

04639

ANITR

1-7013/18

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 511651

certified that the document is complete
 & registered the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

District Sub-Registrar-IV
 Alipore, South 24-Pgs.
 30 NOV 2018

DEED OF CONVEYANCE

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

BETWEEN

16522

26 NOV 2018

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

Monet.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kcl-27

D. K. Misra

Advocate
High Court
Calcutta



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

13 0 NOV 2018

Somesh Misra
Advocate
High Court
Calcutta

1. SRI ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH , (PAN-BCEPG4308Q), son of Late Anil Kumar Ghosh, by faith- Hindu, by Occupation- Business, by Nationality-Indian, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata – 700145

AND

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

AND

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

AND

MRS. ANITA PRASAD, (PAN-AXTPD1607Q), daughter of Awadhinath Prasad, by Faith – Hindu, by Nationality – Indian, residing at Raghunathpur, Ward No.8, P.O. Raghunathpur, P.S. Raghunathpur, PIN-723133, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representative and assigns) of the SECOND PART

TITLE OF THE VENDOR NO.1

WHEREAS One Kartick Chandra Ghosh, was the absolute recorded Owner of a big plot of land measuring an area of 1.33 (One Acre and thirty three) Decimals comprising in R.S. Dag Nos.788, 803 and 804, under R.S. Khatian No.400, corresponding to L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring

 1/5

land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, Pargana-Magura, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, Sub-Registry Office at A.D.S.R. Sonarpur, in the District 24 Parganas, and said Kartick Chandra Ghosh, hold and possessed the said plot of land for a long time and his name was published in the Record of Right during Revisional Settlement Operation.

AND WHEREAS said Kartick Chandra Ghosh, died intestate leaving behind his five sons namely Sri Madan Mohan Ghosh, Sri Nimai Chand Ghosh, Sri Nitai Chandra Ghosh, Sri Gour Chandra Ghosh and Sri Subhash Chandra Ghosh, six daughters namely Kumari Rekha Ghosh, Smt. Sailibala Ghosh, wife of Sri Birendra Nath Ghosh, Smt. Sabita Ghosh, wife of Sri Sunil Chandra Ghosh, Smt. Jayanti Ghosh, wife of Sri Sambhu Charan Ghosh, Smt. Sikha Ghosh, wife of Sri Ramchandra Ghosh and Smt. Karuna Ghosh, wife of Sri Gopal Ghosh and his wife namely Smt. Sudha Rani Ghosh, since deceased and they jointly inherited the entire plot of land measuring an area of 1.33 (One Acre and thirty three) Decimals comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals, left by said Kartick Chandra Ghosh, as per Hindu Succession Act, 1956.

AND WHEREAS thereafter Sri Madan Mohan Ghosh, Sri Nimai Chand Ghosh, Sri Nitai Chandra Ghosh, Sri Gour Chandra Ghosh and Sri Subhash Chandra Ghosh, Kumari Rekha Ghosh, Smt. Sailibala Ghosh, Smt. Sabita Ghosh, Smt. Jayanti Ghosh, Smt. Sikha Ghosh, and Smt. Karuna Ghosh and Smt. Sudha Rani Ghosh, since deceased, jointly recorded their names in the record of the Ld. B.L. & L.R.O. Sonarpur against the total inherited plot of land measuring an area of 1.33 (One Acre and thirty three) Decimals comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals and the Ld. B.L. & L.R.O. has issued the separate L.R. Khatians in respect of the all the aforesaid Owners vide L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2,

513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 and each having undivided $\frac{1}{12}^{\text{th}}$ share of the total property.

AND WHEREAS thereafter said Smt. Sudha Rani Ghosh, wife of Late Kartick Chandra Ghosh, died intestate leaving behind her five sons and six daughters as mentioned above and accordingly they jointly inherited the undivided $\frac{1}{12}^{\text{th}}$ share of the total property i.e. their mother's share as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 06.08.1997, registered at A.D.S.R. Sonarpur, and recorded in Book No. 1, Deed No. 6778 for the year 1997, the said Sri Madan Mohan Ghosh, Sri Nimai Chand Ghosh, Sri Nitai Chandra Ghosh, Sri Gour Chandra Ghosh and Sri Subhash Chandra Ghosh, Kumari Rekha Ghosh, Smt. Sailibala Ghosh, Smt. Sabita Ghosh, Smt. Jayanti Ghosh, Smt. Sikha Ghosh, and Smt. Karuna Ghosh sold, transferred and conveyed All that the total plot of land measuring an area of 1.33 (One Acre and thirty three) Decimals comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 in favour of the present VENDOR herein for a valuable consideration as morefully mentioned therein.

AND WHEREAS thus the VENDOR herein became the absolute Owner of total land measuring 1.33 (One Acre and thirty three) Decimals comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, under



Langalberia Gram Panchayet Kolkata – 700 145, and exercising the rights of ownership thereto and free from all encumbrances.


TITLE OF THE VENDOR NO.2

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

AND WHEREAS by virtue of a registered Deed of Conveyance dated 06.12.2013, registered at A.D.S.R. Sonarpur, and recorded in Book No. 1, Deed No. 12607 for the year 2013, the said Sambhu Charan Ghosh sold, transferred and conveyed All that the total plot of land measuring 33.52 (Thirty three point fifty two) Decimals i.e. in L.R. Dag No.774 measuring land area of 11.52 (Eleven point fifty two) Decimals out of his as per L.R. parcha recorded land area measuring 12 (Twelve) Decimals and in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals both under L.R. Khatian No.504 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 in favour of the present VENDOR NO.2 herein.

TITLE OF THE VENDOR NO.3

AND WHEREAS one Pravat Kumar Ghosh, son of Late Bipin Behari Ghosh, father of Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, and (1) to (4) sons of Late Pravat Kumar Ghosh, Smt. Reba Ghosh, daughter of Late Pravat Kumar Ghosh and husband of Smt. Chhaya Rani Ghosh, wife of Late Pravat Kumar Ghosh, during his life time was the absolute recorded Owner of a undivided Plot of land measuring an area of 4 (four) Decimals in L.R. Dag No.781 [out of total land area



measuring 22 (twenty two) Decimals in L.R. Dag No.781] and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area 29 (Twenty Nine) Decimals both under L.R. Khatian No. 321 and also other plots of land in other Dags of Mouza-Langalberia, J.L. No.88 and name of the said Pravat Kumar Ghosh, was recorded and published in the L.R. Record of Right vide L.R. Khatian No.321 of said Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas.

