

01591/21

KANUN

01546/2021



পশ্চিমবঙ্গ পশ্চিম-বঙ্গাল WEST BENGAL

AG 260930

4.3.21  
a-2494656

Notarized that the above document is authentic, to  
register: a. For the purpose of the above and  
the said a. For the purpose of the above and  
document: a. For the purpose of the above and

Notary Public  
Adipore, South 24-pargana

8 MAR 2021

THIS INDENTURE made this the 4<sup>th</sup> day of March, Two Thousand  
and Twenty one (2021)

BETWEEN

010375

19 FEB 2021

SL NO. 01  
NAME Debas Kr Mishra (Adv.)  
ADDRESS High Court, Calcutta  
RS

By  
TATINDY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



DISTRICT SUB REGISTRAR - II  
SOUTH 24 PGS., ALIPORE  
- 4 FEB 2021



SRI ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH , (PAN-BCEPG4308Q), (Aadhar No.694645681514), son of Late Anil Kumar Ghosh, by faith- Hindu, by Occupation- Business, by Nationality-Indian, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative /representatives and assign /assigns) of the **FIRST PART**

AND

(1)MR. KAUSHIK NASKAR, (PAN-AELPN7624J), Aadhar No.7348 3953 1836, son of Rabidas Naskar, by Occupation-Business (2)MRS. KRISHNA NASKAR (PAN-AIKPN2747D), Aadhar No.7208 8433 7005, wife of Mr. Kaushik Naskar, by Occupation - Housewife, both by Faith-Hindu, both by Nationality-Indian, both of residing at 1/56, Sucheta Nagar, P.O. Haltu, P.S. Garfa, Kolkata - 700078, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

AND

ARYAN TECHNOCON PVT. LTD. (PAN - AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director SRI ATANU CHATTERJEE, (PAN - AHOPD6541L), son of Sri Dipankar Deogharia, by faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4<sup>th</sup> Floor, 809, Madurdah, Police Station- Anandapur, Kolkata - 700 107, District- South 24 Parganas, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executor/executors, successors-in-office/successors-in-interest, administrator/ administrators, legal representative/ representatives and assign /assigns) of the **THIRD PART**

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

L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals of Mouza-Langalheria, 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 Acre (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 Acre (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  $\frac{1}{12}$ <sup>th</sup> 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  $\frac{1}{12}$ <sup>th</sup> 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 Acre (One Acre and thirty three Decimals) comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145 in favour of the present Vendor herein for a valuable consideration as morefully mentioned therein.

AND WHEREAS thus the VENDOR herein became the joint Owners of total land measuring 1.33 Acre (One Acre and thirty three Decimals) comprising in L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals; in L.R. Dag No.803 measuring land area of 42 (Forty two) Decimals and in L.R. Dag No.804 measuring land area of 42 (Forty two) Decimals under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570 of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, morefully described in the

SCHEDULE A hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

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

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

AND WHEREAS the VENDOR herein desires to assign/ transfer several plot/plots of land in favour of the intending purchasers and/or Third Party in exchange of money consideration with the help of the Party of the Third Part i.e. CONFIRMING PARTY herein. The Party of the Third Part herein i.e. CONFIRMING PARTY herein declares and confirms herein that he shall receive nominal consideration amount from the PURCHASERS herein and accordingly he executed and registered this Deed of Sale for the passing of clear marketable title of the property in favour of the PURCHASERS herein. It is pertinent to mention that the VENDOR herein has received the maximum consideration amount from the PURCHASERS and entire land and property has been denoted and known as "ARYAN TECHCITY".

AND WHEREAS VENDOR has declared to sell one demarcated Plot of land being No. 'B/5' under "ARYAN TECHCITY" measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2



(Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the PURCHASERS have agreed to purchase the said demarcated Plot No.'B/5' having easement rights upon the adjacent passage as described in the SCHEDULE - B below for the price as declared by the VENDOR total consolidated of Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only against the land in question as described in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.25,000/- (Rupees Twenty five thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY on behalf of the land Owner herein as described in the SCHEDULE - B below. It is pertinent to mention that The PURCHASERS herein are purchasing the net land area as mentioned in the SCHEDULE-B but the PURCHASERS have paid the total consideration value by calculating the net land area alongwith the land area of half of the 23 ft.wide adjacent road i.e. the land area of 11.6 ft. wide on Northern side of the sold plot of land of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASERS herein alongwith all other intending Purchaser.

