

000000/19

0527/19

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 526422

Wherever the signature is written
in registration, the signature should not
be underlined and should be written
in ink and not in pencil.

District Sub-Registrar-IV
Alipore, South 24-Parganas

18 JAN 2019

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

BETWEEN

A. S. Chatterjee

SL. NO. 1712 DATE 16 JAN 2019

NAME

ADDRESS

RS. 100/-

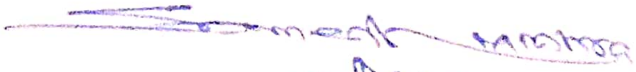


T.K. PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal.
69/1, Baghajatin Place, Kol-86



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

18 JAN 2019


Debesh Kr. Misra
17/1/2019


SRI SAMARJIT GHOSH (PAN-BEOPG2937K), son of Late Anil Ghosh alias Anil Kumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative /representatives and assign /assigns) of the **FIRST PART**

AND

ARYAN TECHNOCON PVT. LTD. (PAN-AAOCA1217G), a Private Limited Company having **CERTIFICATE of INCORPORATION NO.U45400WB2016PTC209484** having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director **SRI 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 referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, successors-in-interest, successors-in-office, representatives and assigns) of the **SECOND PART**

WHEREAS the present **OWNER** herein is the absolute owner of a plot land measuring an area of **20 (Twenty) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.789, under L.R. Khatian No.553, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145.**

AND WHEREAS by virtue of a registered Deed of Gift dated 19.09.1981, registered at A.D.S.R. Sonarpur and recorded into Book No.1, Deed No.4462 for the year 1981, the **OWNER** herein obtained entire plot of land in L.R. Dag No.789 and also other plots of land situated in **Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.789, under Langalberia Gram Panchayet, P.S. Sonarpur, District - South 24 Parganas, Kolkata - 700 145, and thereafter the present Owner herein recorded the said**

[Handwritten signature]

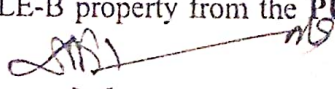
plot of land and also other land in the record of the B.L.& LR.O. under L.R. Khatian No.553 of L.R. Dag No.789, of Mouza - Langalberia, J.L. No.88.

AND WHEREAS thus the **VENDOR** herein becomes the absolute Owner of total land area measuring **20 (Twenty) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.789, under L.R. Khatian No.553,** under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 in morefully described in the **SCHEDULE B** hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

AND WHEREAS said **OWNER/VENDOR** herein desires to sell entire plot of land measuring an area of **20 (Twenty) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.789, under L.R. Khatian No.553,** under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145 and the entire sold property as described in the **SCHEDULE B** below and the **PURCHASER** has agreed to purchase the said plots of land as described in the **SCHEDULE - B** below for the price as declared by the **VENDOR** as total consolidated price of **Rs.9,85,000/- (Rupees Nine lac and eighty five thousand) only** against the **SCHEDULE -B** property.

AND WHEREAS the **VENDOR** herein has agreed to transfer the **SCHEDULE -B** mentioned property in favour of the **PURCHASER** herein and for the said property the **PURCHASER** has paid the such declared consideration sum of **Rs.9,85,000/- (Rupees Nine lac and eighty five thousand) only** to the **VENDOR** against the above mentioned said plot of land as mentioned in the **SCHEDULE -B** below and accordingly the total consideration sum of **Rs.9,85,000/- (Rupees Nine lac and eighty five thousand) only** has been paid by the **PURCHASER** to the **VENDOR** herein.

AND WHEREAS the **VENDOR** herein has no objection for such transfer of the said **SCHEDULE – B** mentioned property to the **PURCHASER** herein and by this transfer the **VENDOR** has already received the total sum of **Rs.9,85,000/- (Rupees Nine lac and eighty five thousand) only** against the **SCHEDULE-B** property from the **PURCHASER** by virtue of this



