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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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When this stamp is used for registration, the signature should be on the endorsement sheet attached with the document as part of this document.

3-1298530/19  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
16 AUG 2019

THIS INDENTURE made this the 16 day of August, Two Thousand and Nineteen (2019)

BETWEEN

  
Admcom

17265

14 AUG 2019

No.....Rs. **500/-** Date.....

Name:.....

Address:.....

Vendors: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Ksl-27

*D. K. Misra*

Advocate  
High Court  
Calcutta



*[Signature]*  
District Sub-Registrar-IV  
Registrar U/S 71(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
16 Aug 2019

*[Signature]*  
11/5/19  
*[Signature]*  
Calcutta

**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, 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

**MS. MANU BHATTASALI, (PAN-AHBPB6779R)**, wife of Late Pijush Bhattasali, by Faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at 40, Sarat Pally (Atabagan), Boral Main Road, P.O. Garia, Kolkata - 700 084, hereinafter 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**

AND

**ARYAN TECHNOCON PVT. LTD. (PAN - AAOCAI217G)**, a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director **SRI ATANU CHATTERJEE, (PAN - AHOPD6541L)**, son of Sri Dipankar Deogharia, by faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4<sup>th</sup> Floor, 809, Madurdah, Police Station- Anandapur, Kolkata - 700 107, District- South 24 Parganas, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative/ representatives and assign /assigns) of the **THIRD PART**

**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** herein morefully described in the **SCHEDULE A** hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

**AND WHEREAS** on the same day by virtue of another registered Deed of Conveyance dated 06.12.2013, registered at A.D.S.R. Sonarpur, and recorded in Book No. 1, Deed No. 12608 for the year 2013, the said Sambhu Charan Ghosh sold, transferred and conveyed another one adjacent plot of land measuring 30.83 (Thirty point eight three) Decimals in L.R. Dag No.785 out of his L.R. parcha recorded land area measuring 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** in favour of the present **VENDOR** herein morefully described in the **SCHEDULE A** hereunder written and exercising the rights of ownership thereto and free from all encumbrances.

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

**AND WHEREAS** thereafter said Party of the Third Part i.e. **CONFIRMING PARTY** herein divided and fragmented the entire plot of land into several small demarcated plots of land showing the road therein for egress and ingress and every plot of land shall be of well demarcated, after taking the concern of the **VENDOR** herein. The

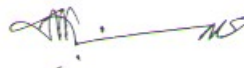




Party of the Third Part i.e. **CONFIRMING PARTY** herein shall make the beautification of the entire area for erecting eco friendly environment in future and the entire project is known and numbered as "**ARYAN TECHCITY**".

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

**AND WHEREAS** **VENDOR** has declared to sell two Plots of land being Plot No. 'C/12' measuring net land area of 1703 (One thousand seven hundred and three) Sq.ft. and Plot No. 'C/14' measuring net land area of 1217 (One thousand two hundred and seventeen) Sq.ft. i.e. totalling land area of two Plots of land measuring 2920 (Two thousand nine hundred and twenty) Sq.ft. more or less under "**ARYAN TECHCITY**" both plots of land situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.785, under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the **PURCHASER** has agrees to purchase the said two Plots of land being Plot No. 'C/12' and Plot No. 'C/14' having easement rights upon the adjacent passage as described in the **SCHEDULE - B** below for the price as declared by the **VENDOR** total consolidated of Rs.9,61,000/- (Rupees Nine lac and sixty one thousand) only against the land in question as described in the **SCHEDULE -B** below and the **PURCHASER** has also agrees to pay the sum of Rs.50,000/- (Rupees Fifty thousand) only to the **CONFIRMING PARTY** for the development of the land known as **ARYAN TECHCITY** on behalf of the land Owner herein 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 20ft wide adjacent Road on Western side of which full easement rights including the rights of egress and ingress shall be enjoyed by the **PURCHASER** herein alongwith all other intending Purchaser.