AND WHEREAS the VENDOR herein has agreed to transfer the SCHEDULE -B mentioned property in favour of the PURCHASERS herein and the PURCHASERS have agreed to purchase and for the said property the PURCHASERS have paid the total consideration sum of Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only to the VENDOR against this land as mentioned in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.25,000/- (Rupees Twenty five thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY as described in the SCHEDULE - B below.

AND WHEREAS the VENDOR herein has transferred the said demarcated Plot No.'B/5' AT "ARYAN TECHCITY" to the PURCHASERS herein and by this transfer the VENDOR has already received the total sum of Rs.6,49,000/- (Rupees Six lac and

forty nine thousand) only against the property from the PURCHASERS, the VENDOR has already received the full consideration amount related to the said land from the PURCHASERS and the VENDOR herein declares that he alongwith his future successors-in-interest shall have no right title and interest and possession upon the sold said demarcated Plot No.'B/5' which is being transferred in favour of the PURCHASERS who shall be the absolute owner of this property by virtue of this transfer and the VENDOR herein relinquished its all right title and interest in the said demarcated Plot No.'B/5' in favour of the PURCHASERS herein.

**NOW THIS INDENTURE WITNESSETH THAT :**

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only in full and finally paid by the PURCHASERS to the VENDOR and the VENDOR hereby acknowledges the receipt of the same as per Memo of Consideration hereunder written and the VENDOR doth hereby indefeasibly grant, transfer, convey, assign and assure unto the PURCHASERS All That the piece and parcel of the said demarcated Plot No.'B/5' AT "ARYAN TECHICITY" measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. Dag No. as well as L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata-700145, more fully described in the **SCHEDULE -B** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map shown by RED border line which is the part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the VENDOR herein into and upon the said land and property and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and



every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, paths, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and plot of land and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASERS** and their heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

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

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

3. The **VENDOR** herein doth hereby covenant with the **PURCHASERS** and also declare as follows :-

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said demarcated Plot No. 'B/5' measuring net land area of 1568

(One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the PURCHASERS for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

- b) The PURCHASERS shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold demarcated Plot No. 'B/5' measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Souarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, as described in the SCHEDULE-B below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the VENDOR herein.
- c) The VENDOR herein shall keep the PURCHASERS freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the PURCHASERS upto against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the VENDOR herein or any person lawfully or equitably claiming from under or in trust for the VENDOR herein.
- d) The VENDOR herein and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and property



hereby conveyed, granted or any part thereof from under or in trust for the VENDOR and the CONFIRMING PARTY herein shall and will from time to time at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the PURCHASERS accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.

- e) The VENDOR herein declares that subject to the above Agreement for Sale, the said Plot No. 'B/5' 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/5'. The VENDOR herein sold the said Plot to the PURCHASERS having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold the said Plot as described in the SCHEDULE -B below is not a vested one. The VENDOR herein sold the said Plot to the PURCHASERS as described in the SCHEDULE -B below which is free from all encumbrances and delivered khas and vacant possession of the said land to the PURCHASERS.
- f) In presence of the PURCHASERS herein the said VENDOR herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The VENDOR herein also declares herein that the PURCHASERS shall have every right to transfer the said Plot No. 'B/5' as described in the SCHEDULE B hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- h) The PURCHASERS shall use the Northern side 23ft wide common passage of the said Plot No. 'B/5' and also enjoy its full easement rights and the

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

i) The PURCHASERS shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Langalberia Gram Panchayet upon getting their names mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the VENDORS or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the PURCHASERS indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid.

j) The PURCHASERS herein are well aware that the CONFIRMING PARTY herein shall do all the acts in the total land of the VENDOR and the PURCHASERS shall bound to enter into an agreement with the CONFIRMING PARTY herein for the future works of the VENDOR land whenever they shall be called for without raising any objection.

That PURCHASERS acknowledges that they will abide by the terms of Agreement to be made with the Confirming Party regarding maintenance of the property.

k) After registration if any error or omission is found, in future the VENDOR and the CONFIRMING PARTY shall execute and register the Deed of Declaration and/or Deed of rectification in favour of the PURCHASERS at the cost of the PURCHASERS herein.