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



NOW THIS INDENTURE WITNESSETH THAT :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of **Rs.9,85,000/- (Rupees Nine lac and eighty five thousand)** only in full and finally paid by the **PURCHASER** to the **VENDOR** out of which the **PURCHASER** has paid the entire consideration sum of **Rs.9,85,000/- (Rupees Nine lac and eighty five thousand)** only to the **VENDOR** and the **VENDOR** hereby acknowledge the receipt of the same as per Memo of Consideration hereunder written and the **VENDOR** hereby indefeasibly grant, transfer, covey, assign and assure unto the **PURCHASER** All That the piece and parcel of the said **SCHEDULE – B** mentioned property, measuring land area of **20 (Twenty) Decimals** situated in **Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.789, under L.R. Khatian No.553, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145** which is the part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** herein into and upon the said land and property and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, paths, muniments, writings



and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and plot of land and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and its heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The **VENDOR** herein doth hereby covenant with the **PURCHASER** and also declare as follows :-
 - a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or his predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said **SCHEDULE – B mentioned property**, that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.
 - b) The **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said **SCHEDULE – B mentioned property** and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR** herein.
 - c) The **VENDOR** herein shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** upto against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and

encumbrances whatsoever suffered by the **VENDOR** herein or any person lawfully or equitably claiming from under or in trust for the **VENDOR** herein.

- d) The **VENDOR** herein and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and property hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** herein shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.
- e) The **VENDOR** herein declares that subject to the above said **SCHEDULE - B** mentioned property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said **SCHEDULE - B** mentioned property, The **VENDOR** herein sold the said **SCHEDULE - B** mentioned property to the **PURCHASER** having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold the said **SCHEDULE - B** mentioned property as described in the **SCHEDULE -B** below is not a vested one.
- f) The **VENDOR** herein also declares herein that after registration of this Deed of Conveyance the **PURCHASER** shall has every right to transfer the "said **SCHEDULE - B** mentioned property, such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- g) The **PURCHASER** shall use the adjacent passages of the property and also enjoy its full easement rights and the **PURCHASER** shall has right to bring electric, telephone, drainage and sewerage connection through it.

[Handwritten signature] MS

- h) The PURCHASER shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the concerned Panchayet upon getting its name mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the VENDOR or any of his predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the PURCHASER indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.
- i) The VENDOR hereby declares that he sell the entire SCHEDULE B mentioned property as mentioned below and he and also his any legal heirs shall never claim and/or demand the entire SCHEDULE B mentioned property in future.
- j) After registration if any error or omission is found, the VENDOR shall execute and register the Deed of Declaration and/or Deed of rectification in favour of the PURCHASER at the cost of the PURCHASER herein.

SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT the piece and parcel of plot of vacant ^{Goaga} land measuring 20 (Twenty) Decimals situated in Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.789, under L.R. Khatian No.553, under Langalberia Gram Panchayet, P.S. Sonarpur, District-South 24 Parganas, Kolkata - 700 145. The entire property is butted and bounded by : On the North - Land of L.R. Dag No.789; on the South - Land of L.R. Dag No.788; On the East - Land of L.R. Dag No.787; On the West - 791 and 917 and the purchaser purchasing this plot of land for residential plotting purposes.

Samarjit Ghosh.

— 119 —

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

WITNESSES :

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

Samarjit Ghosh.

SIGNATURE OF THE VENDOR

~~Somesh Mishra~~
Advocate
High Court
Calcutta

Paimi Roy

SIGNATURE OF THE PURCHASER

READ OVER AND EXPLAINED AND ALSO
PREPARED & DRAFTED BY :

Debes Kumar Misra (Advocate)

(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 **PURCHASER** the sum of Rs.9,85,000/- (Rupees Nine lac and eighty five thousand) only against the **SCHEDULE - B** mentioned property by the **VENDOR** as full and final settlement of entire consideration money in the manner followings :-

Sl. No.	Cheque No./ Cash	Date	Name of the Bank & Branch	Amount (Rs.)
1.	000086	04.12.2016	HDFC Bank Santoshpur	Rs. 1,00,000.00
2.	000087	04.12.2016	-DO-	Rs. 50,000.00
3.	000322	18.12.2017	-DO-	Rs. 1,00,000.00
4.	000399	15.08.2018	-DO-	Rs. 1,00,000.00
5.	000643	16.01.2019	-DO-	Rs. 10,000.00
6.	000644	18.01.2019	-DO-	Rs. 1,50,000.00
7.	000645	18.01.2019	-DO-	Rs. 2,76,000.00
8.	By Cash	on Several Dates	--	Rs. 1,99,000.00
TOTAL :				Rs.9,85,000.00

(Rupees Nine lac and eighty five thousand) only

WITNESSES :