**AND WHEREAS** the **VENDOR** herein has agrees to transfer the **SCHEDULE -B** mentioned property in favour of the **PURCHASER** herein and the **PURCHASER** has agreed to purchase and for the said property the **PURCHASER** has paid the total consideration sum of **Rs.9,61,000/- (Rupees Nine lac and sixty one thousand)** only to the **VENDOR** against this land as mentioned in the **SCHEDULE -B** below and the **PURCHASER** have agreed to pay the sum of **Rs.50,000/- (Rupees Fifty thousand)** only to the **CONFIRMING PARTY** for the development of the land at **ARYAN TECHCITY** as described in the **SCHEDULE - B** below.

**AND WHEREAS** the **VENDOR** herein has transferred the said demarcated two Plots of land being Plot No.'C/12' and Plot No.'C/14' AT "ARYAN TECHCITY" to the **PURCHASER** herein and by this transfer the **VENDOR** has already received the total sum of **Rs.9,61,000/- (Rupees Nine lac and sixty one thousand)** only against the property from the **PURCHASER**, the **VENDOR** has already received the full consideration amount related to the said land from the **PURCHASER** and the **VENDOR** herein declares that he alongwith his future successors-in-interest shall have no right title and interest and possession upon the sold said two Plots of land being Plot No.'C/12' and Plot No.'C/14' 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 **VENDOR** herein relinquished its all right title and interest in the said two Plots of land being Plot No.'C/12' and Plot No.'C/14' 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.9,61,000/- (Rupees Nine lac and sixty one thousand)** only in full and finally paid by the **PURCHASER** to the **VENDOR** and the **VENDOR** hereby acknowledges the receipt of the same as per Memo of Consideration hereunder written and the **PURCHASER** has also paid to the **CONFIRMING PARTY** the sum of **Rs.50,000/-**



(Rupees Fifty thousand) only and the same has been acknowledged the receipt of the same as per memo below the **VENDOR** and the **CONFIRMING PARTY** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER** All That the piece and parcel of the said Plot No. 'C/12' measuring net land area of 1703 (One thousand seven hundred and three) Sq.ft. and Plot No. 'C/14' measuring net land area of 1217 (One thousand two hundred and seventeen) Sq.ft. i.e. totalling land area of two Plots of land measuring 2920 (Two thousand nine hundred and twenty) Sq.ft. more or less under "ARYAN TECHCITY" both plots of land situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.785, under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, more fully described in the **SCHEDULE -B** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map shown by **RED** border line which is the part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** herein into and upon the said land and property and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, paths, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and plot of land and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **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, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.



2. The **PURCHASER** herein declares as follows :

- a) She has fully satisfied herself as to the title of the **VENDOR**.
- b) Acknowledges that the said Plot of Land he 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 **Vendor** and the **Confirming Party jointly** in his presence.
- e) She has fully satisfied herself with the accessibility and connectivity of the said plot of land.

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

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said demarcated **Plot No.'C/12'** and **Plot No.'C/14'** 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 demarcated **Plot No.'C/12'** and **Plot No.'C/14'** as described in the **SCHEDULE-B** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR** herein.





2. The **PURCHASER** herein declares as follows :

- a) She has fully satisfied herself as to the title of the **VENDOR**.
- b) Acknowledges that the said Plot of Land he 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 **Vendor** and the **Confirming Party jointly** in his presence.
- e) She has fully satisfied herself with the accessibility and connectivity of the said plot of land.

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

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said demarcated **Plot No.'C/12'** and **Plot No.'C/14'** 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 demarcated **Plot No.'C/12'** and **Plot No.'C/14'** as described in the **SCHEDULE-B** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR** herein.