AND WHEREAS said Pravat Kumar Ghosh, died intestate on 18.10.2006, his undivided recorded land area measuring 4 (four) Decimals in L.R. Dag No.781 and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area of 29 (Twenty Nine) Decimals, both under L.R. Khatian No.321, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, was inherited by his four sons namely Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh and Sri Abhijit Ghosh,, one daughter namely Smt. Reba Ghosh and his wife namely Smt. Chhaya Rani Ghosh as per Hindu Succession Act, 1956 each having undivided $\frac{1}{5}^{\text{th}}$ share of the total property.

AND WHEREAS thus the said Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh and Smt. Chhaya Rani Ghosh become the absolute joint Owners of total land area measuring 29 (Twenty Nine) Decimals situated at Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.781, undivided land area measuring 4 (four) Decimals [out of total land area measuring 22 (Twenty Two) Decimals in L.R. Dag No.781] and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area of 29 (Twenty Nine) Decimals, both under L.R. Khatian No.321, within P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145.

AND WHEREAS one Smt. Manorama Dasi alias Ghosh, wife of Late Bipin Behari Ghosh, Grand Mother of Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh and mother-in-law of Smt. Chhaya Rani Ghosh and also mother of Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), during

affm

me

her life time was the absolute recorded Owner of a entire plot of land measuring an area of 33 (Thirty three) Decimals in L.R. Dag No.784, under L.R. Khatian No. 433 of Mouza-Langalberia, J.L. No.88 and name of the said Smt. Manorama Dasi alias Ghosh, was recorded and published in the L.R. Record of Right vide L.R. Khatian No.433 of said Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas.

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

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

AND WHEREAS thus the said Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh, Smt. Chhaya Rani Ghosh, Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), become the absolute joint Owners of total land area measuring 33 (Thirty three) Decimals situated at Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.784, under L.R. Khatian No.433, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145.

AND WHEREAS by virtue of a registered Deed of Sale dated 08.12.2017, registered at D.S.R. IV, Alipore, South 24 Parganas recorded into Book No., Deed No. 2530 for the year 2018 said Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh, Sri Abhijit Ghosh, Smt. Reba Ghosh, Smt. Chhaya Rani Ghosh, Parul Ghosh, Anna Ghosh and Sandhya Ghosh(Dutta), jointly sold, conveyed, transferred, assigned and

AB 1 2157

granted their total inherited undivided Bastu land area measuring 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964, measuring land area 25 (twenty five) Decimals both under L.R. Khatian Nos.321 and in entire L.R. Dag No.784, measuring land area 33 (Thirty three) Decimals under L.R. Khatian No. 433, of Mouza-Langalberia, J.L. No.38, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145, in favour of the VENDOR NO.3.

AND WHEREAS thus the VENDOR NO.3 herein became the absolute Owner of total land measuring 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964, measuring land area 25 (Twenty five) Decimals both under L.R. Khatian No.321 and in entire L.R. Dag No.784, measuring land area 33 (Thirty three) Decimals under L.R. Khatian No. 433, of Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145 and exercising the rights of ownership thereto and free from all encumbrances.

AND WHEREAS all the plot of land of the VENDORS are adjacent to each other and accordingly the VENDORS No.1 to 3 herein jointly developed the entire plot of land for the sale to the intending Purchaser and they jointly divided and fragmented the entire plot of land into several small demarcated plots of land showing the road therein for egress and ingress and every plot of land is now well demarcated and the entire project is known as "ARYAN TECHCITY".

AND WHEREAS VENDORS No.1 to 3 herein jointly declared to sell one Plot of land being Plot No.'B/6' measuring net land area of 1625 (One Thousand Six hundred and Twenty five) Sq.ft. under "ARYAN TECHCITY" situated in Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.788 measuring net land area of 1375 (One thousand three hundred and seventy five) Sq.ft. under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 and in L.R. Dag No.786 measuring net land area of 32

(Thirty two) Sq.ft. under L.R. Khatian No.504 and also in L.R. Dag No.784/964 measuring net land area of 218 (Two hundred and eighteen) Sq.ft. under L.R. Khatian Nos.321 i.e. totalling net land area of three Dags measuring 1625 (One thousand six hundred and twenty five) Sq.ft. P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the PURCHASER has agrees to purchase the said Plot No.'B/6' having easement rights upon the adjacent passage as described in the SCHEDULE - B below for the price as declared by the VENDORS No.1 to 3 herein jointly total consolidated of Rs.6,50,000/- (Rupees Six lac and fifty thousand) only against the land in question as described in the SCHEDULE -B below. It is pertinent to mention that the PURCHASER herein is purchasing the net land area as mentioned in the SCHEDULE-B but the PURCHASER has paid the total consideration value by calculating the net land area alongwith the land area of half of the 23ft wide adjacent Road on Northern side i.e. the land area of 11.5ft wide and also half land area of the 17ft wide adjacent Road on Eastern side of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASER herein alongwith all other intending Purchaser.

AND WHEREAS the VENDORS No.1 to 3 herein have agreed to transfer the SCHEDULE -B mentioned property in favour of the PURCHASER herein and the PURCHASER has agrees to purchase and for the said property the PURCHASER has paid the total consideration sum of Rs.6,50,000/- (Rupees Six lac and fifty thousand) only to the VENDORS No.1 to 3 herein against this land as mentioned in the SCHEDULE -B below.

