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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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the endorsement sheets attached with
the document are part of this document

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

DEED OF CONVEYANCE

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

BETWEEN

[Signature]
A. K. S. S. S. S.

16522

26 NOV 2018

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kcl-27

D. K. Misra

Advocate
High Court
Calcutta

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

130 NOV 2018

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Adv
High Court
Calcutta

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

AND

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

AND

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

AND

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

TITLE OF THE VENDOR NO.1

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



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 $\frac{1}{12}$ th share of the total property i.e. their mother's share as per Hindu Succession Act, 1956.

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

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



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

TITLE OF THE VENDOR NO.2

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

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

TITLE OF THE VENDOR NO.3

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

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

AND WHEREAS said Pravat Kumar Ghosh, died intestate on 18.10.2006, his undivided recorded land area measuring 4 (four) Decimals in L.R. Dag No.781 and also entire land area measuring 25 (Twenty Five) Decimals in L.R. Dag No.784/964 i.e. totalling land area of 29 (Twenty Nine) Decimals, both under L.R. Khatian No.321, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, was inherited by his four sons namely Sri Biswajit Ghosh, Sri Alope Kumar Ghosh, Sri Satyajit Ghosh and Sri Abhijit Ghosh., one daughter namely Smt. Reba Ghosh and his wife namely Smt. Chhaya Rani Ghosh as per Hindu Succession Act, 1956 each having undivided $\frac{1}{6}$ th share of the total property.

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

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



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

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

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

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

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

granted their total inherited undivided Bastu land area measuring 62 (Sixty two) Decimals comprising in L.R. Dag No.781, undivided land area measuring 4 (Four) Decimals out of total land area of 22 (Twenty two) Decimals entire L.R. Dag No.784/964, measuring land area 25 (twenty five) Decimals both under L.R. Khatian Nos.321 and in entire L.R. Dag No.784, measuring land area 33 (Thirty three) Decimals under L.R. Khatian No. 433, of Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District-South 24 Parganas, Kolkata – 700 145, in favour of the **VENDOR NO.3.**

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

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

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

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

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

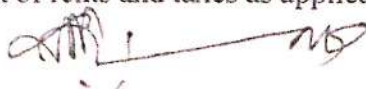
AND WHEREAS the VENDORS No.1 to 3 herein have transferred the said demarcated one Plot of land being Plot No.'B/6' AT "ARYAN TECHCITY" to the PURCHASER herein and by this transfer the VENDORS No.1 to 3 herein have jointly received the total sum of Rs.6,50,000/- (Rupees Six lac and fifty thousand) only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



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

NOW THIS INDENTURE WITNESSETH THAT :

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



2. The **PURCHASER** herein declare as follows :
- a) She has fully satisfied herself as to the title of the **VENDORS** and possession and demarcation of the Schedule B mentioned property.
 - b) Acknowledges that the said Plot of Land she is purchasing is well located and is best suited for her occupational requirements.
 - c) She has fully satisfied herself as to the size of the said plot of land.
 - d) She has inspected physically the said plot of land alongwith the layout plan drawn by the **Vendors** in her presence.
 - e) She has fully satisfied herself with the accessibility and connectivity of the said plot of land.
3. The **VENDORS** herein doth hereby covenant with the **PURCHASER** and also declare as follows :-
- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDORS No.1 to 3 herein** or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDORS No.1 to 3 herein** are lawfully and absolutely entitled to subject to the said **Plot No.'B/6'** under "**ARYAN TECHCITY**" that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.
 - b) The **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold **Plot No.'B/6'** as described in the **SCHEDULE-B** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS** herein.



- c) The **VENDORS** herein shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** upto against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** herein or any person lawfully or equitably claiming from under or in trust for the **VENDORS** herein.
- d) The **VENDORS** herein and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and property hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** herein shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.
- e) The **VENDORS** herein declare that the said **Plot No. 'B/6'** hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said **Plot No. 'B/6'**. The **VENDORS** herein sold the said **Plot** to the **PURCHASER** having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold **Plot** as described in the **SCHEDULE -B** below is not a vested one. The **VENDORS** herein sold the said **Plot** to the **PURCHASER** as described in the **SCHEDULE -B** below which is free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**.
- f) In presence of the **PURCHASER** herein the said **VENDORS** herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.



