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AIW 31

T-6635/12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 108343

certified that the document is admissible
for registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

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

28 DEC 2017

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made this 8th day of December,

Two Thousand and Seventeen (2017)

BETWEEN

[Signature] MB
Atmcom

Athin ghosh.

ATM TECHNOCON PVT LTD

Athin C. Chatterjee
DIRECTOR

28 NOV 2017

Serial. 6180 Date.....
Name.....
Address.....
Rs. 100/

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal.
69/L, Baghajatin Place, Kol-86

A. R. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

Aram Chatterjee



VCT 27
4074

ARYAN TECH. LTD.

Aram Chatterjee



VCT 27
4075



Athin Ghosh

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

28 DEC 2017

IDENTIFIED BY:-

— Somesh Mishra
— Adm
— High Court
— Calcutta

Athin 80

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

Athin Ghosh

ARYAN TECHNOCON PVT. LTD. (PAN - AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director **SRI ATANU CHATTERJEE, (PAN - AHOPD6541L)**, son of Sri Dipankar Deogharia, by faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107, District- South 24 Parganas, hereinafter 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**

Athin Chatterjee

WHEREAS the present **OWNER** herein is the absolute owner of a plot land measuring an area of **22 (Twenty two) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R Khatian No.55, 88 and 126**, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata -- 700 145, as mentioned the **SCHEDULE-A** below.

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. for the year 1981, the **OWNER** herein obtained undivided part of the land measuring 8 (Eight) Decimals out of total land area **22 (Twenty two) Decimals** and also other plots of

MS

land situated in **Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831,** 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 831, of **Mouza - Langalberia, J.L. No.88.**

AND WHEREAS one Kartick Chandra Ghosh, since deceased and Ganesh Chandra Ghosh, since deceased both are sons of Late Sashibhusan Ghosh and both of residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, were the absolute joint Owners of undivided land area measuring 14 (Fourteen) Decimals out of 22 (twenty two) Decimals situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831** and their names were recorded in the record of the B.L. & L.R.O. vide **L.R. Khatian No.88 and 126,** respectively.

AND WHEREAS said Kartick Chandra Ghosh, died intestate as bachelor and his land area measuring 7 (Seven) Decimals situated in **Mouza - Langalberia, J.L. No.88,** comprising in L.R. Dag No.831, under L.R. Khatian No.88, inherited by his only one brother namely Ganesh Chandra Ghosh, since deceased inherited the said land area as per Hindu Succession Act, 1956.

AND WHEREAS said Ganesh Chandra Ghosh, since deceased was the absolute owner of entire undivided plot of land measuring 14 (Fourteen) Decimals out of 22 (twenty two) Decimals situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian Nos.88 and 126.**

AND WHEREAS said Ganesh Chandra Ghosh, died intestate leaving behind his two sons namely Sri Ajit Kumar Ghosh and Sri Sujit Kumar Ghosh and two married daughters namely Smt. Asima Ghosh and Smt. Pratima Rani Ghosh, as his only successors inherited the said undivided plot of land measuring 14 (Fourteen) Decimals out of 22 (twenty two) Decimals situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299.**



Ajit Kumar Ghosh

Asima Chakraborty
DIRECTOR

Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian Nos.88 and 126 and also other plots of land as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of a registered Deed of Sale dated 19.06.1998, registered at A.D.S.R. Sonarpur and recorded into Book No.1, Volume No.75, at Pages 266 to 273, Deed No.4535 for the year 1998, said Sri Ajit Kumar Ghosh and Sri Sujit Kumar Ghosh, both sons of Late Ganesh Chandra Ghosh, both of 4/1, Pranath Pandit Street, P.S. Bhawanipore, Kolkata – 700 025 and Smt. Asima Ghosh, wife of Sri Sushil Kumar Ghosh, of 19, Kalipada Mukherjee Road, behala, Kolkata – 700 008 and Smt. Pratima Rani Ghosh, wife of Sri Dulal Chandra Ghosh, of 8, Rai Charan Ghosh Lane, Kolkata – 700 039, sold, conveyed, transferred, assigned and granted said undivided plot of land measuring 14 (Fourteen) Decimals out of 22 (twenty two) Decimals situated in **Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian Nos.88 and 126**, in favour of the **VENDOR** herein.