1. Abhijit Kumar Mishra
69/1, Baghepatin Place
Kolkata 700086

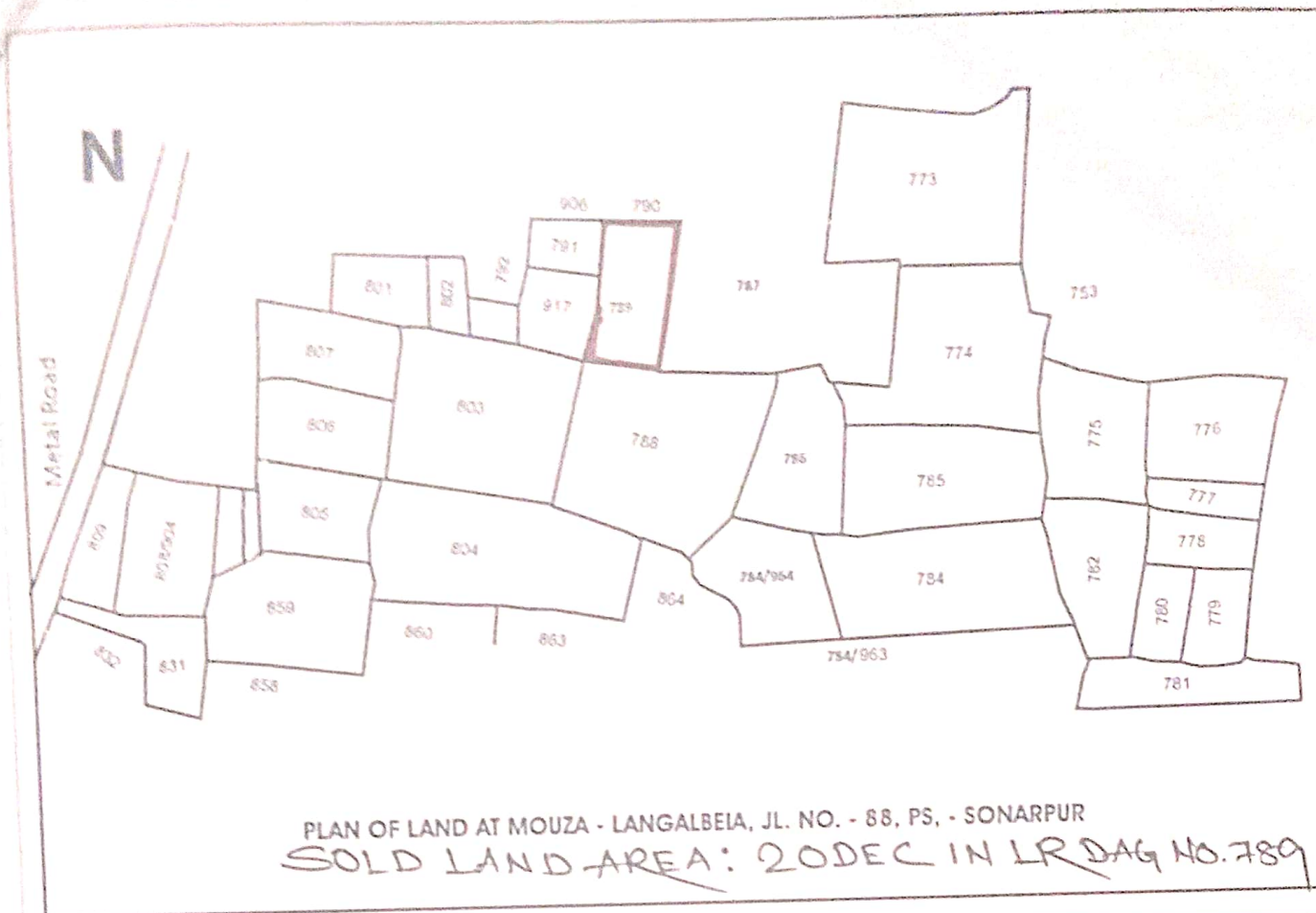
Samarjit Ghosh.

2. ~~Samarjit Ghosh~~

SIGNATURE OF THE VENDOR

Attn: Samrjit Ghosh

Advocate



Samarjit Ghosh.

ANYA DISCUSSIONS W/ R/O.

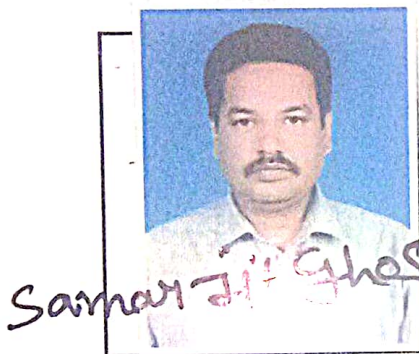
Bimal Roy.