- c) The **VENDOR** herein shall keep the **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** and the **CONFIRMING PARTY** 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 **VENDOR** herein declares that the said Plot No.'C/12' and Plot No.'C/14' 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.'C/12' and Plot No.'C/14'. The **VENDOR** 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 the said Plot as described in the **SCHEDULE -B** below is not a vested one. The **VENDOR** herein sold the said two Plots 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 **VENDOR** herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDOR** herein also declares herein that the **PURCHASER** shall have every right to transfer the said Plot No.'C/12' and Plot No.'C/14' 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 Western side 20'-0" wide common passage of the said Plot No.'C/12' and Plot No.'C/14' 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 their names mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the 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.
- j) The PURCHASER herein is well aware that the CONFIRMING PARTY herein shall do all the acts in the total land of the VENDOR and the PURCHASER shall bound to enter into an agreement with the CONFIRMING PARTY herein for the future works in the "ARYAN TECHCITY" of the VENDOR land whenever she shall be called for without raising any objection.

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

- k) After registration if any error or omission is found, in future the VENDOR and the CONFIRMING PARTY shall execute and register the Deed of



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

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

ALL THAT the piece and parcel entire plot of land measuring an area of 64.35 (Sixty four point three five) Decimals i.e. in L.R. Dag No.774 measuring land area of 11.52 (Eleven point fifty two) Decimals, in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals and in L.R. Dag No.785 measuring land area of 30.83 (Thirty point eight three) Decimals all 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.

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

ALL THAT the piece and parcel of two plots of at present vacant Danga land being Plot No. 'C/12' measuring net land area of 1703 (One thousand seven hundred and three) Sq.ft. and Plot No.'C/14' measuring net land area of 1217 (One thousand two hundred and seventeen) Sq.ft. i.e. totalling land area of two Plots of land measuring 2920 (Two thousand nine hundred and twenty) Sq.ft. more or less under "ARYAN TECHCITY" both plots of land situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in R.S. and L.R. Dag No.785, under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the sold plots of land is not adjacent to the metal road and the sold plots of land is shown in the annexed plan by RED border line and the two plots land butted and bounded by:

The sold Plot No. 'C/12' butted and bounded by :-

ON THE NORTH	:	Plot No.C/14;
ON THE SOUTH	:	23'-0" wide Kancha Road;
ON THE EAST	:	Land of others;
ON THE WEST	:	20'-0" wide Kancha Road.

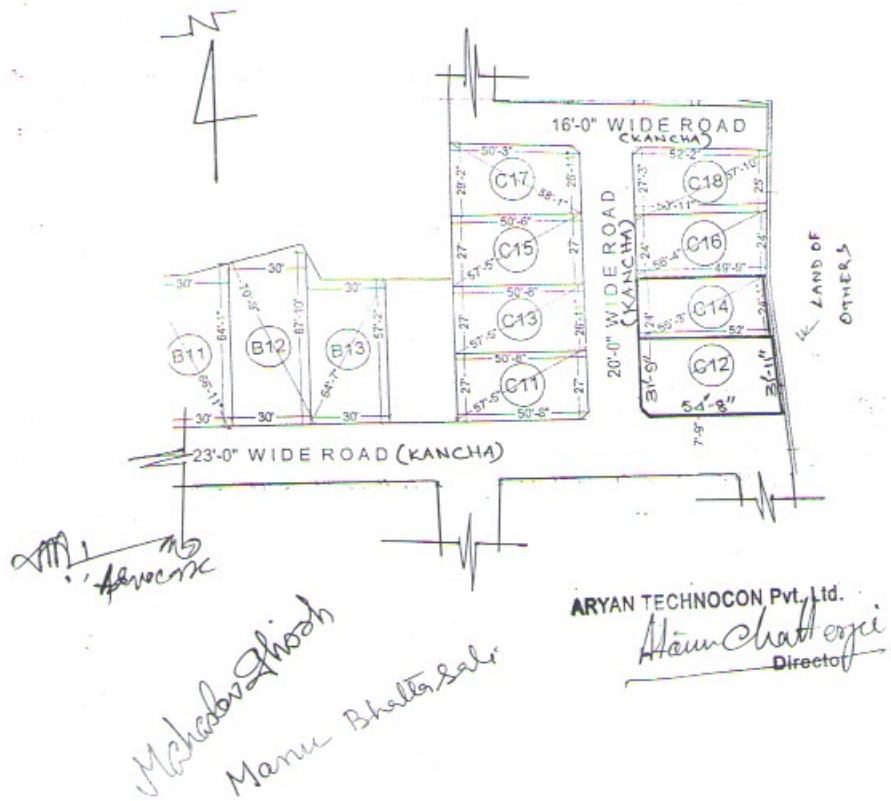
The sold Plot No.'C/14' butted and bounded by :-

