks from the above-named **PURCHASR** 13 (Thirteen) Decimals out of 26 (twenty six) Decimals under L.R. Dag No.859, under L.R. Khatian No.55, situated in of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas by the **VENDOR** as full and final settlement of entire consideration money in respect of the above-mentioned Schedule B mentioned land, in the manner followings :-

Sl. No.	Cheque No./ cash/Pay order No.	Date	Name of the Bank & Branch	Amount (Rs.)
1	By Cash	On several dates	- -	Rs. 1,97,000.00
2.	000396	15.03.2018	HDFC Bank, Santoshpur Branch	Rs. 13,60,000.00
<b>TOTAL :</b>				<b>Rs.15,57,000.00</b>

(Rupees Fifteen lac and fifty seven thousand) only

#### WITNESSES :

1. Somesh Mishra  
11/03/2018  
11/03/2018

2. Achijit Kumar Mishra Athin Ghosh  
 69/1, Baghejati Place  
 R. K. + 7m 86  
11/03/2018  
11/03/2018  
11/03/2018

SIGNATURE OF THE VENDOR



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

Name .....

Signature .....



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

Name .....

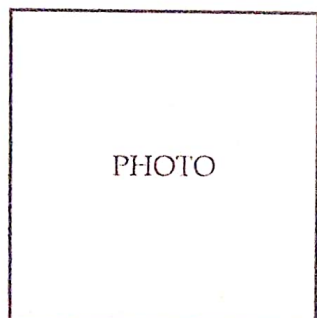
Signature Atam Ghosh



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

Name .....

Signature Atam Chatterjee



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

Name .....

Signature .....



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

1708

GRN No.: 19-201718-010642915-1

Payment Mode: Online Payment

GRN Date: 14/03/2018 20:49:12

Bank: HDFC Bank

BRN: 474408976

BRN Date: 14/03/2018 20:49:38

DEPOSITOR'S DETAILS

Id No.: 16040000427097/4/2018

[Query No./Query Year]

Name: Atanu Chatterjee

Contact No.: Mobile No.: +91 9748003669

E mail:

Address: Narayani Apartment 809 Madurdahakol 107

Applicant Name: Mr Somesh Mishra

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16040000427097/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	78708
2	16040000427097/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	15804
3	16040000427097/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	520

Total

95032

In Words: Rupees Ninety Five Thousand Thirty Two only

✓







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000427097/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Athin Ghosh Alias Mr Ahindra Nath Ghosh Village - Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			<i>Athin Ghosh</i> 15/03/2018
2	Mr Atanu Chatterjee NARAYANI APARTMENT, 4th Floor, 809, Madurdah, P.O:- EKTP, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700107	Represent ative of Buyer [Aryan Technoco n Private Limited ]			<i>Atanu Chatterjee</i> 15/03/2018
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Athin Ghosh, Mr Atanu Chatterjee			<i>Somesh Mishra</i> 15/03/18

(Pradipta Kishore Guha)

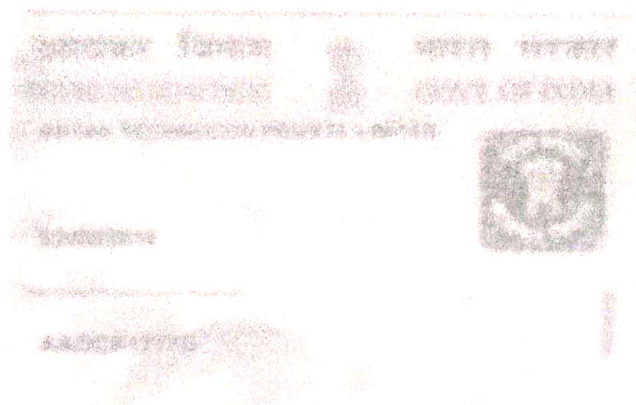
DISTRICT SUB-  
REGISTRAR

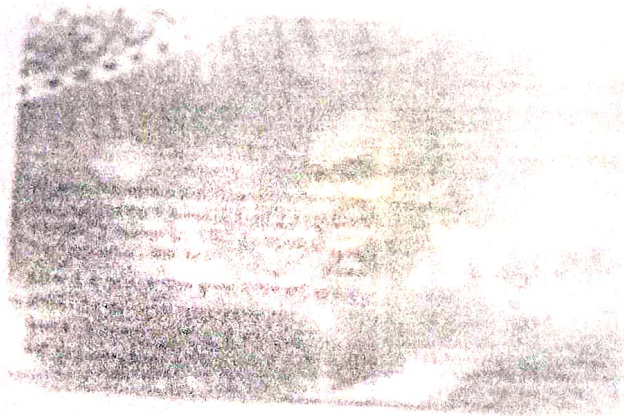
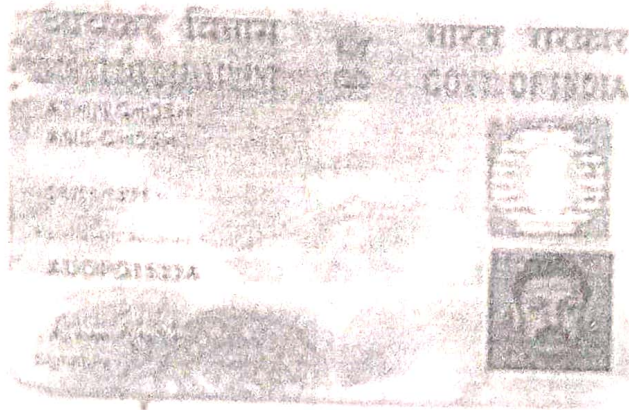