AND WHEREAS accordingly the present **OWNER** herein is the absolute owner of a plot land measuring an area of **22 (Twenty two) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian No.55, 88 and 126**, under Langalberia Gram Panchayet, P.S. Sonarpur, District - South 24 Parganas, Kolkata – 700 145, as mentioned the **SCHEDULE - A** below.

AND WHEREAS the **VENDOR** is in physical possession of the said property and the **VENDOR** hereby declares and confirms that he has been enjoying the same without any hindrances and interruption from any body else.

AND WHEREAS due to some valid legal reasons the **VENDOR** has agreed to sell his well and properly demarcated part of his land measuring an area of 2229 (Two Thousand Two Hundred And Twenty Nine) Sq.ft. more or less corresponding to 5.12 (Five point one two) Decimals more or less out of his total land area measuring **22 (Twenty two) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian No.55, 88 and 126**, under

Ajit Kumar Ghosh

Ajit Kumar Ghosh

Atanu Chakrabarty
DIRECTOR

Langalberia Gram Panchayet, P.S. Sonarpur, District - South 24 Parganas, Kolkata - 700 145, as morefully mentioned in the **SCHEDULE - B** hereunder written at or for the price of **Rs.5,26,292/- (Rupees Five Lac Twenty Six Thousand Two Hundred and Ninety Two) only** to the **PURCHASER** herein who has agreed to purchase the same from the **VENDOR** herein **AND NOW IT IS HEREBY AGREED BY** and between the parties as follows :

1. That the **VENDOR** agrees to sell and the **PURCHASER** agrees to purchase the well and properly demarcated part of his land measuring an area of 2229 (Two Thousand Two Hundred And Twenty Nine) Sq.ft. more or less corresponding to 5.12 (Five point one two) Decimals more or less out of his total land area of measuring **22 (Twenty two) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian No.55, 88 and 126,** under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, as morefully mentioned in the **SCHEDULE-B** hereunder written and hereinafter referred to as the said property as an absolute estate in fee simple or an estate equivalent thereto subject to a good marketable title being made in respect thereof and the property being found free from all encumbrances, attachments, charges and other claims and demands at or for the price of **Rs.5,26,292/- (Rupees Five Lac Twenty Six Thousand Two Hundred and Ninety Two) only** subject to the terms and conditions hereunder contained.

2. The **PURCHASER** has paid to the **VENDOR** the sum of **Rs.25,000/- (Rupees Twenty Five Thousand) only** out of total consideration sum of **Rs.5,26,292/- (Rupees Five Lac Twenty Six Thousand Two Hundred and Ninety Two) only** as and by way of earnest money as described in the memo hereunder written and the balance of the purchase money of **Rs.5,01,292/- (Rupees Five Lac One Thousand Two Hundred and Ninety Two) only** shall be paid at the time of completion of the purchase i.e. within 1 (One) Year from the execution of this agreement, the **VENDOR** shall deliver the **PURCHASER**, Xerox copies of the L.R. Record of Right, Link Deeds and other papers and writings etc. relating to the said property and the said purchase shall be completed on and within 1 (One) Year provided a good marketable title is made out and the **VENDOR**

Attn: Shashi

ANVAM TECHNI
Atanu Chatterjee
DIRECTOR



shall make the property completely free from all encumbrances, claims and demands whatsoever and not subject to any scheme of acquisition or requisition by any Govt. body or Private body.

3. That the **VENDOR** do hereby agrees to answer all reasonable requisition on title to be made by the **PURCHASER**. During pendency of this Agreement for Sale, the **VENDOR** shall not transfer the said property to any one nor charge the property by any means.