ON THE NORTH	:	Plot No.C/16;
ON THE SOUTH	:	Plot No.C/12;
ON THE EAST	:	Land of other;
ON THE WEST	:	20'-0" wide Kancha Road.



SITE PLAN OF TWO PLOTS OF LAND SITUATED IN MOUZA-LANGALBERIA,  
J.L. NO.88, IN R.S. AND L.R. DAG NO.785, UNDER L.R. KHATIAN NO.504, P.S.  
SONARPUR, UNDER LANGALBERIA GRAM PANCHAYET KOLKATA - 700 145.  
SOLD PLOT NO. 'C/12' LAND AREA OF 1703 SQ.FT.  
SOLD PLOT NO. 'C/14' LAND AREA OF 1217  
BOTH PLOTS OF LAND SHOWN BY RED BORDER LINE



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

**WITNESSES :**

1. Akehajil Kumar Mishra  
69/1, Baghajatin Place  
Kolkata - 700 86

Maharshi Ghosh

SIGNATURE OF THE VENDOR

~~Somesh Mishra~~  
~~Advocate~~  
~~High Court~~  
~~Kolkata~~

Manu Bhattacharya

SIGNATURE OF THE PURCHASER

ARYAN TECHNOCON Pvt. Ltd.

Atanu Chakraborty  
Director

SIGNATURE OF THE CONFIRMING PARTY

**PREPARED & DRAFTED BY :**

Debes Kumar Mishra (for: ~~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 Rs.9,61,000/- (Rupees Nine lac and sixty one thousand) only by the VENDOR herein for the land value and the sum of Rs.50,000/- (Rupees Fifty thousand) only by the CONFIRMING PARTY for the development of the land of the VENDOR'S in respect of the above-mentioned SCHEDULE B mentioned land in the manner followings :-

Sl. No.	Account Payee Cheque No.	Date	Name of the Bank and Branch	To whom the Cheque issued	Amount(Rs.)
1.	000794	16.08.2019	HDFC Bank Santoshpur	Vendor	Rs. 21,000.00
2.	419701	16.08.2019	United Bank of India, Garia Station Road, Baran	DO	Rs. 9,40,000.00
3.	419705	16.08.2019	DO	Confirming Party	Rs. 50,000.00
Total :					Rs. 10,11,000.00

(Rupees Ten lac and eleven thousand) only

WITNESSES :

1. Abhijit Kumar Mishra  
69/1, Baghepatin Place  
Kolkata - 700 86

Mahender Ghosh












SIGNATURE OF THE VENDOR












ARYAN TECHNOCON Pvt. Ltd.






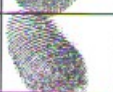



Aryan Chatterjee  
Director

SIGNATURE OF THE CONFIRMING PARTY

Advocate

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 Name <u>MAHADEV GHOSH</u> Signature <u>Mahadev Ghosh</u>	left hand					
	right hand					

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 Name <u>MANU BHATTACHARYA</u> Signature <u>Manu Bhattacharya</u>	left hand					
	right hand					

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 Name <u>ATANU CHATTERJEE</u> Signature <u>Atanu Chatterjee</u>	left hand					
	right hand					

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO  Name ..... Signature .....	left hand					
	right hand					





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

5134119

GRN: 192019200058523908 Payment Mode : Credit Card-VISA  
GRN 13/08/2019 21:11:23 Payment Gateway SBI EPay-State Bank of  
BRN : 5517674637508 BRN Date: India New PG  
SBI ePay txn No. : 201922594293368 SBI ePay txn Date: 13/08/2019 21:20:13

DEPOSITOR'S DETAILS

Name : Dwaipayan Bhattasali Id No. : 16040001298430/7/201  
Contact No. 9874560606  
E-mail : dwaipayan\_hll@yahoo.co.in Mobile No. +91 6207534243  
Address : 40Sarat PallyBoral Main RoadKolkata700084  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	16040001298430/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	10656
2	16040001298430/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	50071
Total Amount				60727

In Words : Rupees Sixty Thousand Seven Hundred Twenty Seven Only.

