

00357/19

SANKAR

I 0328/19

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 666028

When the document is  
registered, the signature sheets or  
the endorsement sheets attached with  
the document are part of this document

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

18 JAN 2019


DEED OF CONVEYANCE

THIS INDENTURE made this the 18<sup>th</sup> day of January, Two  
Thousand and Nineteen (2019)

BETWEEN

Advocate

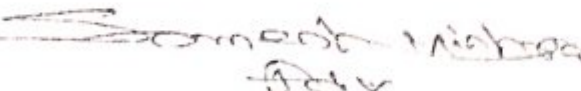
নং ১৪০  
তারিখ ০৩/০১/১৯  
কো-অপারেশন O. K. Mitra  
আবাস High Court  
স্বাক্ষর

  
District Sub-Registrar  
Allpore, South 24-Parganas



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

18 JAN 2019

  
Somnath Mishra  
High Court  
Allpore



**SRI ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH**, (PAN-BCEPG4308G), 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. SANKAR MUKHERJEE**, (PAN-AFEPM1822M), son of Late Sural Lal Mukherjee, by Occupation - Self Employed and (2) **SMT. ALPANA MUKHERJEE**, (PAN-BEMPM0616P), wife of Mr. Sankar Mukherjee, by Occupation- Housewife, both by faith- Hindu, both by Nationality- Indian, both of residing at 1/B, Ashok Road, Labanya Villa, Kolkata - 700084, hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

**AND**

**ARYAN TECHINOCON PVT. LTD.** (PAN - AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director **SRI BIMAL ROY**, (PAN : AFWPR5965E), son of Late Gopal Chandra Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 22, Green Avenue, Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075 hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative/ representatives and assign /assigns) of the **THIRD PART**

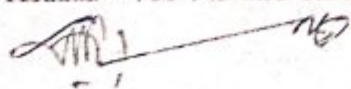
**WHEREAS** One Kartick Chandra Ghosh, was the absolute recorded Owner of a big plot of land measuring an area of 1.33 (One Acre and thirty three) Decimals comprising in R.S. Dag Nos.788, 803 and 804, under R.S. Khatian No.400, corresponding to L.R. Dag No.788 measuring land area of 49 (Forty nine) Decimals;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

 16

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  $\frac{1}{12}$ th share of the total property.



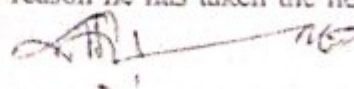


AND WHEREAS thereafter said Smt. Sudha Rani Ghosh, wife of Late Kartick Chandra Ghosh, died intestate leaving behind her five sons and six daughters as mentioned above and accordingly they jointly inherited the undivided  $\frac{1}{12}$ <sup>th</sup> share of the total property i.e. their mother's share 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 (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 becomes the 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, 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



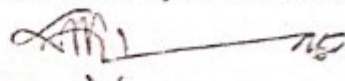


Third Part for developing the entire plot of the VENDOR and accordingly the Party of Third Part herein fragmented the entire plot of land into several small plots of land showing therein passage for egress and ingress.

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 shall make the beautification of the entire area for erecting eco friendly environment in future and the entire project is 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 for the development of the said property as mentioned in the memo below and accordingly he executed and registered this Deed of Sale for the passing the 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" to be developed by the CONFIRMING PARTY herein.

AND WHEREAS the VENDOR has declared to sell one demarcated Plot of land being No.'B/10' under "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 7 (Seven) Chittacks 21 (Twenty one) Sq.ft. corresponding to 1776 (One Thousand seven hundred and seventy six) Sq.ft. 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. Khation 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/10' 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.5,05,000/- (Rupees Five lac and five thousand) only against the land in question as described in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.20,000/- (Rupees Twenty thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY on behalf of the land Owner herein as described in the SCHEDULE - B below. It is pertinent to mention that The PURCHASERS herein are purchasing the net land area as mentioned in the SCHEDULE-B but the PURCHASERS have paid the total consideration value by calculating the net land area alongwith the land area of half of the 23'ft.wide southern side adjacent road i.e. the land area of 11.5 ft. wide of which full easement rights including the rights of egress and ingress shall be enjoyed by the PURCHASERS herein alongwith all other intending Purchaser.