4. That if a good and marketable title is made out and the property is found to be free all encumbrances, attachments and charges and other claims and demands and not affected by any notice or scheme of acquisition and requisition the **VENDOR** will execute a proper conveyance or conveyances in favour of the **PURCHASER**. The **VENDOR** shall bear and pay all outgoings and liabilities of the property upto and inclusive of the date of Sale.

5. The **VENDOR** shall deliver peaceful vacant possession of the said property under this Agreement, and thereafter the **PURCHASER** shall have right to make boundary wall before registration at their cost on the said land and property under agreement and the **VENDOR** shall give full co-operation to the **PURCHASER** for the same.

6. If a good and marketable title is not made out or the property is found to be subject to any encumbrances, attachments or charges or other claims or demands, the **PURCHASER** shall be at liberty to rescind the agreement and the **VENDOR** shall in that event and on demand by the **PURCHASER** refund the said earnest money with statutory interest and other compensation and damages without delay.

7. If the **VENDOR** fails and/or neglects to complete the sale after the title being made out as aforesaid or otherwise to carry out any one more of the obligation on his part as hereunder provided or otherwise required by law, the **PURCHASER** will be at liberty to enforce Specific Performance of Contract by institution of legal proceedings or at its



Atanu Chatterjee

ARYAN TECHNOCONCEPTS LTD.
Atanu Chatterjee
DIRECTOR

opinion may sue against the **VENDOR** for recovery of the earnest money with interest and other reliefs and compensation and damages.

8. That at the time of final purchase, the **VENDOR** shall clear up all the outstanding of land taxes and the **VENDOR** shall allow the **PURCHASER** to take measurement of the land as per **SCHEDULE - B** below. The **PURCHASER** shall purchase the property comprising in L.R. Dag No. 831 shown in the annexed plan by Red border line starting from the Western side metal road and ending at L.R. Dag No. 859. At the time of final purchase i.e. registration of Deed of Conveyance the land area as shown in the annexed plan shall be measured again and if the land area then increases, the **PURCHASER** shall have to make the payment to the **VENDOR** as per ratio of the consideration amount as within mentioned and if the land area decreases at the time of final measurement, the **VENDOR** shall have to refund the proportionate amount to the **PURCHASER**.

9. That the **VENDOR** declares that said property or any portion thereof is not at present affected by any notice or Scheme of the Govt. or any other local public authority or body corporate for acquisition or requisition and it has not been vested, mortgaged or charged and this property shall remain free from all encumbrances during the pendency of this agreement. If it be found to be so affected before the completion of the sale, it shall be optional on the part of the **PURCHASER** to rescind this agreement and in that event the **VENDOR** shall refund the earnest money with interest to the **PURCHASER** alongwith all investigation cost, Advocate's fee etc.

10. The time is the essence of this contract and it may be extended after discussion of both the parties.

11. That the **VENDOR** further declares and confirms that at the time of registration of the property the **VENDOR** shall hand over peaceful vacant possession of the property alongwith fresh complete title of the property in question in favour of the **PURCHASER** herein.

12. That both the parties shall abide by the terms and conditions of this agreement.



Attn: yash.

ARYAN TECHNOLOGIES

Attn: Chatterjee

THE SCHEDULE-A ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT piece and parcel of a plot of land (Pukur parh) measuring an area of **22 (Twenty two) Decimals** situated in **Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian No.55, 88 and 126**, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, togetherwith all easement rights upon the land and adjacent passage of the land for which the annual rent of the said land is payable to the District Collectorate South 24-Parganas on behalf of the State of West Bengal. The property is butted and bounded by : On the North – Land of L.R. Dag No.809 and 808/904; on the South – Land of L.R. Dag No.832 and others; On the East – Land of L.R. Dag No.859 and 858; On the West – Metal Road.