RECEIVED  
JAN 10 1964  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ATANU CHATTERJEE

DIPANKAR DEOGHARIA

22/09/1979

Permanent Account Number

AHOPD6541L

Signature



JD/12015

यदि कोई भी व्यक्ति/कोई पर्यटन सुविधा करने वाला  
आयकर विभाग के कार्यालय, 341, सर्वे नं. 99/8  
341, सर्वे नं. 99/8, मॉडल कॉलोनी, नज़दिक डीप बंगला चौक,  
पुणे - 411 015

If this card is lost / someone's lost card is found,  
please inform / return to :  
Tax PAN Services Unit, NSDL  
341, सर्वे नं. 99/8, मॉडल कॉलोनी,  
पुणे - 411 015  
Toll-free: 1-800-2721 8989; Fax: 91-20-2721 8981  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)





आयकर विभाग  
INCOME TAX DEPARTMENT  
ARYAN TECHNOCON PRIVATE LIMITED

भारत सरकार  
GOVT. OF INDIA



02/02/2016

AAOCA1217G

10222015

यदि कार्ड खोले / खोले हुए कार्ड को पाया जाये / मिले  
तो पत्राचार विभाग को सूचित कर, एनएच डीएस  
5 वी स्टेशन नजीक स्टेशन, प्लॉट नं. 341, सारे नं. 997/8,  
मोडल कॉलोनी, नज़द देव बाजार चौक के पास,  
पुणे-411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:-

Income Tax PAN Services Unit, NSDL,  
5th floor, Mumbai Station,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unit@nsdl.co.in](mailto:unit@nsdl.co.in)



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

Query No / Year	1604-0001298430/2019	Office where deed will be registered
Query Date	08/08/2019 9:13:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra H C, 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], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
Rs. 10,11,000/-	Rs. 10,11,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50,571/- (Article:23)	Rs. 10,656/- (Article:A(1), E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-785	LR-504	Bastu	Shali	2920 Sq Ft	10,11,000/-	10,11,000/-	Width of Approach Road: 23 Ft.
Grand Total :					6.6917Dec	10,11,000/-	10,11,000/-	

Seller Details :

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



Query No: 1604-0-001298430 of 2019

2	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 as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
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**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Ms Manu Bhattachali Wife of Late Pijish Bhattachali, 40, Sarat Pally Atabagan, Boral Main Road, P.O.- Garia, P.S.- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AHBPB6779R, 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 Atanu Chatterjee Son of Mr. Dipankar Deogharia 809, Madurdaha, P.O.- E KTP, P.S.- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. AHOPD6541L	ARYAN TECHNOCON PRIVATE LIMITED

**Land Details as per Land Record**

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 785, LR Khatian No:- 504	Owner: শ্রী চন্দ্র মোহ, Gurdian: রামভদ্র মো, Address: সোনারপুর, Classification: শাসি, Area: 0.32 Acre,	Mr Mahadev Ghosh

**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 Mahadev Ghosh, Ms Manu Bhattachali

**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 07-09-2019) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 07-09-2019).
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.