DIRECTOR

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

Name

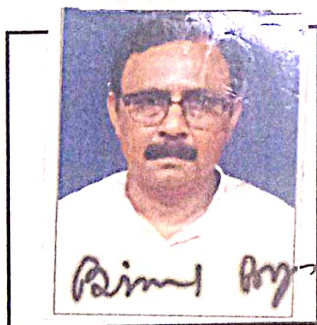
Signature



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

Name... SAMARJIT GHOSH

Signature Samarjit Ghosh.



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

Name ... BIMAL ROY

Signature ... Bimal Roy

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

Name

Signature

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

0327/19

GRN: 19-201819-033072627-1

Payment Mode

Online Payment

GRN Date: 17/01/2019 19:04:46

Bank : HDFC Bank

BRN : 694722919

BRN Date: 17/01/2019 19:06:17

DEPOSITOR'S DETAILS

Id No. : 16040000087701/2/2019

[Query No./Query Year]

Name : Aryan

Contact No. :

Mobile No. : +91 9748003669

E-mail :

Address : C47 Survey ParkKol700075

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	16040000087701/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	109920
2	16040000087701/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	22046
3	16040000087701/2/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	800

Total

132766

In Words : Rupees One Lakh Thirty Two Thousand Seven Hundred Sixty Six only

✓

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

SAMARJIT GHOSH

ANIL GHOSH

27/11/1969

Permanent Resident Number

BEOP02037K

Samarjit Ghosh

Signature



एक कार्ड के खोने / या तो पर कृपया सूचित करें / सीआई
आयकर विभाग कार्ड, एक एक ही एक
सीआई नंबरों, आयकर विभाग
आयकर विभाग एक के के कार्डों,
नगर, पुणे - 411 043.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAM Service Unit, NSDI,
3rd Floor, Nuphone Chambers,
Near Natter Telephone Exchange,
Nasir, Pune - 411 043.

Tel: 91-20-2721 8000, Fax: 91-20-2721 8081
e-mail: nsdi@nsdi.gov.in



आयकर विभाग

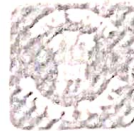
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ARYAN TECHNOCON PRIVATE LIMITED

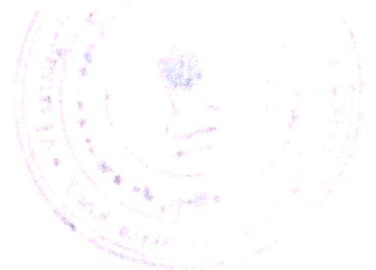


02/02/2016

Permanent Account Number

AAOCA1217G

16012016





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

Query No / Year	1604-0000087701/2019	Office where deed will be registered
Query Date	17/01/2019 1:43:00 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra Hc, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document ✓	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 9,85,000/- ✓	Rs. 22,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,10,020/- (Article:23)	Rs. 22,046/- (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. 800/-		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-789	LR-553	Bastu	Bagan	20 Dec	9,85,000/-	22,00,000/-	Width of Approach Road: 2 Ft.,
Grand Total :					20.00000000Dec	9,85,000 /-	22,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Samarjit Ghosh Son of Late Anil Ghosh, Vilage 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. BEOPG2937K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

or Details :

No	Name & address	Status	Execution Admission Details :
1	ARYAN TECHNOCON PRIVATE LIMITED (Private Limited Company) C/47, SURVEY PARK, P O - SANTOSH PUR, 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

Representative Details :

SI 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 - 789(Corresponding RS Plot No.- 789), LR Khatian No - 553	Owner সমরজিত ঘোষ, Gurdian জনি কুমার ঘোষ, Address নিজ, Classification: বাগান, Area 0.2 Acre,	Mr Samarjit Ghosh

Identifier Details :

Name & address
Mr Somnesh Mishra Son of Mr. D K Mishra H C, 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 Samarjit Ghosh, Mr BIMAL ROY

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
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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 02/03/2019 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.