THE SCHEDULE-B ABOVE REFERRED TO
DESCRIPTION OF THE SOLD PROPERTY

ALL THAT piece and parcel of a plot of well and proper demarcated part of the ^{vacant} land (Pukur parh) measuring an area of 2229 (Two Thousand Two Hundred And Twenty Nine) Sq.ft. more or less corresponding to 5.12 (Five point one two) Decimals (18'-0" X 124'-0") out of total land area measuring **22 (Twenty two) Decimals** situated in **Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.831, under L.R. Khatian No.55, 88 and 126**, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, togetherwith all easement rights upon the land and adjacent passage of the land for which the annual rent of the said land is payable to the District Collectorate South 24-Parganas on behalf of the State of West Bengal and the sold plot of land shown in the annexed plan by RED border line. The sold land is butted and bounded by : On the North – Land of L.R. Dag No.809 and 808/904; on the South – Land of L.R. Dag No.832 and remaining land of vendor in L.R. dag No.831; On the East – Land of L.R. Dag No.859; On the West – Metal Road.

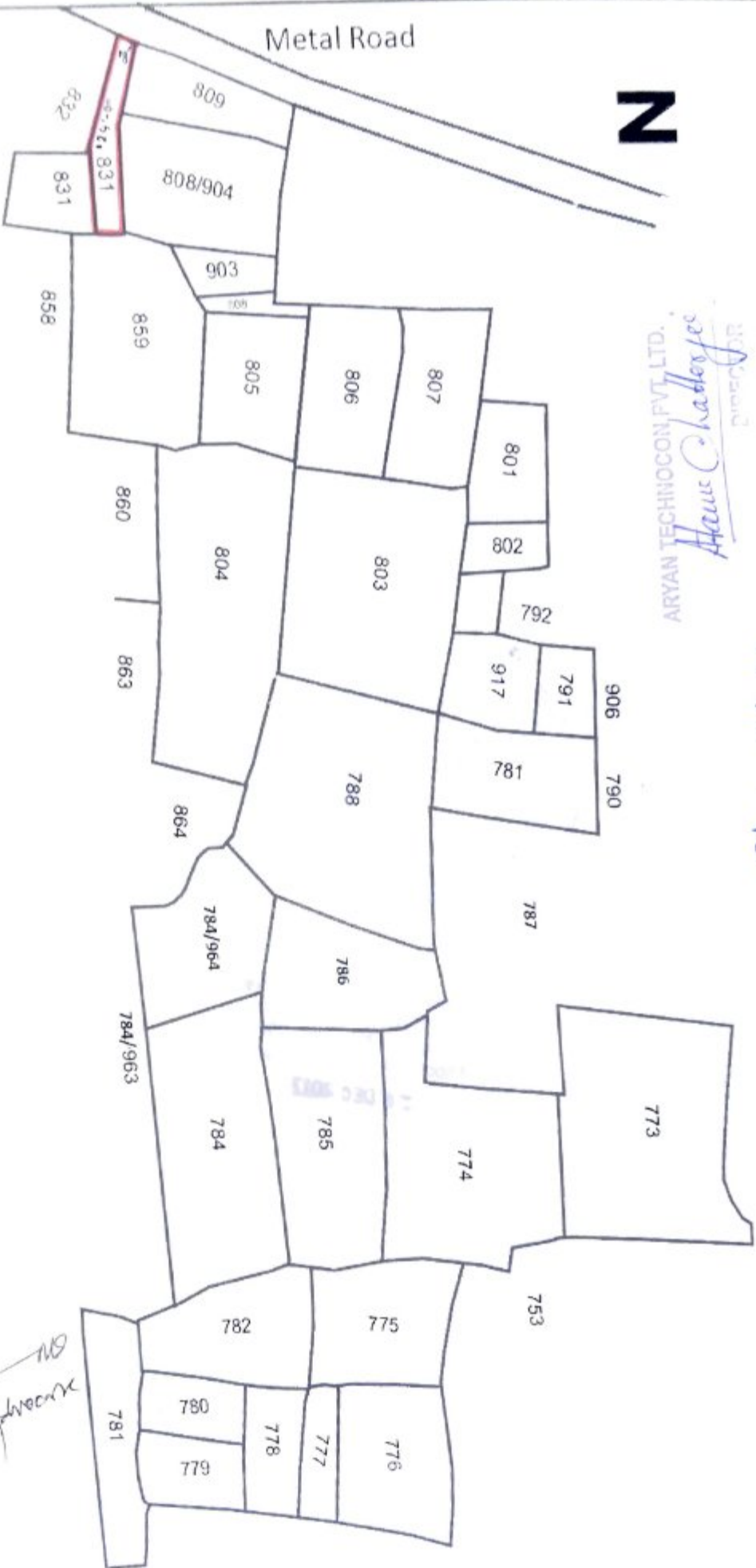


Metal Road

N

ARYAN TECHNOPON PVT. LTD.
Hem Chaudhary
DIRECTOR

वसुधैव कुटुम्बकम्



PLAN OF LAND AT MOUZA - LANGALBERIAJL. NO. - 88, PS. - SONARPUR
L.R. DAG NO. 831. SOLD LAND AREA: 2229 SQ. FT. MORE OR LESS.
SHOWN BY RED BORDER LINE.

Handwritten signature

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first written.

WITNESSES:

T. Somant Mishra
High Court
Calcutta

Athin Ghosh.

SIGNATURE OF THE VENDOR

2. Bikash Ghosh
Laxgalberia (S) Chak Para
KOL - 700145

ARYAN TECHNOCON PVT. LTD.

Arun Chatterjee
 DIRECTOR

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY:

Debes Kumar Misra (Signature)
 (MR. 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:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.25,000/- (Rupees Twenty Five Thousand)** only from the within mentioned **PURCHASER** as earnest money or part consideration money out of total consideration sum of **Rs.5,26,292/- (Rupees Five Lac Twenty Six Thousand Two Hundred and Ninety Two)** only against the property as mentioned in the **SCHEDULE** above in the manner followings:

Sl. No	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