AND WHEREAS the VENDOR herein has agreed to transfer the SCHEDULE -B mentioned property in favour of the PURCHASERS herein and the PURCHASERS have agreed to purchase and for the said property the PURCHASERS have paid the total consideration sum of Rs.5,05,000/- (Rupees Five lac and five thousand) only to the VENDOR against this land as mentioned in the SCHEDULE -B below and the PURCHASERS have agreed to pay the sum of Rs.20,000/- (Rupees Twenty thousand) only to the CONFIRMING PARTY for the development of the land at ARYAN TECHCITY as described in the SCHEDULE - B below.

AND WHEREAS the VENDOR herein has transferred the said demarcated Plot No.'B/10' AT "ARYAN TECHCITY" to the PURCHASERS herein and by this transfer the VENDOR has already received the total sum of Rs.5,05,000/- (Rupees Five lac and five thousand) only against the property from the PURCHASERS, the VENDOR has already received the full consideration amount related to the said land from the PURCHASERS and the VENDOR herein declares that he alongwith their future successors-in-interest shall have no right title and interest and possession upon the sold said demarcated Plot No.'B/10' 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/10' 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.5,05,000/- (Rupees Five lac and five 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/10' AT "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 7 (Seven) Chittacks 21 (Twenty one) Sq.ft. corresponding to 1776 (One Thousand seven hundred and seventy six) Sq.ft. 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, 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.

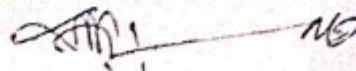
2. The PURCHASERS herein declare as follows :

- 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/10' 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/10' 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 free ly 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 require.
- e) The VENDOR herein declares that the said Plot No.'B/10' 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/10'. 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/10' as described in the





SCHEDULE B hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.

- h) The PURCHASERS shall use the Southern side 23'-0" wide common passage of the said Plot No. 'B/10' and also enjoy its full easement rights and the PURCHASERS shall have right to bring electric, telephone, drainage and sewerage connection through it.
  - i) The PURCHASERS shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Langalberia Gram Panchayet upon getting their names mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the VENDORS or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the PURCHASERS indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid.
  - j) The PURCHASERS herein are well aware that the CONFIRMING PARTY herein shall do all the acts in the total land of the VENDOR and the PURCHASERS shall bound to enter into an agreement with the CONFIRMING PARTY herein for the future works in the "ARYAN TECHCITY" of the VENDOR land whenever they shall be called for without raising any objection.
- That PURCHASERS acknowledges that they will abide by the terms of Agreement to be made with the Confirming Party regarding maintenance of the property.
- k) After registration if any error or omission is found, in future the VENDOR and the CONFIRMING PARTY shall execute and register the Deed of



Declaration and/or Deed of rectification in favour of the PURCHASERS at the cost of the PURCHASERS herein.

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

ALL THAT the piece and parcel entire plot of land measuring an area of 1.33 (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)