Major Information of the Deed




Deed No :	I-1604-00327/2019	Date of Registration	18/01/2019
Query No / Year	1604-0000087701/2019	Office where deed is registered	
Query Date	17/01/2019 1:43:00 PM	D S R - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra Hc Thana Hare Street District Kolkata WEST BENGAL 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 9 85 000/-	Rs 22 00 000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1 10 020/- (Article 23)	Rs 22 046/- (Article A(1), E, 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	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-789	LR-553	Bastu	Bagan	20 Dec	9,85,000/-	22,00,000/-	Width of Approach Road 2 Ft.
Grand Total :					20Dec	9,85,000 /-	22,00,000 /-	

Seller Details :



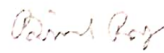


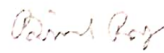


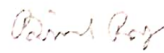
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Samarjit Ghosh Son of Late Anil Ghosh Executed by: Self, Date of Execution: 18/01/2019 Admitted by: Self, Date of Admission: 18/01/2019, Place : Office			
		18/01/2019	L1 18/01/2019	18/01/2019
Village Langalberia, 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.:: BEOPG2937K, 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-1604-00327/2019-18/01/2019

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARYAN TECHNOCON PRIVATE LIMITED C/47, SURVEY PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAOCA1217G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>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</td><td></td><td></td><td></td></tr><tr><td></td><td>Jan 18 2019 1:37PM</td><td>LTI 18/01/2019</td><td>18/01/2019</td></tr></table>	Name	Photo	Finger Print	Signature	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					Jan 18 2019 1:37PM	LTI 18/01/2019	18/01/2019	<p>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)</p>		
Name	Photo	Finger Print	Signature													
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																
	Jan 18 2019 1:37PM	LTI 18/01/2019	18/01/2019													

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Mishra H C, 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 Samarjit Ghosh, Mr BIMAL ROY
18/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Samarjit Ghosh	ARYAN TECHNOCON PRIVATE LIMITED-20 Dec

Major Information of the Deed :- I-1604-00327/2019-18/01/2019

nd 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
11	LR Plot No.- 789(Corresponding RS Plot No.- 789), LR Khatian No.- 553	Owner:সমরজিৎ ঘোষ, Gurdian:অনিব কুমার ঘো, Address:বিজ , Classification:বাগান, Area:0.20000000 Acre,	Mr Samarjit Ghosh

Endorsement For Deed Number : I - 160400327 / 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 13:25 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 22,00,000/-

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

Execution is admitted on 18/01/2019 by Mr Samarjit Ghosh, Son of Late Anil Ghosh, Vilage Langalberia, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Identified by Mr Somesh Mishra, , Son of Mr D K Mishra, H C, 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 TECHNOCON PRIVATE LIMITED (Private Limited Company), C/47, SURVEY PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, , Son of Mr D K Mishra, H C, 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 22,046/- (A(1) = Rs 22,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2019 7:06PM with Govt. Ref. No: 192018190330726271 on 17-01-2019, Amount Rs: 22,046/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 694722919 on 17-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1604-00327/2019-18/01/2019

Amount of Stamp Duty

Pradigata Katakore Gatha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARAGANA5

Figure 24. Parganas, West Bengal

~~Reference Identification and Log Control - 4-8067-10-000~~

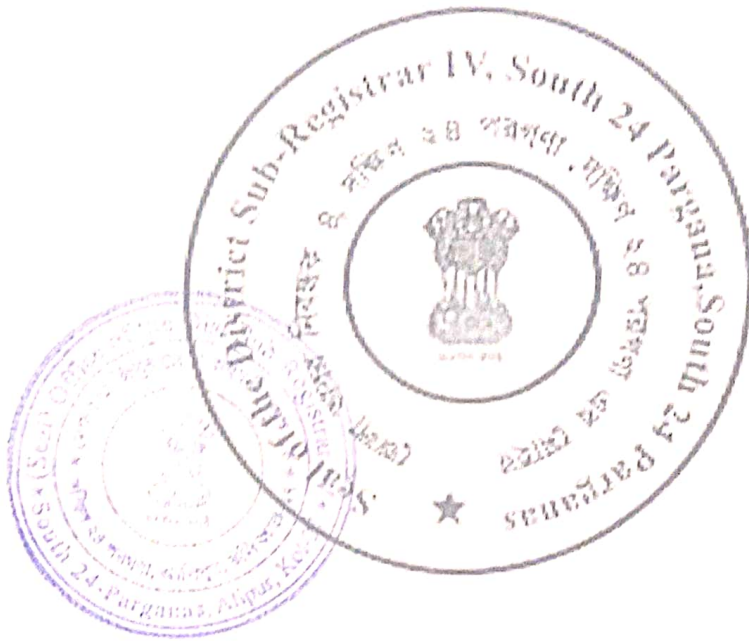
1944

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 10857 to 10878

being No 160400327 for the year 2019.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2019.01.22 14:58:00 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 22-01-2019 14:56:46

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)