Query No: 1604-0-011298430 of 2019

### Major Information of the Deed




Deed No :	I-1604-05134/2019	Date of Registration	16/08/2019
Query No / Year	1604-0001298430/2019	Office where deed is registered	
Query Date	08/08/2019 9:13:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra H C, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 10,11,000/-		
Stampduty Paid(SD)	Rs. 50,571/- (Article:23)		
Remarks	Rs. 10,656/- (Article A(1), E, B, M(b), H)		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Market Value	Rs. 10,11,000/-		
Registration Fee Paid	Rs. 10,656/- (Article A(1), E, B, M(b), H)		

### Land Details :

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



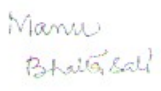
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-785	LR-504	Bastu	Shali	2920 Sq Ft	10,11,000/-	10,11,000/-	Width of Approach Road: 23 Ft.
Grand Total :					6.6917Dec	10,11,000/-	10,11,000/-	

### Seller Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr Mahadev Ghosh</b> Son of Late Panchu Ghosh Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office	<b>Photo</b>  16/08/2019	<b>Finger Print</b>  16/08/2019	<b>Signature</b>  16/08/2019
Village Langalberia, P.O:- Langalberia, 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, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office				
2	<b>ARYAN TECHNOCON PRIVATE LIMITED</b> C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: AAOCA1217G, Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			





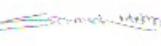
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Ms Manu Bhattasali</b> Wife of Late Pijish Bhattasali Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office	 <small>16/08/2019</small>	 <small>LT1 16/08/2019</small>	 <small>16/08/2019</small>
	Wife of Late Pijish Bhattasali Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AHBPB6779R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Atanu Chatterjee</b> (Presentant ) Son of Mr Dipankar Deoghana Date of Execution - 16/08/2019 , , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office	 <small>Aug 16 2019 12:51PM</small>	 <small>LT1 16/08/2019</small>	 <small>16/08/2019</small>
	809, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.: AHOPD6541L,Aadhaar No Not Provided Status : Representative, Representative of : ARYAN TECHNOCON PRIVATE LIMITED			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Somesh Mishra</b> Son of Mr D K Mishra H C, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>15/08/2019</small>	 <small>15/08/2019</small>	 <small>15/08/2019</small>
Identifier Of Mr Mahadev Ghosh, Ms Manu Bhattasali, Mr Atanu Chatterjee			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Ghosh	Ms Manu Bhattasali-6.69168 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 785, LR Khatian No:- 504	Owner: শ্রী চরন ঘোষ, Gurdian: রামভার ঘো, Address: সোনারপুর Classification: শাসি, Area 0.32000000 Acre.	Mr Mahadev Ghosh

**Endorsement For Deed Number : I - 160405134 / 2019**

On 16-08-2019

**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 12.42 hrs on 16-08-2019, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Atanu Chatterjee.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,11,000/-

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

Execution is admitted on 16/08/2019 by 1. Mr Mahadev Ghosh, Son of Late Panchu Ghosh, Village Langalberia, P.O: Langalberia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 2. Ms Manu Bhattasali, Wife of Late Pijish Bhattasali, 40, Sarat Pally-Atabagan, Boral Main Road, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Indetified 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 ) [Confirming Party]**

Execution is admitted on 16-08-2019 by Mr Atanu Chatterjee, Director, ARYAN TECHNOCON PRIVATE LIMITED (Private Limited Company), C/47, Survey Park, Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24 -Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Somesh Mishra, , Son of Mr D K 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 10,656/- ( A(1) = Rs 10,110/-, B = Rs 500/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,656/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2019 9:20PM with Govt. Ref. No: 192019200058523908 on 13-08-2019 Amount Rs: 10,656/-, Bank: SBI EPay ( SBIPay ), Ref. No. 5517674637509 on 13-08-2019 Head of Account 0030 03 104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50,571/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 50,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 17265, Amount: Rs.500/-, Date of Purchase: 14/08/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2019 9:20PM with Govt. Ref. No: 192019200058523908 on 13-08-2019, Amount Rs: 50,071/-, Bank: SBI EPay (SBIEPay), Ref. No. 5517674637508 on 13-08-2019, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 192075 to 192100  
being No 160405134 for the year 2019.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2019.08.30 11:10:30 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 30-08-2019 11:09:14  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)