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

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

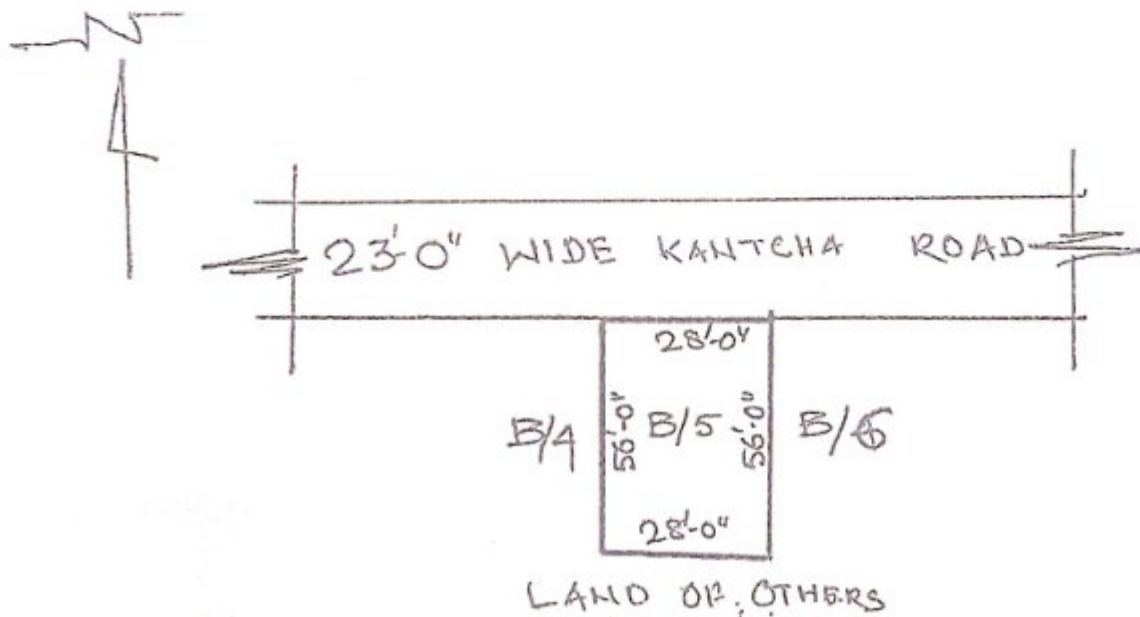
SCHEDULE B REFERRED TO ABOVE  
(DESCRIPTION OF THE SOLD PLOT OF LAND)

ALL THAT the piece and parcel of one demarcated vacant Danga Plot No.'B/5' AT "ARYAN TECHICITY" measuring net land area of 1568 (One thousand five hundred and sixty eight) Sq.ft. corresponding to 2 (Two) Cottahs 2 (Two) Chittacks 38 (Thirty eight) Sq.ft. more or less situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.788, under L.R. Khatian Nos.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 and 570, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the sold plot of land is not adjacent to the metal road and the sold plot of land is shown in the annexed plan by RED border line. The sold land is bounded by

<u>ON THE NORTH</u>	:	23'-0" wide Kancha Road
<u>ON THE SOUTH</u>	:	Land of others;
<u>ON THE EAST</u>	:	Plot No.B/6;
<u>ON THE WEST</u>	:	Plot No.B/4.

SITE PLAN OF A PLOT NO. 'B/5' MEASURING NET LAND AREA OF 1568 SQ.FT. CORRESPONDING TO 2 (TWO) COTTAHS 2 (TWO) CHITTACKS 38 (THIRTY EIGHT) SQ.FT. MORE OR LESS SITUATED IN MOUZA-LANGALBERIA, J.L. NO.88, COMPRISING IN L.R. DAG NO.788, UNDER L.R. KHATIAN NOS.428/1, 241/1, 234/1, 143/1, 592/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1 AND 570, P.S. SONARPUR, UNDER LANGALBERIA GRAM PANCHAYET KOLKATA - 700 145.

SOLD PLOT OF LAND SHOWN BY RED BORDER LINE



Ashim Ghosh.

Kamala Naskar  
Kamala Naskar.

ARYAN TECHNOCON Pvt. Ltd.