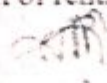

AND WHEREAS the VENDORS No.1 to 3 herein have transferred the said demarcated one Plot of land being Plot No.'B/6' AT "ARYAN TECHCITY" to the PURCHASER herein and by this transfer the VENDORS No.1 to 3 herein have jointly received the total sum of Rs.6,50,000/- (Rupees Six lac and fifty thousand) only against the property from the PURCHASER, the VENDORS No.1 to 3 herein have already received the full consideration amount related to the said land from the PURCHASER and the VENDORS No.1 to 3 herein declare that they alongwith their future succession in-




interest shall have no right title and interest and possession upon the sold said Plot No.'B/6' which is being transferred in favour of the PURCHASER who shall be the absolute Owner of this property by virtue of this transfer and the VENDORS No.1 to 3 herein relinquished its all right title and interest in the said Plot No.'B/6' in favour of the PURCHASER herein.

NOW THIS INDENTURE WITNESSETH THAT :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.6,50,000/- (Rupees Six lac and fifty thousand) only in full and finally paid by the PURCHASER to the VENDORS No.1 to 3 herein and the VENDORS No.1 to 3 herein hereby jointly acknowledged the receipt of the same as per Memo of Consideration hereunder written and the VENDORS No.1 to 3 herein doth hereby indefeasibly grant, transfer, convey, assign and assure unto the PURCHASER All That the piece and parcel of the said Plot of land being Plot No.'B/6' more fully described in the SCHEDULE -B hereunder written and more specifically shown and delineated in the annexed Site Plan or Map shown by RED border line which is the part and parcel of this Indenture TOGETHERWITH all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the VENDORS No.1 to 3 herein into and upon the said land and property and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, paths, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and plot of land and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the PURCHASER and her heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

 - 

2. The PURCHASER herein declare as follows :
 - a) She has fully satisfied herself as to the title of the VENDORS and possession and demarcation of the Schedule B mentioned property.
 - b) Acknowledges that the said Plot of Land she is purchasing is well located and is best suited for her occupational requirements.
 - c) She has fully satisfied herself as to the size of the said plot of land.
 - d) She has inspected physically the said plot of land alongwith the layout plan drawn by the Vendors in her presence.
 - e) She has fully satisfied herself with the accessibility and connectivity of the said plot of land.

3. The VENDORS herein doth hereby covenant with the PURCHASER and also declare as follows :-
 - a) Notwithstanding any act, deed, matter or thing whatsoever by the VENDORS No.1 to 3 herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the VENDORS No.1 to 3 herein are lawfully and absolutely entitled to subject to the said Plot No.'B/6' under "ARYAN TECHCITY" that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the PURCHASER for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

 - b) The PURCHASER shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold Plot No.'B/6' as described in the SCHEDULE-B below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the VENDORS herein.




- c) The VENDORS herein shall keep the PURCHASER freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the PURCHASERS upto against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the VENDORS herein or any person lawfully or equitably claiming from under or in trust for the VENDORS herein.
- d) The VENDORS herein and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and property hereby conveyed, granted or any part thereof from under or in trust for the VENDORS herein shall and will from time to time at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the PURCHASER accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.
- e) The VENDORS herein declare that the said Plot No.'B/6' 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/6'. The VENDORS herein sold the said Plot to the PURCHASER having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold Plot as described in the SCHEDULE -B below is not a vested one. The VENDORS herein sold the said Plot to the PURCHASER as described in the SCHEDULE -B below which is free from all encumbrances and delivered khas and vacant possession of the said land to the PURCHASER.
- f) In presence of the PURCHASER herein the said VENDORS herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed




- g) The VENDORS herein also declare herein that the PURCHASER shall have every right to transfer the said Plot as described in the SCHEDULE B hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- h) The PURCHASER shall use the adjacent common passage of the said Plot and also enjoy its full easement rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.
- i) The PURCHASER shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Langalberia Gram Panchayet upon getting her name mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the 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 PURCHASER indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.
- j) The PURCHASER herein is well aware that the Vendor No.3 shall do all the acts for the development in the total land in future immediate after sale and the PURCHASER shall bound to enter into an agreement with the Vendor No.3 for the future development works whenever she shall be called for without raising any objection and the PURCHASER herein assures that she shall enter into Agreement with the Vendor No.3 herein and shall make the payment of necessary cost for the future development works of the entire project along with the land of the PURCHASER.

That PURCHASER acknowledges that she will abide by the terms of Agreement to be made with the Vendor No.3 regarding maintenance of the property.

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

LAND OF THE VENDOR NO.1

ALL THAT the piece and parcel entire plot of land measuring an area of 1.33 (One Acre and thirty three) Decimals comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in R.S. Dag as well as L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in R.S. Dag as well as L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals and the B.L. & L.R.O. has issued the separate L.R. Khatians in respect of all within mentioned the previous Owners vide L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, Pargana- Magura, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145.

LAND OF THE VENDOR NO.2

ALL THAT the piece and parcel entire plot of land measuring an area of 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.



LAND OF THE VENDOR NO.3

ALL THAT the piece and parcel entire plot of land measuring an area of 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964, measuring land area 25 (twenty five) Decimals both under L.R. Khatian Nos.321 and in entire L.R. Dag No.784, measuring land area 33 (Thirty three) Decimals under L.R. Khatian No. 433, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District - South 24 Parganas, Kolkata - 700 145.

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

ALL THAT the piece and parcel of one plot of vacant land being Plot No. 'B/6' measuring net land area of 1625 (One thousand six hundred and twenty five) Sq.ft. under "ARYAN TECHCITY" situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.788 measuring net land area of 1375 (One thousand three hundred and seventy five) Sq.ft. under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 and in L.R. Dag No.786 measuring net land area of 32 (Thirty two) Sq.ft. under L.R. Khatian No.504 and also in L.R. Dag No.784/964 measuring net land area of 218 (Two hundred and eighteen) Sq.ft. under L.R. Khatian Nos.321 i.e. totalling ^{presently homestead} net land area of three Dags measuring 1625 (One thousand six hundred and twenty five) Sq.ft. P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the sold plot of land is not adjacent to the metal road and the sold plot of land is shown in the annexed plan by RED border line.