OFFICE OF THE U.S.P.  
IN SOUTH LAOS  
SOUTH LAOS PROVINCE, Hanoi  
Laos













सत्यमेव जयते

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

Query No / Year	1604-0000427097/2018	Office where deed will be registered
Query Date	14/03/2018 6:06:47 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]	
Set Forth value	Market Value	
Rs. 15,75,757/-	Rs. 15,75,757/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 78,808/- (Article:23)	Rs. 15,804/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 520/-		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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859	LR-55	Bastu	Danga	13 Dec	15,75,757/-	15,75,757/-	Width of Approach Road: 2 Ft.,
Grand Total :					13.00000000Dec	15,75,757 /-	15,75,757 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Athin Ghosh, (Alias: Mr Ahindra Nath Ghosh) Son of Late Anil Ghosh, Village - Langalberia, Post Office: Dakshin Gobindapur, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AUOPG1533A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



Query No. 1604-0-000427097 of 2018



**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Aryan Technocon Private Limited ( Private Limited Company ) C/47, Survey Park, Post Office: Santoshpur, Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AAOCA1217G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Atanu Chatterjee Son of Mr Dipankar DeoghariaNARAYANI APARTMENT, 4th Floor, 809, Madurdah, Post Office: EKTP, Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHOPD6541L	Aryan Technocon Private Limited (as Director)

**Identifier Details :**

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, Post Office: GPO, Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Athin Ghosh, Mr Atanu Chatterjee

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 859(Corresponding RS Plot No:- 859), LR Khatian No:- 55	Owner:অহিন্দ্র নাথ ঘোষ, Gurdian:অনিল কুমার, Address:মিজ, Classification:শালি, Area:0.13 Acre,

**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 27/04/2018 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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/-.



Query No. 1604-0-000427097 of 2018





## Major Information of the Deed

Major Information			
Deed No :	I-1604-01708/2018	Date of Registration	20/03/2018
Query No / Year	1604-0000427097/2018	Office where deed is registered	
Query Date	14/03/2018 6:06:47 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesesh 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]		
Set Forth value	Market Value		
Rs. 15,75,757/-	Rs. 15,75,757/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 78,808/- (Article:23)	Rs. 15,804/- (Article:A(1), E, 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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859	LR-55	Bastu	Danga	13 Dec	15,75,757/-	15,75,757/-	Width of Approach Road: 2 Ft.,
Grand Total :					13Dec	15,75,757 /-	15,75,757 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Athin Ghosh, (Alias: Mr Ahindra Nath Ghosh)</b> Son of Late Anil 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.: AUOPG1533A, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Aryan Technocon Private Limited</b> C/47, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: AAOCA1217G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1604-01708/2018-20/03/2018



**Representative Details :**

No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Atanu Chatterjee (Presentant )</b> 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 : Representative, Representative of : Aryan Technocon Private Limited (as Director)

**Identifier Details :**

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar 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 Athin Ghosh, Mr Atanu Chatterjee

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Athin Ghosh	Aryan Technocon Private Limited-13 Dec

**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
L1	LR Plot No:- 859(Corresponding RS Plot No:- 859), LR Khatian No:- 55	Owner: অহিন্দ্র নাথ ঘোষ, Gurdian: অনিল কুমার, Address: নিজ, Classification: শালি, Area: 0.13000000 Acre,

**Endorsement For Deed Number : I - 160401708 / 2018**

**On 15-03-2018**

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

Presented for registration at 15:16 hrs on 15-03-2018, at the Private residence by Mr Atanu Chatterjee ..

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,75,757/-

**Major Information of the Deed :- I-1604-01708/2018-20/03/2018**



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


Execution is admitted on 15/03/2018 by Mr Athin Ghosh, Alias Mr Ahindra Nath Ghosh, Son of Late Anil Ghosh, Village Langanberia, 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 Debes Kumar 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 15-03-2018 by Mr Atanu Chatterjee, Director, Aryan Technocon Private Limited (Private Limited Company), C/47, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar 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

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

**On 20-03-2018**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,804/- ( A(1) = Rs 15,758/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,804/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/03/2018 8:49PM with Govt. Ref. No: 192017180196429151 on 14-03-2018, Amount Rs: 15,804/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 474408976 on 14-03-2018, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,808/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 78,708/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7295, Amount: Rs.100/-, Date of Purchase: 14/03/2018, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/03/2018 8:49PM with Govt. Ref. No: 192017180196429151 on 14-03-2018, Amount Rs: 78,708/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 474408976 on 14-03-2018, 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**

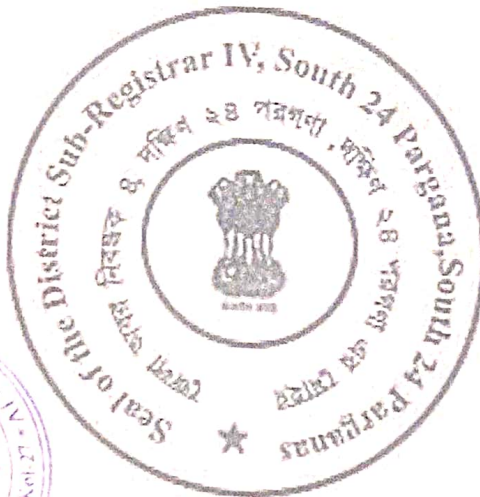
Major Information of the Deed :- I-1604-01708/2018-20/03/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 52987 to 53011  
being No 160401708 for the year 2018.



Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2018.04.03 12:08:49 +05:30  
Reason: Digital Signing of Deed.

*Pradipta Kishore Guha*

(Pradipta Kishore Guha) 03/04/2018 12:08:28  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)