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

Handwritten signature and initials, possibly reading 'M. S. 1' or similar, with a horizontal line extending to the right.

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

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

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

LAND OF THE VENDOR NO.1

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

LAND OF THE VENDOR NO.2

ALL THAT the piece and parcel entire plot of land measuring an area of 33.52 (Thirty three point fifty two) Decimals i.e. in L.R. Dag No.774 measuring land area of 11.52 (Eleven point Fifty two) Decimals out of his as per L.R. parcha recorded land area measuring 12 (Twelve) Decimals and in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals both under L.R. Khatian No.504 of Mouza - Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, P.S. Sonarpur, District - South 24-Parganas, Kolkata - 700 145.



LAND OF THE VENDOR NO.3

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

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

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

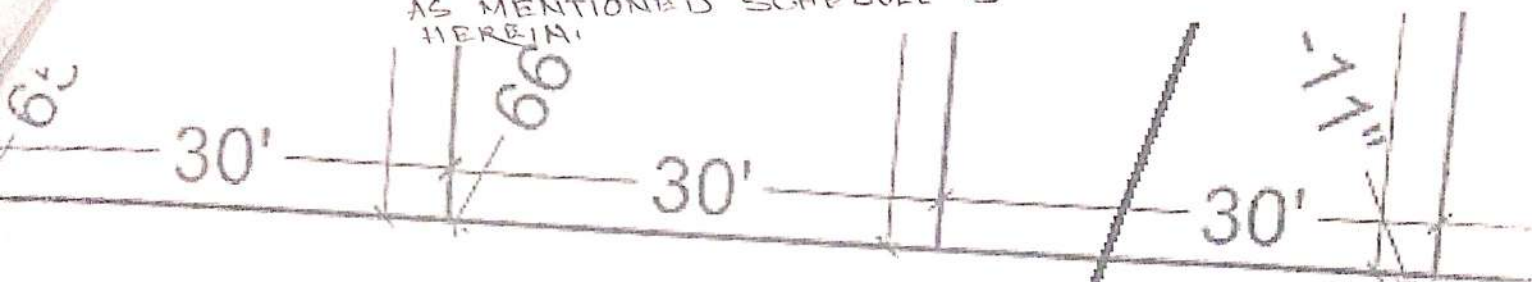
The sold Plot No. 'B/6' butted and bounded by :-

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



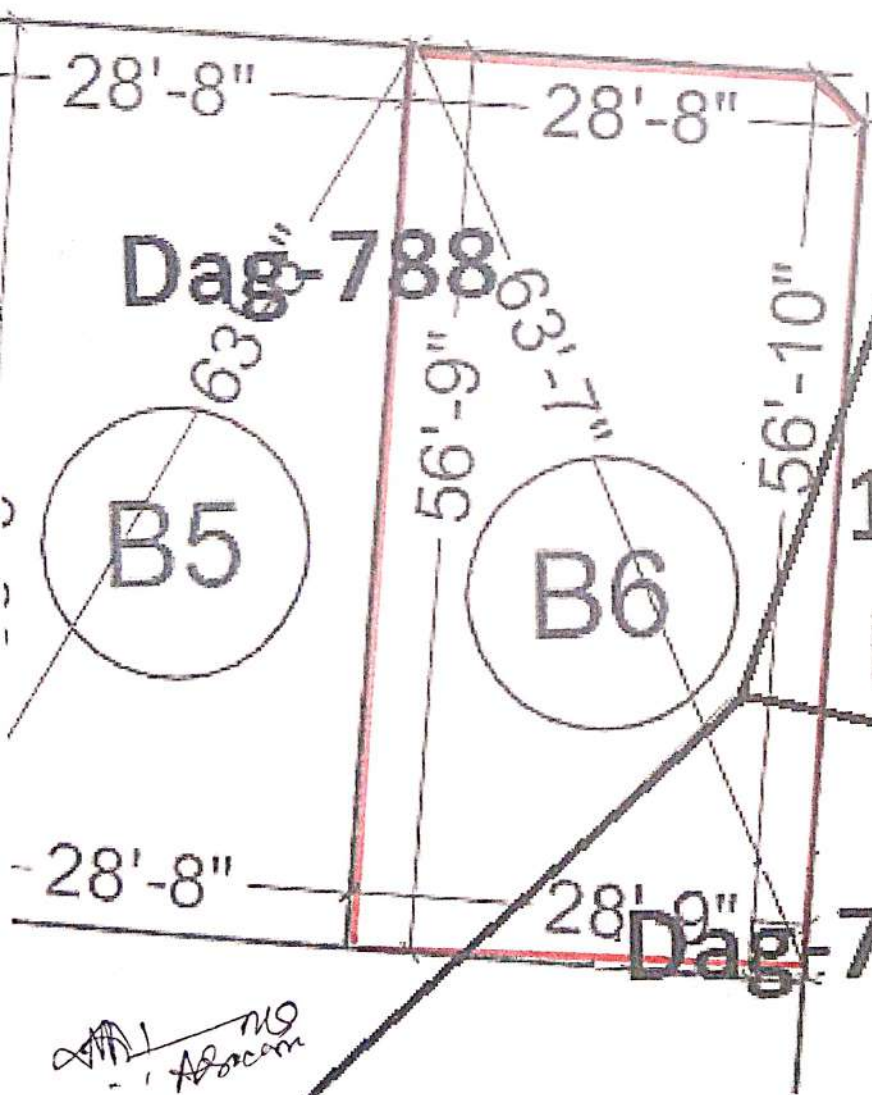
Ashwin Ghosh.