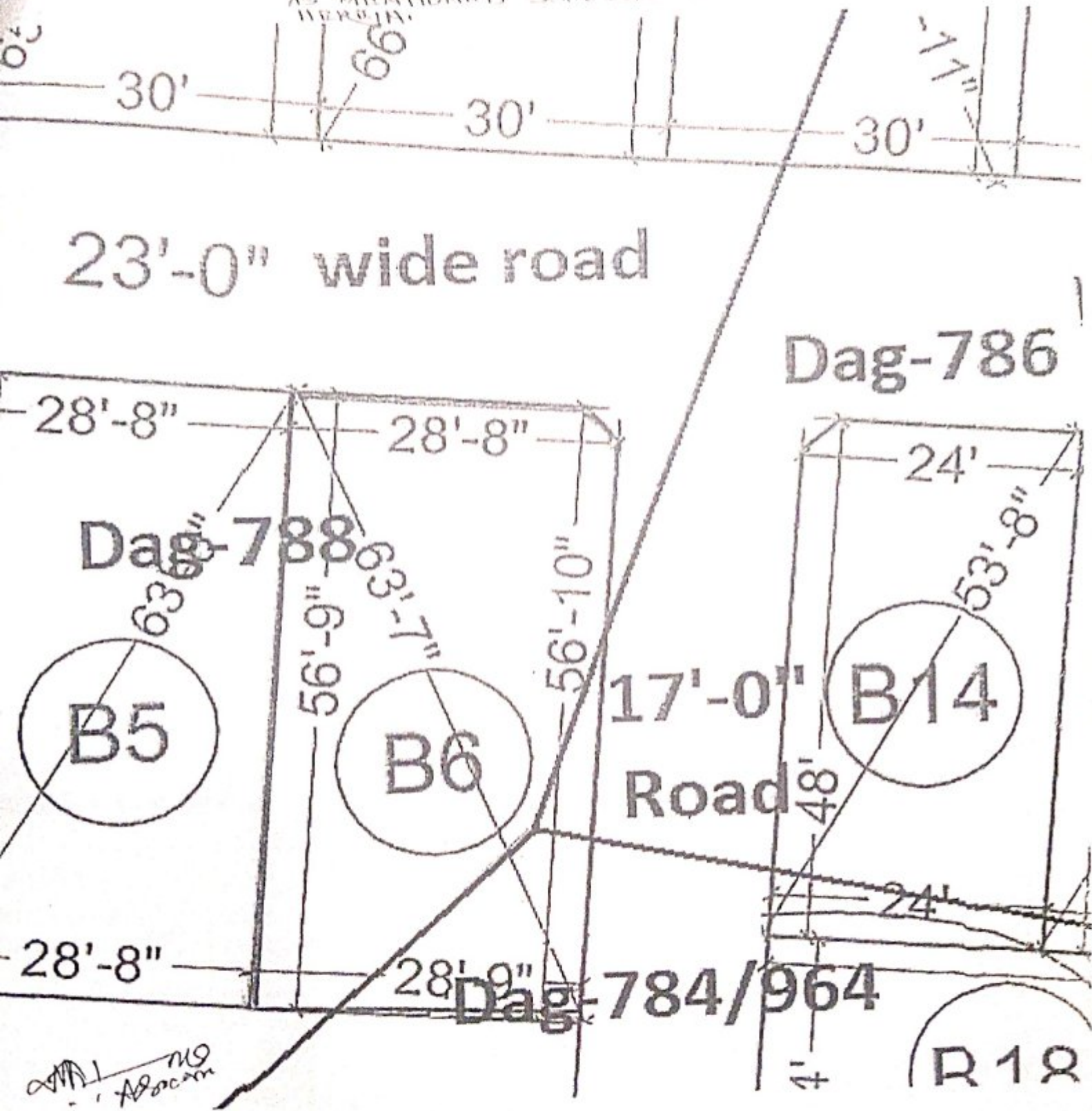
The sold Plot No. 'B/6' butted and bounded by :-

| | | | |
|---------------------|---|--------------------------|---|
| <u>ON THE NORTH</u> | : | 23'-0" wide Kancha Road; | — |
| <u>ON THE SOUTH</u> | : | Land of others; | — |
| <u>ON THE EAST</u> | : | 17'-0" wide Kancha Road; | — |
| <u>ON THE WEST</u> | : | Plot No.B/5. | — |

Ashim Ghosh.

ms

SOLD PLOT OF LAND
SHOWN BY RED BORDER LINE
SOLD LAND AREA 2 DAG NO
AS MENTIONED SCHEDULE-3
HEREIN.



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

WITNESSES :

Somesh Mishra
Advocate
11-11-2008
2008

1. Ashim Ghosh.

2. Mahadev Ghosh

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

3. Pankaj Roy

SIGNATURE OF THE VENDORS

PREPARED & DRAFTED BY :

Debes Kumar Misra (Advocate)

(DEBES KUMAR MISRA)

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

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

PH-9830236148(D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

98361 15120(Tapesh),

Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.6,50,000/- (Rupees Six lac and fifty thousand) only by the VENDORS herein in respect of the above-mentioned SCHEDULE B mentioned land in the manner followings :-

| Sl. No. | Account Payee Cheque No. | Date | Name of the Bank and Branch | To whom the Cheque issued | Amount(Rs.) |
|---------|--------------------------|------------|-----------------------------------|---------------------------|-----------------|
| 1. | 807530 | 30.11.2018 | State Bank of India, Chittaranjan | Vendor No. 1 | Rs. 4,50,000.00 |
| 2. | 000591 | 30.11.2018 | H.D.F.C. Bank, Smatapur ss. | Vendor No. 2 | Rs. 20,000.00 |
| 3. | 807577 | 10.11.2018 | State Bank of India, Chittaranjan | Vendor No. 3 | Rs. 50,000.00 |
| 4. | 361832 | 24.01.2017 | State Bank of India, Pargunathpur | DO | Rs. 50,000.00 |
| 5. | 361246 | 10.11.2018 | DO. | DO | Rs. 80,000.00 |
| Total : | | | | | Rs. 6,50,000.00 |

(Rupees Six lac and fifty thousand) only

WITNESSES :

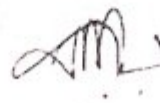
1. Ashim Ghosh.