Arun Chatterji  
Director



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

WITNESSES:

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

*Ashim Ghosh.*

SIGNATURE OF THE VENDOR

1. Kanchan Naxa
2. Krishna Naxa

SIGNATURE OF THE PURCHASERS

ARYAN TECHNOCON Pvt. Ltd.,

*Atan Chatterjee*  
Director

SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY:

*Somesh Mishra*  
(SOMESH MISHRA)  
ADVOCATE [Enrolment No. F/985/2008]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700086  
PH-9830236148 (D.K.M.),  
Email: debeskumarmisra@gmail.com  
9051446430 (Somesh),  
Email: mishrasomesh08@gmail.com  
9836115120 (Tapes),  
Email: tapes.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.6,49,000/- (Rupees Six lac and forty nine thousand) only by the VENDOR herein for the land value and the sum of Rs.25,000/- (Rupees Twenty five thousand) only by the CONFIRMING PARTY for the development of the VENDOR land in respect of the above-mentioned SCHEDULE B mentioned land in the manner following:-

Sl. No.	Account Payee Cheque	Date	Name of the Bank and Branch	To whom the Cheque issued	Amount(Rs.)
1.	240284	07.12.2020	S.B.I. Haktu Branch	Vendor	Rs. 2,70,000.00
2.	511260	07.12.2020	- DO -	Vendor	Rs. 1,30,000.00
3.	511269	04.03.2021	- DO -	Vendor	Rs. 50,000.00
4.	Cash in several dates	-	-	Vendor	Rs. 1,99,000.00
5.	240283	01.08.2020	S.B.I. Haktu Branch	confirming Party	Rs. 25,000.00
Total :					Rs.6,74,000.00

(Rupees Six lac and seventy four thousand) only

WITNESSES :

1. A. Lehelil Kurnan Masha  
69/1, Baghojatin Place  
Kozhikode - 70086

Ashwin Ghosh.

SIGNATURE OF THE VENDOR

~~2. Somnath Mishra~~  
~~11/11/2020~~  
~~2020~~

ARYAN TECHNOCON Pvt. Ltd.

How Chatterjee  
SIGNATURE OF THE DIRECTOR  
CONFIRMING PARTY

Ashwin Ghosh.



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....  
 Signature Ashim Ghosh

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name KAUSHIK NASKAR  
 Signature Kaushik Naskar

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name KRISHNA NASKAR  
 Signature Krishna Naskar

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ATANU CHATTERJEE  
 Signature Atanu Chatterji

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ATANU CHATTERJEE

DIPANKAR DEOGHARIA

22/09/1979

Permanent Account Number

AHOPD6541L

*Atanu Chatterjee*

Signature



02/10/2015

इस कार्ड को खोना / यदि इस कार्ड को खोना / लौटाना  
आयकर विभाग को सूचित करना / सूचित करना  
5 वां मंजिल, म.पी. स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कोलोनी, नज़्द डीप बंगला चौक,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
Please inform / return to  
Income Tax PAN Services Unit, NSDL  
5th floor, Market Street,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-27212010, Fax: 91-20-27212081  
e-mail: [unit@nsdl.co.in](mailto:unit@nsdl.co.in)





आयकर विभाग

INCOME TAX DEPARTMENT

ARYAN TECHNOCON PRIVATE LIMITED

भारत सरकार

GOVT. OF INDIA



02/02/2016

AAOCA1217G

180276 4

यदि इस कार्ड को खोने / पाये हुए कृपया सूचित करें।  
आयकर सेवा इकाई, एन एस डी एस  
इ-सी मॉडल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8  
मोडल कॉलोनी, नज़्द डीप बंगला चोक चेन्नई  
दूर - 411 016

If this card is lost / someone's lost card is found  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk  
Pune - 411 016  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [timinfo@nsdl.co.in](mailto:timinfo@nsdl.co.in)



*[Handwritten signature]*



1. The first part of the document  
 2. The second part of the document  
 3. The third part of the document  
 4. The fourth part of the document  
 5. The fifth part of the document  
 6. The sixth part of the document  
 7. The seventh part of the document  
 8. The eighth part of the document  
 9. The ninth part of the document  
 10. The tenth part of the document

*Handwritten signature*

1. The first part of the document  
 2. The second part of the document  
 3. The third part of the document  
 4. The fourth part of the document  
 5. The fifth part of the document  
 6. The sixth part of the document  
 7. The seventh part of the document  
 8. The eighth part of the document  
 9. The ninth part of the document  
 10. The tenth part of the document

1. The first part of the document  
 2. The second part of the document  
 3. The third part of the document  
 4. The fourth part of the document  
 5. The fifth part of the document  
 6. The sixth part of the document  
 7. The seventh part of the document  
 8. The eighth part of the document  
 9. The ninth part of the document  
 10. The tenth part of the document