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



23'-0" wide road

Dag-786



Dag-788

17'-0"
 Road



Dag-784/964

MS
 Ashim

Ashim Ghosh.

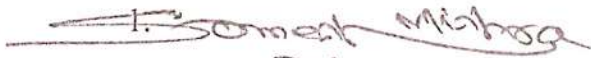

ARYAN TECHNOLOGY PVT. LTD.

Pratul Roy.

10/07/2018

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

WITNESSES :


 Deb Kumar Misra


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

1. Ashim Ghosh.

2. Mahabir Ghosh

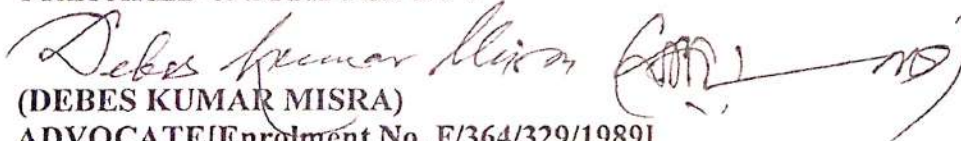
3.



DIRECTOR

SIGNATURE OF THE VENDORS

PREPARED & DRAFTED BY :


 (DEBES KUMAR MISRA)

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

HIGH COURT, CALCUTTA

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

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

Email: debeskumarmisra@gmail.com

9051446430 (Somesh),

Email: mishrasomesh08@gmail.com

9836115120 (Tapes),

Email: tapes.mishra85@gmail.com

MEMO OF CONSIDERATION

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

Sl. No.	Account Payee Cheque No.	Date	Name of the Bank and Branch	To whom the Cheque issued	Amount(Rs.)
1.	867580	30.11.2018	State Bank of India, Chittaranjan	Vendor No. 1	Rs. 4,50,000.00
2.	000591	30.11.2018	H.D.F.C. Bank Santoshpur M.S.	Vendor No. 2	Rs. 20,000.00
3.	807577	10.11.2018	State Bank of India, Chittaranjan	Vendor No. 3	Rs. 50,000.00
4.	361832	24.04.2017	State Bank of India, Raghunathpur	DO	Rs. 50,000.00
5.	361846	10.11.2018	DO.	DO	Rs. 80,000.00
Total :					Rs.6,50,000.00

(Rupees Six lac and fifty thousand) only

WITNESSES :

[Signature]
[Signature]
[Signature]

1. Ashim Ghosh.

2. Mahabir Ghosh.

3. ARUN K. GHOSH











Bind Roy.