2. Mahabir Ghosh.

3. Bindu Roy.

SIGNATURE OF THE
VENDORS

2. Abhijit Kumar Medha
69/1, Baghajatin Place
Kolkata - 70006

 MS
Abhijit Kumar Medha

Bindu Roy

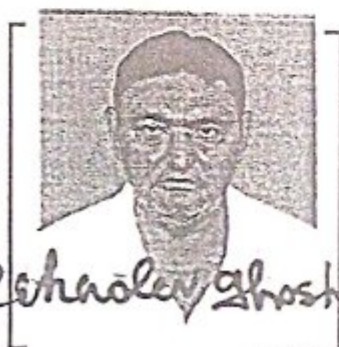


Ashim Ghosh

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

Name ...ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH

Signature Ashim Ghosh

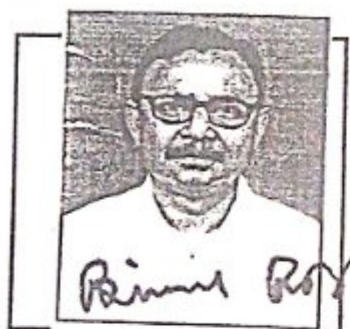


Mahadev Ghosh

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

Name...MAHADEV GHOSH

Signature Mahadev Ghosh



Binim Roy

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

Name ...BINIM ROY

Signature ...Binim Roy



Name ...ANIL PRASAD

Signature ...Anil Prasad

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

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

7013/18

GRN: 19-201819-031125437-1 Payment Mode Online Payment
GRN Date: 29/11/2018 16:27:34 Bank : HDFC Bank
BRN : 654657717 BRN Date: 29/11/2018 16:29:55

DEPOSITOR'S DETAILS

Id No. : 16040001805186/2/2018
(Query No /Query Year)

Name : ATANU CHATTERJEE
Contact No. : Mobile No. : +91 9748003669
E-mail :
Address : 309 MADURDAH KOL107
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 | 16040001805186/2/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 32421 |
| 2 | 16040001805186/2/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6546 |
| Total | | | | 38967 |

In Words : Rupees Thirty Eight Thousand Nine Hundred Sixty Seven only

आयकर विभाग

INCOME TAX DEPARTMENT

ARYAN TECHNOCON PRIVATE LIMITED

भारत सरकार

GOVT. OF INDIA



02/02/2018

ATTENTION

AAOCA1217G

5/10/2018

आयकर विभाग / Income Tax Department
आयकर विभाग, पंजाब
आयकर विभाग, पंजाब, भारत 110001
आयकर विभाग, पंजाब, भारत 110001
आयकर विभाग, पंजाब, भारत 110001

If this card is lost / someone's lost card is found,

Please inform / return to:

Income Tax PAN Services Unit, NSDL

Plot No. 341, Survey No. 977/3

Model Colony, Near Deep Bopphale Chowk,

Pune - 411 016

Tel: 91-20-2777 7777, Fax: 91-20-2777 8081

e-mail: karnal@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIMAL ROY

GOPAL CHANDRA ROY

03/05/1961

Permanent Account Number

AFWPR5965E

Signature

Signature



Bimal Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANITA PRASAD
PAWADHNATH PRASAD
22/07/1972



Permanent Account Number
AXTPP1607Q



Anita Prasad
Signature

Anita Prasad

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

MAHADEV GHOSH

PACHU GHOSH

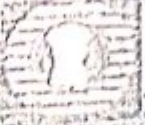
01/07/1961

Permanent Account Number

BMAPG0119F

Signature

Signature



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTIETD,
Plot No. 3, Sector 11, CBD Scheme,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें।
आयकर पैन सेवायुक्त, UTIETD,
प्लॉट नं. 3, सेक्टर 11, CBD स्कीम,
नवी मुंबई - 400 614.



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

e-Assessment Slip

| | | |
|---|---|--|
| Query No./Year | 1604-0001805186/2018 | Office where deed will be registered: |
| Query Date | 29/11/2018 2:10:23 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | Sornesh 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. 6,50,000/- | Rs. 6,50,014/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 32,521/- (Article:23) | Rs. 6,546/- (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. 100/- |
| 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 | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------------|----------------|---------------|---------|--------------|--------------------------|-----------------------|---------------------------------|
| L1 | LR-788 | LR-428/1 | Bastu | Shali | 1375 Sq Ft | 3,47,000/- | 3,47,000/- | Width of Approach Road: 17 Ft., |
| L2 | LR-784/964 | LR-321 | Bastu | Shali | 218 Sq Ft | 54,940/- | 54,954/- | Width of Approach Road: 23 Ft., |
| L3 | LR-786 | LR-504 | Bastu | Shali | 32 Sq Ft | 2,48,060/- | 2,48,060/- | Width of Approach Road: 17 Ft., |
| | | TOTAL : | | | 3.724Dec | 6,50,000 /- | 6,50,014 /- | |
| | Grand Total : | | | | 3.724Dec | 6,50,000 /- | 6,50,014 /- | |

| | | |
|---|--------------|--|
| Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late And Kumar Ghosh, Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BCEPG4308Q, Status :Individual, Executed by: Self , To be Admitted by: Self | Individual | Executed by: Self , To be Admitted by: Self |
| 3 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 | Mrs Anita Prasad Daughter of Awadhinath Prasad, Raghunathpur Municipality Ward No.8, Raghunathpur, P.O:- Raghunathpur, P.S:- Raghunathpur, District:-Purulia, West Bengal, India, PIN - 723133 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXTPP1607Q, Status :Individual, Executed by: Self , To be Admitted by: Self | Individual | Executed by: Self , To be Admitted by: Self |