भारत गणराज्य

भारत गणराज्य



नाम/Name  
Suresh Mishra  
जन्मतिथि/DOB: 02/02/1983  
पुल्लिंग/Male



4232 6452 4800

VID: 9172 7194 6616 9268

आधार आधार, आधार परिचय



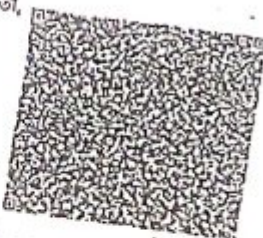
आधार

भारत गणराज्य

भारत गणराज्य

पता:  
69/1, बाघातीन प्लेस, बाघातीन, कोलकाता,  
कोलकाता,  
पिनकोड - 700006

Address:  
69/1, BAGHA LATIN PLACE, BAGHA  
LATIN, KOLKATA, Kolkata,  
West Bengal 700006



4232 6452 4800

VID: 9172 7194 6616 9268

आधार

भारत गणराज्य

भारत गणराज्य

## Major Information of the Deed



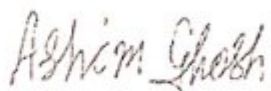
Deed No :	I-1603-01546/2021	Date of Registration	04/03/2021
Query No / Year	1603-2000494656/2021	Office where deed is registered	
Query Date	04/03/2021 8:45:43 AM	1603-2000494656/2021	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[010 1] Sale, Sale Document	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,74,000/-	Rs. 6,74,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 33,820/- (Article:23)	Rs. 6,786/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-788 (RS :-)	LR-428/1	Bastu	Shali	1568 Sq Ft	6,74,000/-	6,74,000/-	Width of Approach Road: 23 Ft.,
Grand Total :					3.5933Dec	6,74,000 /-	6,74,000 /-	

### Seller Details :



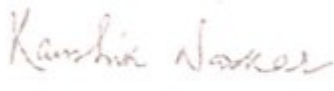


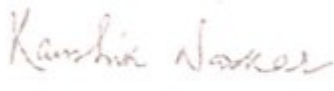


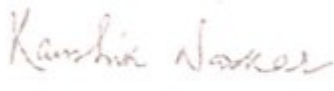


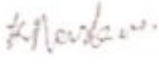


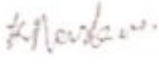


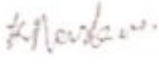
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 04/03/2021 Admitted by: Self, Date of Admission: 04/03/2021, Place : Office			
		04/03/2021	LTI 04/03/2021	04/03/2021
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.:: BCxxxxxx8Q, Aadhaar No: 69xxxxxxxx1514, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 Admitted by: Self, Date of Admission: 04/03/2021, Place : Office				





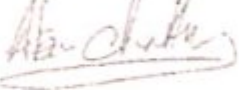


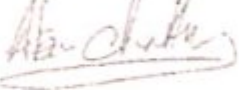


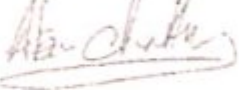
# Aryan Technocon Private Limited

47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Purba Jadabpur, District: South 24 Parganas, West Bengal, India, PIN - 700075, PAN No.: AAxxxxxx7G, Aadhaar No Not Provided by UIDAI, Status: Organization  
 Executed by: Representative, Executed by: Representative