SIGNATURE OF THEVENDORS









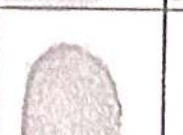

2. Alokejit Kumar Mishra
 69/1, Baghejati Place
 Kolkata 70006

[Signature]
[Signature]







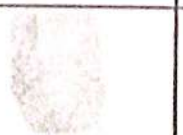



Bind Roy

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


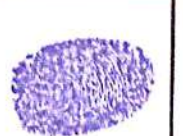

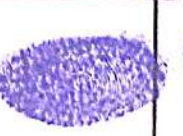
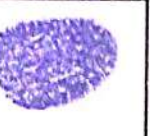
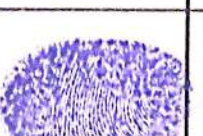

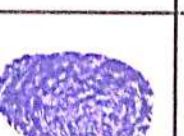

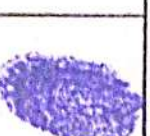
Name ASHIM KUMAR GHOSH ALIAS ASHIM GHOSH
 Signature Ashim Ghosh

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

Name MAHADEV GHOSH
 Signature Mahadev 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 ANITA PRASAD
 Signature Anita Prasad

2013/18

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

GRN: 19-201819-031125437-1

Payment Mode Online Payment

GRN Date: 29/11/2018 16:27:34

Bank : HDFC Bank

BRN : 654657717

BRN Date: 29/11/2018 16:29:55

DEPOSITOR'S DETAILS

Id No. : 16040001805186/2/2018

[Query No./Query Year]

Name : ATANU CHATTERJEE

Contact No. :

Mobile No. : +91 9748003669

E-mail :

Address : 809 MADURDAHA KOL107

Applicant Name : Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001805186/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	32421
2	16040001805186/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	6546

Total

38967

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

आयकर विभाग

INCOME TAX DEPARTMENT

ARYAN TECHNOCON PRIVATE LIMITED

भारत सरकार

GOVT. OF INDIA



02/02/2016

AAOCA1217G

16/02/2016

इस कार्ड को खोने / कहीं पर खोना हुआ हो / खोना :

आयकर सेवा केंद्र, एन.एस.डी.एल.

3 वीं मंजिल, मंत्री स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,

मोडल कॉलोनी, नरूप डंगलू 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

3rd floor, Minister Starling,

Plot No. 341, Survey No. 997/8,

Model Colony, Near Deep Dargah Chowk,

Pune - 411 016.

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081

e-mail: nsdl@nsdl.co.in

आवक वित्त
INCOME TAX DEPARTMENT



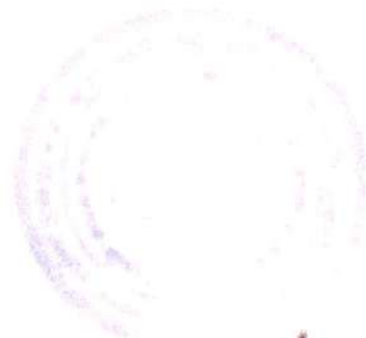
भारत सरकार
GOVT. OF INDIA

BUNAL ROY
GOPAL CHANDRA ROY
DEPT. 1161
Permanent Account Number
A/PNPR.001161



Signature

Amal Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANITA PRASAD

ANANDHATH PRASAD

22/07/1972

Partnership Account Number

AXTPP1807Q

Anita Prasad

Signature



Anita Prasad

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
MAHADEV GHOSH

PACHU GHOSH

01/01/1961

Permanent Account Number

HMANG0119F

01/01/2000

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTHHS,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/भेजें।

आयकर पैन सेवायुक्त, उ. टी. ए. एस. यू.

प्लॉट नं. 3, सेक्टर 11, सी. डी. बी. एल. ए.

नवी मुंबई - 400 614

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Mahadev Ghosh Son of Late Panchu Ghosh Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BMAPG0119F, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 30/11/2018	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 30/11/2018
2	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, Date of Execution: 30/11/2018	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 30/11/2018
3	Aryan Technocon Private Limited C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: AAOCA1217G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Anita Prasad Daughter of Awadhinath Prasad Raghunathpur Municipality Ward No.8, Raghunathpur, P.O:- Raghunathpur, P.S:- Raghunathpur, District:-Purulia, West Bengal, India, PIN - 723133 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AXTPP1607Q, Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Mr Bimal Roy (Presentant) 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)

Identifier Details :

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

Transfer of property for L1

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

Transfer of property for L2

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

Transfer of property for L3

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

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 428/1	Owner:মদন মোহন ঘোষ, Gurdian:কার্তিক ঘো, Address:নিজ , Classification:শালি, Area:0.04 Acre,	Mr Ashim Ghosh
L2	LR Plot No:- 784/964(Corresponding RS Plot No:- 784/964), LR Khatian No:- 321	Owner:প্রভাত কুমার ঘোষ, Gurdian:বিস্মিন বিহারী ঘো, Address:নিজ , Classification:শালি, Area:0.25 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504	Owner:শঙ্কু চরন ঘোষ, Gurdian:রামভারন ঘো, Address:সোনারপুর , Classification:শালি, Area:0.22 Acre,	Mr Mahadev Ghosh