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1.	000315	08.12.2017	H.D.F.C. Bank Lt. Santoshpur Bso.	Rs. 25,000.00
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TOTAL : Rs.25,000.00

(Total Rupees Twenty five thousand only).

WITNESSES:

[Handwritten signatures of witnesses]

2. *Bikash Chakr.*
Lan Galberia.
Kol- 700145.

Athin ghosh.
SIGNATURE OF THE VENDOR

[Handwritten signature]





Athin ghosh.

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

PHOTO

Name











Signature


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


Atin Ghosh

Name ATIN GHOSH

Signature Atin Ghosh

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


Atanu Chatterjee

Name ATANU CHATTERJEE

Signature Atanu Chatterjee

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

PHOTO

Name





Signature



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 16040001689816/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	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>
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> 08/12/2017
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> 08/12/17

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR

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





भारत सरकार
GOVERNMENT OF INDIA



অতনু চ্যাটার্জী
Atanu Chatterjee
পিতা : দীপঙ্কর দেওঘরিয়া
Father : DIPANKAR DEOGHARIA
জন্ম সাল / Year of Birth : 1979
পুরুষ / Male



3291 1060 3686

আধার - সাধারণ মানুষের অধিকার

Atanu Chatterjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
নারায়ণী এপার্টমেন্ট ২ম তলা, ৮০৯,
মাদুরদাহা, সুটিং বার্ডী, ই. কে. টি.
বি. ই. কে. টি. বি. কোলকাতা.
পশ্চিমবঙ্গ, ৭০০১০৭

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



+৯১ ৯৮০ ১৯৮০



narayanid@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bangalore-560 201



ARYAN TECHNOCON PVT. LTD.
Arun Chatterjee
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ATANU CHATTERJEE

DIPANKAR DEOGHARIA

22/09/1979

Permanent Account Number

AHOPD6541L

Atanu Chatterjee
Signature

02102015

Atanu Chatterjee

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

6635/12

BRN: 19 201718 013442023 1

GRN Date: 13/12/2017 17:00:32

BRN: 420356911

Payment Mode: Online Payment

Bank: HDFC Bank

BRN Date: 13/12/2017 17:01:18

DEPOSITOR'S DETAILS

Id No.: 16040001689816/4/2017
(Query No./Query Year)