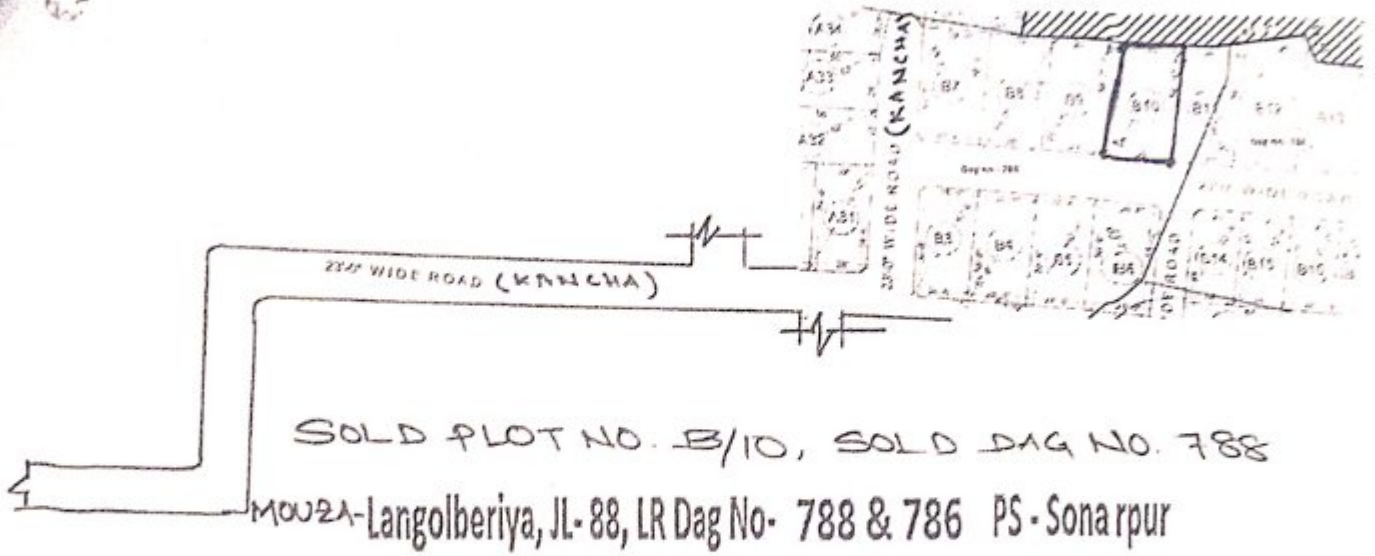
ALL THAT the piece and parcel of one vacant plot of <sup>land</sup> being Plot No.'B/10' under "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 7 (Seven) Chittacks 21 (Twenty one) Sq.ft. corresponding to 1776 (One Thousand seven hundred and seventy six) Sq.ft. situated in Mouza-Langalberia, 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>	:	Land of others; —
<u>ON THE SOUTH</u>	:	23'-0" wide Kancha Road; —
<u>ON THE EAST</u>	:	Plot No.B/11; —
<u>ON THE WEST</u>	:	Plot No.B/9. —

*[Signature]*

Ashim Ghosh.





Point 1 Plot

Ashim Ghosh.

Sankar Mukherjee  
Alpome Mukherjee

Advocate

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

WITNESSES :

F. Somesh Mishra  
Deb

Hoon Gang  
Co-Deb

Ashim Ghosh.

SIGNATURE OF THE VENDOR

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

Bir-1 Day.

SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY :

Debes Kumar Misra (Deb)

(DEBES KUMAR MISRA)

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

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-700086

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

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com



MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.5,05,000/- (Rupees Five lac and five thousand) only by the VENDOR herein for the land value and the sum of Rs.20,000/- (Rupees Twenty thousand) only by the CONFIRMING PARTY for the development of the land of the VENDOR'S 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.	176123	18.01.2019	ALLAHABAD BANK GARIA BRANCH	ASHIM KUMAR GHOSH	5,05,000/-
2.	176124	18.01.2019	ALLAHABAD BANK GARIA BRANCH	ARYAN TACHNO CORP LTD	20,000/-

Total : Rs.5,25,000.00

(Rupees Five lac and twenty five thousand) only

WITNESSES :

*[Signature]*  
Alok Kumar Mishra  
Alok Kumar  
Alok Kumar

Ashim Ghosh.