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

| Sl No | Plot & Khatian Number | Details Of Land | Owner Name in English as Selected by Applicant |
|-------|---|--|--|
| L1 | LR Plot No:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 428/1 | Owner:মদন মোহন ঘোষ, Gurdian:জাতিক ঘো, Address:মিড, Classification:শালি, Area:0.04 Acre, | Mr Ashim Ghosh |
| L2 | LR Plot No:- 784(Corresponding RS Plot No:- 784), LR Khatian No:- 433 | Owner:মনোজ ঘোষ, Gurdian:বিনিন বিহারী ঘো, Address:মিড, Classification:শালি, Area:0.33 Acre, | Aryan Technocon Private Limited |
| L3 | LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504 | Owner:শঙ্কু চন্দ্র ঘোষ, Gurdian:রামভারন ঘো, Address:সোনারখুর, Classification:শালি, Area:0.22 Acre, | Mr Mahadev Ghosh |



Query No: 1604-0-0018 ©5186 of 2018

Further Details

1948 - 1949 - 1950 - 1951 - 1952 - 1953 - 1954 - 1955 - 1956 - 1957 - 1958 - 1959 - 1960 - 1961 - 1962 - 1963 - 1964 - 1965 - 1966 - 1967 - 1968 - 1969 - 1970 - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100 - 2101 - 2102 - 2103 - 2104 - 2105 - 2106 - 2107 - 2108 - 2109 - 2110 - 2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120 - 2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130 - 2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140 - 2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 2147 - 2148 - 2149 - 2150 - 2151 - 2152 - 2153 - 2154 - 2155 - 2156 - 2157 - 2158 - 2159 - 2160 - 2161 - 2162 - 2163 - 2164 - 2165 - 2166 - 2167 - 2168 - 2169 - 2170 - 2171 - 2172 - 2173 - 2174 - 2175 - 2176 - 2177 - 2178 - 2179 - 2180 - 2181 - 2182 - 2183 - 2184 - 2185 - 2186 - 2187 - 2188 - 2189 - 2190 - 2191 - 2192 - 2193 - 2194 - 2195 - 2196 - 2197 - 2198 - 2199 - 2200 - 2201 - 2202 - 2203 - 2204 - 2205 - 2206 - 2207 - 2208 - 2209 - 2210 - 2211 - 2212 - 2213 - 2214 - 2215 - 2216 - 2217 - 2218 - 2219 - 2220 - 2221 - 2222 - 2223 - 2224 - 2225 - 2226 - 2227 - 2228 - 2229 - 2230 - 2231 - 2232 - 2233 - 2234 - 2235 - 2236 - 2237 - 2238 - 2239 - 2240 - 2241 - 2242 - 2243 - 2244 - 2245 - 2246 - 2247 - 2248 - 2249 - 2250 - 2251 - 2252 - 2253 - 2254 - 2255 - 2256 - 2257 - 2258 - 2259 - 2260 - 2261 - 2262 - 2263 - 2264 - 2265 - 2266 - 2267 - 2268 - 2269 - 2270 - 2271 - 2272 - 2273 - 2274 - 2275 - 2276 - 2277 - 2278 - 2279 - 2280 - 2281 - 2282 - 2283 - 2284 - 2285 - 2286 - 2287 - 2288 - 2289 - 2290 - 2291 - 2292 - 2293 - 2294 - 2295 - 2296 - 2297 - 2298 - 2299 - 2300 - 2301 - 2302 - 2303 - 2304 - 2305 - 2306 - 2307 - 2308 - 2309 - 2310 - 2311 - 2312 - 2313 - 2314 - 2315 - 2316 - 2317 - 2318 - 2319 - 2320 - 2321 - 2322 - 2323 - 2324 - 2325 - 2326 - 2327 - 2328 - 2329 - 2330 - 2331 - 2332 - 2333 - 2334 - 2335 - 2336 - 2337 - 2338 - 2339 - 2340 - 2341 - 2342 - 2343 - 2344 - 2345 - 2346 - 2347 - 2348 - 2349 - 2350 - 2351 - 2352 - 2353 - 2354 - 2355 - 2356 - 2357 - 2358 - 2359 - 2360 - 2361 - 2362 - 2363 - 2364 - 2365 - 2366 - 2367 - 2368 - 2369 - 2370 - 2371 - 2372 - 2373 - 2374 - 2375 - 2376 - 2377 - 2378 - 2379 - 2380 - 2381 - 2382 - 2383 - 2384 - 2385 - 2386 - 2387 - 2388 - 2389 - 2390 - 2391 - 2392 - 2393 - 2394 - 2395 - 2396 - 2397 - 2398 - 2399 - 2400 - 2401 - 2402 - 2403 - 2404 - 2405 - 2406 - 2407 - 2408 - 2409 - 2410 - 2411 - 2412 - 2413 - 2414 - 2415 - 2416 - 2417 - 2418 - 2419 - 2420 - 2421 - 2422 - 2423 - 2424 - 2425 - 2426 - 2427 - 2428 - 2429 - 2430 - 2431 - 2432 - 2433 - 2434 - 2435 - 2436 - 2437 - 2438 - 2439 - 2440 - 2441 - 2442 - 2443 - 2444 - 2445 - 2446 - 2447 - 2448 - 2449 - 2450 - 2451 - 2452 - 2453 - 2454 - 2455 - 2456 - 2457 - 2458 - 2459 - 2460 - 2461 - 2462 - 2463 - 2464 - 2465 - 2466 - 2467 - 2468 - 2469 - 2470 - 2471 - 2472 - 2473 - 2474 - 2475 - 2476 - 2477 - 2478 - 2479 - 2480 - 2481 - 2482 - 2483 - 2484 - 2485 - 2486 - 2487 - 2488 - 2489 - 2490 - 2491 - 2492 - 2493 - 2494 - 2495 - 2496 - 2497 - 2498 - 2499 - 2500 - 2501 - 2502 - 2503 - 2504 - 2505 - 2506 - 2507 - 2508 - 2509 - 2510 - 2511 - 2512 - 2513 - 2514 - 2515 - 2516 - 2517 - 2518 - 2519 - 2520 - 2521 - 2522 - 2523 - 2524 - 2525 - 2526 - 2527 - 2528 - 2529 - 2530 - 2531 - 2532 - 2533 - 2534 - 2535 - 2536 - 2537 - 2538 - 2539 - 2540 - 2541 - 2542 - 2543 - 2544 - 2545 - 2546 - 2547 - 2548 - 2549 - 2550 - 2551 - 2552 - 2553 - 2554 - 2555 - 2556 - 2557 - 2558 - 2559 - 2560 - 2561 - 2562 - 2563 - 2564 - 2565 - 2566 - 2567 - 2568 - 2569 - 2570 - 2571 - 2572 - 2573 - 2574 - 2575 - 2576 - 2577 - 2578 - 2579 - 2580 - 2581 - 2582 - 2583 - 2584 - 2585 - 2586 - 2587 - 2588 - 2589 - 2590 - 2591 - 2592 - 2593 - 2594 - 2595 - 2596 - 2597 - 2598 - 2599 - 2600 - 2601 - 2602 - 2603 - 2604 - 2605 - 2606 - 2607 - 2608 - 2609 - 2610 - 2611 - 2612 - 2613 - 2614 - 2615 - 2616 - 2617 - 2618 - 2619 - 2620 - 2621 - 2622 - 2623 - 2624 - 2625 - 2626 - 2627 - 2628 - 2629 - 26