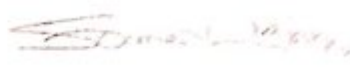
## Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Kaushik Naskar</b>                      Son of Rabidas Naskar                      Executed by: Self, Date of Execution: 04/03/2021                      Admitted by: Self, Date of Admission: 04/03/2021, Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>04/03/2021</td> <td>LT</td> <td>04/03/2021</td> <td>04/03/2021</td> </tr> </tbody> </table> <p>Son of Rabidas Naskar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4J, Aadhaar No: 73xxxxxxxx1836, Status: Individual, Executed by: Self, Date of Execution: 04/03/2021                      Admitted by: Self, Date of Admission: 04/03/2021, Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Kaushik Naskar</b> Son of Rabidas Naskar Executed by: Self, Date of Execution: 04/03/2021 Admitted by: Self, Date of Admission: 04/03/2021, Place : Office				04/03/2021	LT	04/03/2021	04/03/2021
Name	Photo	Finger Print	Signature										
<b>Mr Kaushik Naskar</b> Son of Rabidas Naskar Executed by: Self, Date of Execution: 04/03/2021 Admitted by: Self, Date of Admission: 04/03/2021, Place : Office													
04/03/2021	LT	04/03/2021	04/03/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Krishna Naskar</b>                      Wife of Mr Kaushik Naskar                      Executed by: Self, Date of Execution: 04/03/2021                      Admitted by: Self, Date of Admission: 04/03/2021, Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>04/03/2021</td> <td>LT</td> <td>04/03/2021</td> <td>04/03/2021</td> </tr> </tbody> </table> <p>Wife of Mr Kaushik Naskar Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxxx7D, Aadhaar No: 72xxxxxxxx7005, Status: Individual, Executed by: Self, Date of Execution: 04/03/2021                      Admitted by: Self, Date of Admission: 04/03/2021, Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Krishna Naskar</b> Wife of Mr Kaushik Naskar Executed by: Self, Date of Execution: 04/03/2021 Admitted by: Self, Date of Admission: 04/03/2021, Place : Office				04/03/2021	LT	04/03/2021	04/03/2021
Name	Photo	Finger Print	Signature										
<b>Mrs Krishna Naskar</b> Wife of Mr Kaushik Naskar Executed by: Self, Date of Execution: 04/03/2021 Admitted by: Self, Date of Admission: 04/03/2021, Place : Office													
04/03/2021	LT	04/03/2021	04/03/2021										

## Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Atanu Chatterjee</b>                      (Presentant)                      Son of Mr Dipankar Deogharia                      Date of Execution: 04/03/2021, Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 4 2021 2:00PM</td> <td>LT</td> <td>04/03/2021</td> <td>04/03/2021</td> </tr> </tbody> </table> <p>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.: AHxxxxxx1L, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of Aryan Technocon Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Atanu Chatterjee</b> (Presentant) Son of Mr Dipankar Deogharia Date of Execution: 04/03/2021, Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office				Mar 4 2021 2:00PM	LT	04/03/2021	04/03/2021
Name	Photo	Finger Print	Signature										
<b>Mr Atanu Chatterjee</b> (Presentant) Son of Mr Dipankar Deogharia Date of Execution: 04/03/2021, Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office													
Mar 4 2021 2:00PM	LT	04/03/2021	04/03/2021										

**Identifier Details :**

Photo	Finger Print	Signature
		
04/03/2021	04/03/2021	04/03/2021
Identifier Of Mr Ashim Ghosh, Mr Kaushik Naskar, Mrs Krishna Naskar, Mr Atanu Chatterjee		

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Ashim Ghosh	Mr Kaushik Naskar-0.898335 Dec, Mrs Krishna Naskar-0.898335 Dec
2	Aryan Technocon Private Limited	Mr Kaushik Naskar-0.898335 Dec, Mrs Krishna Naskar-0.898335 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia, JI No: 88, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 788, LR Khatian No:- 428/1	Owner: মাসর মোহর মোহর, Gurdian: কলিঙ্গ মোহর, Address: বিজ্ঞ, Classification: কবি, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 04-03-2021

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:08 hrs on 04-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS 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 6,74,000/-

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

Execution is admitted on 04/03/2021 by 1. 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, 2. Mr Kaushik Naskar, Son of Rabidas Naskar, 1/56, Sucheta Nagar, P.O: Haitu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Mrs Krishna Naskar, Wife of Mr Kaushik Naskar, 1/56, Sucheta Nagar, P.O: Haitu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

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 04-03-2021 by Mr Atanu Chatterjee, 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 6,786/- ( A(1) = Rs 6,740/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,754/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 8:49AM with Govt. Ref. No: 192020210239264171 on 04-03-2021, Amount Rs: 6,754/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1384861085 on 04-03-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 33,720/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 33,720/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AG0930, Amount: Rs.100/-, Date of Purchase: 19/02/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 8:49AM with Govt. Ref. No: 192020210239264171 on 04-03-2021, Amount Rs: 33,720/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1384861085 on 04-03-2021, Head of Account 0030-02-103-003-02



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 58385 to 58411  
being No 160301546 for the year 2021.



Digitally signed by DEBASISH DHAR  
Date: 2021.03.22 17:31:31 +05:30  
Reason: Digital Signing of Deed.

*Debasish*

(Debasish Dhar) 2021/03/22 05:31:31 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

22/03/2021 Query No. 16032000494056 / 2021 Deed No. 1 160301546 / 2021 Document No. 1