SIGNATURE OF THE VENDOR

2. Alokjit Kumar Mishra  
69/A Baghajatin Place  
Kolkata - 700086

*Binu Roy.*

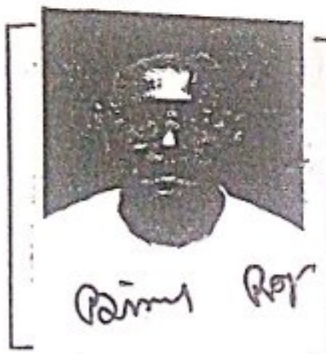
SIGNATURE OF THE  
CONFIRMING PARTY





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

Name... ASHIM K.R. GHOSH ALIAS A SHIM GHOSH  
 Signature Ashim Ghosh



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

Name... BIMAL ROY  
 Signature Bimal Roy



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

Name... SANKAR MUKHERJEE  
 Signature Sankar Mukherjee



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

Name ALPANA MUKHERJEE  
 Signature Alpina Mukherjee



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

0328/19

GRN: 19-201819-033069428-1

Payment Mode

Online Payment

GRN Date: 17/01/2019 17:54:45

Bank : HDFC Bank

BRN : 694656933

BRN Date: 17/01/2019 17:55:51

DEPOSITOR'S DETAILS

Id No. : 16040000087322/2/2019

[Query No./Query Year]

Name : Atanu Chatterjee

Contact No. :

Mobile No.: +91 9748003669

E-mail :

Address : 809 MadurdahaKolkata700107

Applicant Name : Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor : 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	16040000087322/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	27171
2	16040000087322/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	5696

Total

32867

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

Sonarpur Mukhesajre



সংসদীয় জমাদারী

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

Query No / Year	1604-0000087322/2019	Office where deed will be registered
Query Date	17/01/2019 1:14:05 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 20,000/-]	
Set Forth value	Market Value	
Rs. 5,45,000/-	Rs. 5,45,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 27,271/- (Article:23)	Rs. 5,696/- (Article:A(1), E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-788	LR-428/1	Bastu	Shali	2 Katha 7 Chatak 21 Sq Ft	5,45,000/-	5,45,000/-	Width of Approach Road: 23 Ft.,
Grand Total :					4.07000000Dec	5,45,000 /-	5,45,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	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



Query No: 1604-0-000087322 of 2019



2	Aryan Technocon Pvt. Ltd. ( Private Limited Company ) UJA7, Survey Park, Santoshpur, P.O.- Santoshpur, P.S.- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AAQCA1217G, Status :Organization, Executed by: Representative	Organization	Executed by Representative
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**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Sankar Mukherjee Son of Late. Surat Lal Mukherjee, 1/B, Ashok Road, Labanya Villa, P.O.- Garia, P.S.- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFEPM1822M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs Alpana Mukherjee Wife of Mr. Sankar Mukherjee, 1/B, Ashok Road, P.O.- Garia, P.S.- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BEMPM0616P, 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 Pvt. Ltd. (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:কার্তিক ঘো, Address:নিজ , Classification:সালি, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant

**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 Ashim Ghosh, Mr Sankar Mukherjee, Mrs Alpana Mukherjee, Mr Bimal Roy



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REMARKS





*Alpina Mushkiee*





आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
ARYAN TECHNOCON PRIVATE LIMITED		
02/02/2016		
Permanent Account Number AAOCA1247G		

## Major Information of the Deed



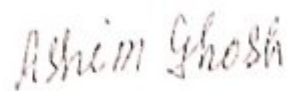
Deed No:	I-1604-00328/2019	Date of Registration	18/01/2019
Query No / Year	1604-0000087322/2019	Office where deed is registered	
Query Date	17/01/2019 1:14:05 PM	D 5 R - IV NORTH 24 PARGANAS District	South 24 Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,000/-]		
Set Forth Value	Market Value		
Rs. 5,45,000/-	Rs. 5,45,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 27,271/- (Article:23)	Rs. 5,690/- (Article :A(1), E, B, M(b), H)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatan Number	Land Proposed	Land Use ROR	Area of Land	Sett/orth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-788	LR-428/1	Bastu	Shali	2 Katha 7 Chatak 21 Sq Ft	5,45,000/-	5,45,000/-	Width of Approach Road: 23 Ft.
Grand Total :					4.07Dec	5,45,000 /-	5,45,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office			
		18/01/2019	18/01/2019	18/01/2019
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: 18/01/2019 , Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office				






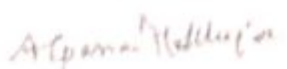
Major Information of the Deed :- I-1604-00328/2019-18/01/2019






Aryan Technocon Pvt. Ltd.