$$|^{*} \gamma_{\alpha} \gamma_{\beta} + \gamma_{\alpha} \gamma_{\beta}^{*}| = 2 \delta_{\alpha \beta} \quad \text{for } \alpha, \beta = 1, 2, 3, 4$$

Address: 1, Chakraborty, P. O. - 741001, Hara Road, Kolkata, District Kolkata, West Bengal, India, PIN - 700001, Sex: Male, 17 Years Old, Occupation: Student, Address of Father, Mother of Mr Mahadev Ghosh, Mr Anand Ghosh, Mrs Anita Dasgupta, Mr Ghosh P. O.

Transfer of property for 11

| Sl.No | From | To, with area (Hhms Area) |
|-------|---------------------------------------|------------------------------|
| 1 | Mr Mahendraj Ghosh | Mrs Anita Prasad 1959/35 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad 1959/35 Dec |
| 3 | Aryon Engineering Polytechnic Limited | Mrs Anita Prasad 1959/35 Dec |

Transfer of property for 2

| Sl.No | From | To, with area (Home Area) |
|-------|------------------------------------|--------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad 9. 165528 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad 9. 165528 Dec |
| 3 | Aryan Technologies Private Limited | Mrs Anita Prasad 9. 165528 Dec |

Transfer of property for £3

| Sl.No | From | To, with area (Name-Area) |
|-------|---------------------------------|--------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad 9.0244445 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad 9.0244445 Dec |
| 3 | Arysn Technocon Private Limited | Mrs Anita Prasad 9.0244445 Dec |

Owner and Land or Building Details as received from KMC

| Sl. No. | Property Identification by KMC | Registered Deed Details | Owner Details of Property | Land or Building Details |
|---------|--------------------------------|-------------------------|---------------------------|--------------------------|
|---------|--------------------------------|-------------------------|---------------------------|--------------------------|

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. 1 lacs (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.



Copyright 1994-2012 by the author. All rights reserved.



Query No: 1104-0-RC-100100-01-2015

1970 1819 03 11 254371



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

| | | |
|---|--|--|
| Query No / Year | 1604-0001805186/2018 | Office where deed will be registered |
| Query Date | 29/11/2018 2:10:23 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | Somesh Mishra High Court, Calcutta, Thana : Haro 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. 6,50,000/- | Rs. 6,50,014/- | |
| Total Stamp Duty Payable (SD) | Total Registration Fee Payable | |
| Rs. 32,521/- (Article:23) | Rs. 6,546/- (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 official 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 | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|---------|----------------|--------------------------|-----------------------|---------------------------------|
| L1 | LR-788 | LR-428/1 | Bastu | Shali | 1375 Sq Ft | 3,47,000/- | 3,47,000/- | Width of Approach Road: 17 Ft., |
| L2 | LR-784/966 | LR-433/321 | Bastu | Shali | 218 Sq Ft | 54,940/- | 54,954/- | Width of Approach Road: 23 Ft., |
| L3 | LR-786 | LR-504 | Bastu | Shali | 32 Sq Ft | 2,48,060/- | 2,48,060/- | Width of Approach Road: 17 Ft., |
| | | TOTAL : | | | 3.72396000 Dec | 6,50,000 I- | 6,50,014 I- | |
| | | Grand Total : | | | 3.72396000Dec | 6,50,000 I- | 6,50,014 I- | |

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 |



Query No: 1604-0-001 805186 of 2018

| | | | |
|---|--|--------------|--|
| | Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh, Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BCEPG4308Q, Status :Individual, Executed by: Self , To be Admitted by: Self | Individual | Executed by: Self , To be Admitted by: Self |
| 3 | 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 | Mrs Anita Prasad Daughter of Awadhinath Prasad, Raghunathpur Municipality Ward No.8, Raghunathpur, P.O:- Raghunathpur, P.S:- Raghunathpur, District:-Purulia, West Bengal, India, PIN - 723133 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXTPP1607Q, Status :Individual, Executed by: Self , To be Admitted by: Self | Individual | Executed by: Self , To be Admitted by: Self |

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:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 428/1 | Owner: মদন মোহন ঘোষ, Gurdian: কাকিফ মো, Address: নিজ, Classification: শালি, Area: 0.04 Acre, | Mr Ashim Ghosh |
| L2 | LR Plot No:- 784(Corresponding RS Plot No:- 784), LR Khatian No:- 433 | Owner: মনোমোহা দাসী, Gurdian: বিপিন বিহারী মো, Address: নিজ, Classification: শালি, Area: 0.33 Acre, | Aryan Technocon Private Limited |
| L3 | LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504 | Owner: শঙ্কু চরন ঘোষ, Gurdian: রামভারন মো, Address: সোনারপুর, Classification: শালি, Area: 0.22 Acre, | Mr Mahadev Ghosh |



Identifier Details :