Name: Aryan Technocon Pvt Ltd

Contact No.: 9748003669

Mobile No.: +91 9748003669

E-mail: atanu@aryangroup.net

Address: C47 Survey Park Kolkata 700075

Applicant Name: Mr Somesh Mishra

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Agreement with Possession Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001689816/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	42062
2	16040001689816/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	8474
3	16040001689816/4/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	511
Total				51047

In Words: Rupees Fifty One Thousand Forty Seven only



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

Query No / Year	1604-0001689816/2017	Office where deed will be registered
Query Date	08/12/2017 1:03:30 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	
[0102] Sale, Sale Agreement with Possession	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 5,26,292/-	Rs. 8,42,842/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 42,162/- (Article:5(d))	Rs. 8,474/- (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. 511/-		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-831	LR-55	Bastu	Pukur Parh	2229 Sq Ft	5,26,292/-	8,42,842/-	Adjacent to Metal Road,
Grand Total :					5.10813000Dec	5,26,292 /-	8,42,842 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Athin Ghosh, (Alias: Mr Ahindra Nath Ghosh) Son of Mr Anil Ghosh, Village - Langalberia, Post Office: Dakshin Gobindapur, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Others, 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



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:- 831(Corresponding RS Plot No:- 831), LR Khatian No:- 55	Owner:অবিনাশ নাথ ঘোষ, Gurdian:অবিনাশ কুমার, Address:নিজ, Classification:পুকুর পাড়, Area:0.08 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 21/01/2018 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 situates 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.



Major Information of the Deed

Deed No :	I-1604-06635/2017	Date of Registration	19/12/2017
Query No / Year	1604-0001689816/2017	Office where deed is registered	
Query Date	08/12/2017 1:03:30 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		
[0102] Sale, Sale Agreement with Possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,26,292/-	Rs. 8,42,842/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 42,162/- (Article:5(d))	Rs. 8,474/- (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	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-831	LR-55	Bastu	Pukur Parh	2229 Sq Ft	5,26,292/-	8,42,842/-	Adjacent to Metal Road,
Grand Total :					5.1081Dec	5,26,292 /-	8,42,842 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Athin Ghosh, (Alias: Mr Ahindra Nath Ghosh) Son of Mr 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: Others, Citizen of: India, PAN No.:: AUOPG1533A, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Pvt. Residence

Buyer Details :

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

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	Mr Atanu Chatterjee (Presentant) 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-5.10813 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:- 831(Corresponding RS Plot No:- 831), LR Khatian No:- 55	Owner:অহিন্দ্র নাথ ঘোষ, Gurdian:অনিল কুমার, Address:নিজ, Classification:পুকুর পাড়, Area:0.08000000 Acre,

Endorsement For Deed Number : I - 160406635 / 2017

On 08-12-2017

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

Presented for registration at 19:16 hrs on 08-12-2017, 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 8,42,842/-

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


Execution is admitted on 08/12/2017 by Mr Athin Ghosh, Alias Mr Ahindra Nath Ghosh, Son of Mr Anil Ghosh, Village -
Khalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145,
Caste Hindu, by Profession Others

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 08-12-2017 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 19-12-2017

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 : 5
(d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,474/- (A(1) = Rs 8,428/- ,E = Rs 14/- ,H =
Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,474/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2017 5:01PM with Govt. Ref. No: 192017180134420231 on 13-12-2017, Amount Rs: 8,474/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 420356911 on 13-12-2017, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,162/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 42,062/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6180, Amount: Rs.100/-, Date of Purchase: 28/11/2017, Vendor name: A K
Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2017 5:01PM with Govt. Ref. No: 192017180134420231 on 13-12-2017, Amount Rs: 42,062/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 420356911 on 13-12-2017, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 181610 to 181633

being No 160406635 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.12.21 16:24:24 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 21-12-2017 16:24:16

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)