C/47, Survey Park, Santoshpur, P.O. - Santoshpur, P.S. - Purba Jadabpur, District - South 24 Parganas, West Bengal, India, PIN - 700075, PAN No. : AAOCA1217G, Status : Organization, Executed by : Representative

### Buyer Details :

S No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sankar Mukherjee</b> Son of Late Surat Lal Mukherjee Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office	 18/01/2019	 LTI 18/01/2019	 18/01/2019
Son of Late Surat Lal Mukherjee Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFEPM1822M, Status :Individual, Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Alpana Mukherjee</b> Wife of Mr Sankar Mukherjee Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office	 18/01/2019	 LTI 18/01/2019	 18/01/2019
Wife of Mr Sankar Mukherjee Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BEMPM0616P, Status :Individual, Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office				

### Representative Details :

Representative Details :				
Sl. No.	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr Bimal Roy (Presentant ) Son of Late Gopal Chandra Roy Date of Execution - 18/01/2019, , Admitted by: Self, Date of Admission: 18/01/2019, Place of Admission of Execution: Office</p>	 Jan 18 2019 1:42PM	 LTI 18/01/2019	 18/01/2019
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 Pvt. Ltd. (as Director)				

Major Information of the Deed :- 1-1604-00328/2019-18/01/2019



# 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 Ashim Ghosh, Mr Sankar Mukherjee, Mrs Alpana Mukherjee, Mr Bimal Roy

18/01/2019

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashim Ghosh	Mr Sankar Mukherjee-1.0175 Dec, Mrs Alpana Mukherjee-1.0175 Dec
2	Aryan Technocon Pvt. Ltd.	Mr Sankar Mukherjee-1.0175 Dec, Mrs Alpana Mukherjee-1.0175 Dec

## Land Details as per Land Record

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

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:- 786), LR Khatian No:- 428/1	Owner:মদন মোহন ঘোষ, Gurdian:কার্তিক ঘো, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160400328 / 2019

On:18-01-2019

**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 13:28 hrs on 18-01-2019, 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 5,45,000/-

Major Information of the Deed :- I-1604-00328/2019-18/01/2019



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

Execution is admitted on 18/01/2019 by 1. Mr Ashan Ghosh, Alias Mr Ashim Kumar Ghosh, Son of Late Anur Kumar Ghosh, Village- Langabheria, P.O. Dakshin Gobindapur, Thana Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 2. Mr Sankar Mukherjee, Son of Late Suraj Lal Mukherjee, 1B, Ashok Road, Labanya Villa, P.O. Garia, Thana Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Mrs Alpana Mukherjee, Wife of Mr Sankar Mukherjee, 1B, Ashok Road, P.O. Garia, Thana Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified 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 18-01-2019 by Mr Bimal Roy, Director, Aryan Technoon Pvt. Ltd. (Private Limited Company), C/47, Survey Park, Santoshpur, P.O.- Santoshpur, P.S.- Purba Jadabpur, District-South 24-Parganas West Bengal, India, PIN - 700075

Identified 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 5,696/- ( A(1) = Rs 5,450/-, B = Rs 200/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,696/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/01/2019 5:55PM with Govt. Ref. No. 192018190330694281 on 17-01-2019, Amount Rs. 5,696/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 694656933 on 17-01-2019, Head of Account 0030-03-104-001-16

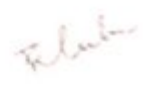
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 27,271/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 27,171/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 280, Amount: Rs. 100/-, Date of Purchase: 03/01/2019, Vendor name: Tapas Mazumder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/01/2019 5:55PM with Govt. Ref. No. 192018190330694281 on 17-01-2019, Amount Rs. 27,171/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 694656933 on 17-01-2019, 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-1604-00328/2019-18/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 14995 to 15021

being No 160400328 for the year 2019.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2019.01.30 17:42:25 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 30/01/2019 17:42:09

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)