Name & address

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

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad-1.05035 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad-1.05035 Dec |
| 3 | Aryan Technocon Private Limited | Mrs Anita Prasad-1.05035 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|-------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad-0.166528 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad-0.166528 Dec |
| 3 | Aryan Technocon Private Limited | Mrs Anita Prasad-0.166528 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|--------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad-0.0244445 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad-0.0244445 Dec |
| 3 | Aryan Technocon Private Limited | Mrs Anita Prasad-0.0244445 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 |
|---------|--------------------------------|-------------------------|---------------------------|--------------------------|
|---------|--------------------------------|-------------------------|---------------------------|--------------------------|

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 lacs (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-1604-07013/2018 | Date of Registration | 30/11/2018 |
| Query No / Year | 1604-0001805186/2018 | Office where deed is registered | |
| Query Date | 29/11/2018 2:10:23 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] | | |
| Set Forth value | Market Value | | |
| Rs. 6,50,000/- | Rs. 6,50,014/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 32,521/- (Article:23) | Rs. 6,546/- (Article:A(1), E, M(b), H) | | |
| Remarks | | | |

Land Details :



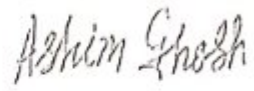
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|-------------------|-------|--------------|-------------------------|-----------------------|--------------------------------|
| L1 | LR-788 | LR-428/1 | Bastu | Shali | 1375 Sq Ft | 3,47,000/- | 3,47,000/- | Width of Approach Road: 17 Ft, |
| L2 | LR-784/964 | LR-321 | Bastu | Shali | 218 Sq Ft | 54,940/- | 54,954/- | Width of Approach Road: 23 Ft, |
| L3 | LR-786 | LR-504 | Bastu | Shali | 32 Sq Ft | 2,48,060/- | 2,48,060/- | Width of Approach Road: 17 Ft, |
| | | TOTAL : | | | 3.724Dec | 6,50,000 /- | 6,50,014 /- | |
| | | Grand Total : | | | 3.724Dec | 6,50,000 /- | 6,50,014 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name Mr Mahadev Ghosh Son of Late Parichu Ghosh Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office | Photo  | Fingerprint  | Signature  |
| | | 30/11/2018 | LRI 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 | | | | |



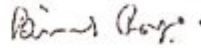
Major Information of the Deed - I-1604-07013/2018-30/11/2018

| Name | Photo | Fingerprint | Signature |
|--|---|--|---|
| Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar 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.:: BCEPG4308Q, Status :Individual, Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office | | | |
| 3 Aryan Technocon Private Limited C/47, Survey Park, Santoshpur, P O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAOCA1217G, Status :Organization, Executed by: Representative, Executed by: Representative | | | |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mrs Anita Prasad Daugther of Awadhinath Prasad Raghunathpur Municipality Ward No.8, Raghunathpur, P.O:- Raghunathpur, P.S:- Raghunathpur, District:-Purulia, West Bengal, India, PIN - 723133 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXTPP1607Q, Status :Individual, Status : Not Executed |

Representative Details :

| Representative Details | | | | |
|--|--|---|---|---|
| SI No | Name,Address,Photo,Finger print and Signature | | | |
| 1 | Name 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 | Photo  Nov 30 2018 2:01PM | Finger Print  LTI 30/11/2018 | Signature  30/11/2018 |
| 22, Green Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFWPR5965E Status : Representative, Representative of : Aryan Technocon Private Limited (as Director) | | | | |

Identifier Details :

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

Major Information of the Deed - I-1604-07013/2018-30/11/2018

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad-1.05035 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad-1.05035 Dec |
| 3 | Aryan Technocon Private Limited | Mrs Anita Prasad-1.05035 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|-------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad-0.166528 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad-0.166528 Dec |
| 3 | Aryan Technocon Private Limited | Mrs Anita Prasad-0.166528 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------|--------------------------------|
| 1 | Mr Mahadev Ghosh | Mrs Anita Prasad-0.0244445 Dec |
| 2 | Mr Ashim Ghosh | Mrs Anita Prasad-0.0244445 Dec |
| 3 | Aryan Technocon Private Limited | Mrs Anita Prasad-0.0244445 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 | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 428/1 | Owner:মদন মোহন ঘোষ, Gurdian:কার্তিক ঘো, Address:নিজ , Classification:শালি, Area:0.04 Acre, | Mr Ashim Ghosh |
| L2 | LR Plot No:- 784/964(Corresponding RS Plot No:- 784/964), LR Khatian No:- 321 | Owner:প্রভাত কুমার ঘোষ, Gurdian:বিপিন বিহারী ঘো, Address:নিজ , Classification:শালি, Area:0.25 Acre, | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504 | Owner:শঙ্কু চরন ঘোষ, Gurdian:রাসভারন ঘো, Address:সোনারপুর , Classification:শালি, Area:0.22 Acre, | Mr Mahadev Ghosh |

Endorsement For Deed Number : I - 160407013 / 2018

Major Information of the Deed - I-1604-07013/2018-30/11/2018

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 : 20 of Indian Stamp Act 1899.

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

Presented for registration at 13:51 hrs on 30-11-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Bimal Roy .

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 6,50,014/-

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

Execution is admitted on 30/11/2018 by 1. 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, 2. Mr Ashim Ghosh, Alias Mr Ashim Kumar Ghosh, Son of Late Anil Kumar Ghosh, Village- Langalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

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

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

Execution is admitted on 30-11-2018 by Mr Bimal Roy, Director, Aryan Technocon Private Limited (Private Limited Company), C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,546/- (A(1) = Rs 6,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2018 4:29PM with Govt. Ref. No: 192018190311254371 on 29-11-2018, Amount Rs: 6,546/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 654657717 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. 32,521/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 32,421/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16522, 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 4:29PM with Govt. Ref. No: 192018190311254371 on 29-11-2018, Amount Rs: 32,421/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 654657717 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-1604-07013/2018-30/11/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2018, Page from 205830 to 205860
being No 160407013 for the year 2018.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.12.05 14:58:15 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 05-12-2018 14:58:11
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANA
West Bengal.



(This document is digitally signed.)