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29/12/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 12/01/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

1920 1819 03 11 254371



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

Query No / Year	1604-0001805186/2018	Office where deed will be registered
Query Date	29/11/2018 2:10:23 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Somesesh 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]	
Set Forth value	Market Value	
Rs. 6,50,000/-	Rs. 6,50,014/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 32,521/- (Article:23)	Rs. 6,546/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, 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-755	LR-428/1	Bastu	Shali	1375 Sq Ft	3,47,000/-	3,47,000/-	Width of Approach Road: 17 Ft.,
L2	LR-764/966	LR-433/321	Bastu	Shali	218 Sq Ft	54,940/-	54,954/-	Width of Approach Road: 23 Ft.,
L3	LR-786	LR-504	Bastu	Shali	32 Sq Ft	2,48,060/-	2,48,060/-	Width of Approach Road: 17 Ft.,
TOTAL :					3.72396000 Dec	6,50,000 /-	6,50,014 /-	
Grand Total :					3.72396000Dec	6,50,000 /-	6,50,014 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Mahadev Ghosh Son of Late Panchu Ghosh, Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BMAPG0119F, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



Query No: 1604-0001805186 of 2018

2	Mr Ashim Ghosh, (Alias: Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh, Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BCEPG4308Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Aryan Technocon Private Limited (Private Limited Company) ,C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 PAN No. AAOCA1217G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Anita Prasad Daughter of Awadh Nath Prasad, Raghunathpur Municipality Ward No.8, Raghunathpur, P.O:- Raghunathpur, P.S:- Raghunathpur, District:-Purulia, West Bengal, India, PIN - 723133 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXTPP1607Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Bimal Roy Son of Late Gopal Chandra Roy 22, Green Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFWPR5965E	Aryan Technocon Private Limited (as Director)

Land Details as per Land Record

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 788(Corresponding RS Plot No:- 788), LR Khatian No:- 428/1	Owner:মদন মোহন ঘোষ, Gurdian:কার্তিক ঘো, Address:বিজ , Classification:শালি, Area:0.04 Acre,	Mr Ashim Ghosh
L2	LR Plot No:- 784(Corresponding RS Plot No:- 784), LR Khatian No:- 433	Owner:মনোরমা দাসী, Gurdian:বিপিন বিহারী ঘো, Address:বিজ , Classification:শালি, Area:0.33 Acre,	Aryan Technocon Private Limited
L3	LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504	Owner:শঙ্কু চরন ঘোষ, Gurdian:রামভারন ঘো, Address:সোনারপুর , Classification:শালি, Area:0.22 Acre,	Mr Mahadev Ghosh



Query No: 1604-0-001805186 of 2018

Other Details :

Name & address
Mr. Mahadev Ghosh Mr. Ashim Ghosh Vijay Techzone Private Limited, P.O. - Gita, P.S. - Hare Street, Kolkata, District - Kolkata, West Bengal, India, PIN - 700021, Ser. Under-13, Calcutta, Hare, Calcutta, Kolkata, District of India, Member Of Mr. Mahadev Ghosh, Mr. Ashim Ghosh, Mrs. Anita Prasad, Mr. Ipsara Prasad

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr. Mahadev Ghosh	Mrs. Anita Prasad-1.57525 Dec
2	Mr. Ashim Ghosh	Mrs. Anita Prasad-1.57525 Dec
3	Vijay Techzone Private Limited	Mrs. Anita Prasad-1.57525 Dec

Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr. Mahadev Ghosh	Mrs. Anita Prasad-0.165528 Dec
2	Mr. Ashim Ghosh	Mrs. Anita Prasad-0.165528 Dec
3	Vijay Techzone Private Limited	Mrs. Anita Prasad-0.165528 Dec

Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Mr. Mahadev Ghosh	Mrs. Anita Prasad-0.0244445 Dec
2	Mr. Ashim Ghosh	Mrs. Anita Prasad-0.0244445 Dec
3	Vijay Techzone Private Limited	Mrs. Anita Prasad-0.0244445 Dec

Owner and Land or Building Details as received from KMC :			
Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property / Land or Building Details

Notes:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 12/04/2019 for registration.
- 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.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- Web based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
- Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRTS. If these are not paid through GRTS then mutation fee are required to be paid at the concerned HLIHO office.



Query No. 1001400100100 of 2019

Major Information of the Deed




Deed No :	I-1604-07013/2018	Date of Registration	30/11/2018
Query No / Year	1604-0001805186/2018	Office where deed is registered	
Query Date	29/11/2018 2:10:23 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,50,000/-	Rs. 6,50,014/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 32,521/- (Article:23)	Rs. 6,546/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :



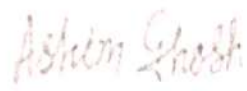
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: LANGALBERIA, Mouza: Langalberia

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

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mahadev Ghosh Son of Late Panchu Ghosh Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office	Photo 	Fringingerprint 	Signature 
		30/11/2018	LTI 30/11/2018	30/11/2018
Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMAPG0119F, Status :Individual, Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office				



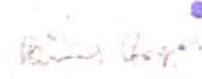
Major Information of the Deed :- I-1604-07013/2018-30/11/2018

Name	Photo	Fingerprint	Signature
Mr Ashim Ghosh, (Alias; Mr Ashim Kumar Ghosh) Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 30/11/2018 Admitted by: Self, Date of Admission: 30/11/2018, Place : Office	 <small>30/11/2018</small>	 <small>LTI 30/11/2018</small>	 <small>30/11/2018</small>
Village- Langalberia, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- BCEPG4308Q, Status :Individual, Executed by: Self, Date of Execution: 30/11/2018 , Admitted by: Self, Date of Admission: 30/11/2018 ,Place : Office			
3 Aryan Technocon Private Limited C/47, Survey Park, Santoshpur, P O - Santoshpur, P S - Purba Jadabpur, District -South 24-Parganas, West Bengal India PIN - 700075, PAN No. AAOCA1217G, Status Organization, Executed by: Representative, Executed by: Representative			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Anita Prasad Daughter of Awadhinath Prasad Raghunathpur Municipality Ward No 8, Raghunathpur, P.O - Raghunathpur, P S - Raghunathpur District -Purulia, West Bengal, India, PIN - 723133 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AXTTP1607Q, Status: Individual, Status : Not Executed

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bimal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 30/11/2018, , Admitted by: Self, Date of Admission: 30/11/2018, Place of Admission of Execution: Office	 Nov 30 2018 2:01PM	 LTI 30/11/2018	 30/11/2018
22, Green Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFWPR5965E Status : Representative, Representative of : Aryan Technocon Private Limited (as Director)				

Identifier Details :

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

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

Transfer of property for L1

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

Transfer of property for L2

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

Transfer of property for L3

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

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 788(Corresponding RS Plot No:- 788), LR Khatian No.- 428/1	Owner:মদন মোহন ঘোষ, Gurdian:কার্তিক ঘো, Address:নিজ , Classification:শালি, Area:0.04 Acre,	Mr Ashim Ghosh
L2	LR Plot No:- 784/964(Corresponding RS Plot No:- 784/964), LR Khatian No:- 321	Owner:প্রভাত কুমার ঘোষ, Gurdian:বিসিন বিহারী ঘো, Address:নিজ , Classification:শালি, Area:0.25 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No.- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504	Owner:শঙ্কু চরন ঘোষ, Gurdian:রামভারন ঘো, Address:সোনারপুর , Classification:শালি, Area:0.22 Acre,	Mr Mahadev Ghosh

Endorsement For Deed Number : I - 160407013 / 2018

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

0-11-2018

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

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

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

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

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,50,014/-

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

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

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

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 6,546/- (A(1) = Rs 6,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2018 4:29PM with Govt. Ref. No: 192018190311254371 on 29-11-2018, Amount Rs: 6,546/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 654657717 on 29-11-2018, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,521/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 32,421/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16522, Amount: Rs.100/-, Date of Purchase: 26/11/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2018 4:29PM with Govt. Ref. No: 192018190311254371 on 29-11-2018, Amount Rs: 32,421/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 654657717 on 29-11-2018, Head of Account 0030-02-103-003-02


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 205830 to 205860
being No 160407013 for the year 2018.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2018.12.05 14:58:15 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 05-12-2018 14:58:11

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)