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A7 4511

I-1702/18

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম बंगाल WEST BENGAL

Z 224702

certified that the document is entered
in the Register. The signature sheets and
the endorsement sheets attached with
the document are part of this document.

District Sub-Registrar
Registrar U/s 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
15 MAR 2018

20/3/18

THIS INDENTURE made this the 15th day of March, Two Thousand
and Eighteen (2018)

BETWEEN

[Signature] NO
Advocate

4 MAR 2018

7294
S/C No. Date
Sold to
of
Rupees 100/-

MR. DEBES KR. K. JHA
Advocate, High Court, Patna
69/A, Baghjan Pura, Patna

Dis

Somiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-9

Atam Chatterjee

Vcmm 663



ARYAN TECHNOCON PVT. LTD.

Atam Chatterjee
DIRECTOR



Vcmm 668

Mahadev Ghosh

15 MAR 2018

IDENTIFIED 100%

Somen Mishra
Hom Court
Deeth

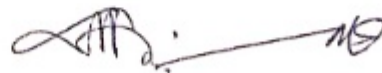
SRI MAHADEV GHOSH, (PAN-BMAPG0119F), son of Late Pachu Ghosh, by faith-Hindu, by Occupation- Business, by Nationality-Indian, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145, hereinafter called and referred to as the **VENDOR** (which expression shall unless 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

(1) **MRS. ATASHI MAZUMDAR, (PAN-CACPM3962K)**, wife of Biswajit Mazumdar, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at ST. No.5C, QRS. No.6B, P.O. Chittaranjan, PIN-713331, and (2) **MRS. SAURABHI MUKHERJEE, (PAN-BQDPR2225Q)**, wife of Mr. Atanu Chatterjee, by Occupation- Service, by Faith-Hindu, Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107, District- South 24 Parganas, hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

AND

ARYAN TECHNOCON PVT. LTD. (PAN - AAOCA1217G), a Private Limited Company having its office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata - 700 075, represented by its Director **SRI ATANU CHATTERJEE, (PAN - AHOPD6541L)**, son of Sri Dipankar Deogharia, by faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4th 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**

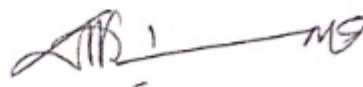


WHEREAS One Sambhu Charan Ghosh, was the absolute Owner of a plot of land measuring an area of 34 (Thirty four) Decimals comprising in L.R. Dag No.774 measuring land area of 12 (Twelve) Decimals and in L.R. Dag No.786 measuring land area of 22 (Twenty two) Decimals under L.R. Khatian No.504 of **Mouza-Langalberia, 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 an area of 33.52 (Thirty three point fifty two) Decimals comprising in L.R. Dag No.774 measuring undivided land area of 11.52 (Eleven point fifty two) Decimals out of his recorded 12 (Twelve) Decimals out of total land area in L.R. Dag No.774 measuring 57 (Fifty seven) Decimals as per L.R. record and L.R. Dag No.786 measuring entire land area of 22 (Twenty 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.**

AND WHEREAS thus the VENDOR herein becomes the Owner of total land measuring 33.52 (Thirty three point fifty two) Decimals comprising in L.R. Dag No.774 measuring undivided land area of 11.52 (Eleven point fifty two) Decimals out of his recorded 12 (Twelve) Decimals out of total land area in L.R. Dag No.774 measuring 57 (Fifty seven) Decimals and L.R. Dag No.786 measuring entire land area of 22 (Twenty 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, under Langalberia Gram Panchayet Kolkata – 700 145, morefully described in the SCHEDULE A hereunder written and exercising the rights of ownership thereto and free from all encumbrances.**

AND WHEREAS the VENDOR herein desires to sell his entire above mentioned plot of land and accordingly said VENDOR herein entered into one Agreement for Sale dated 04.12.2016 with the Party of the Third Part herein who fragmented the entire plot of land into several small plots of land showing therein passage for egress and ingress with the help of the VENDOR.



AND WHEREAS thereafter said Party of the Third Part i.e. **CONFIRMING PARTY** herein alongwith the **VENDOR** 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. The Party of the Third Part i.e. **CONFIRMING PARTY** herein making the beautification the entire area for erecting eco friendly environment and the entire project known and numbered as "**ARYAN TECHCITY**".

AND WHEREAS the **VENDOR** herein desires to assign/ transfer several plot/plots of land in favour of the intending purchasers 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 not receive any consideration amount from the **PURCHASERS** herein and accordingly he executed and registered this Deed of Sale he only for the passing of clear marketable title of the property in favour of the **PURCHASERS** herein. It is pertinent to mention that only the Vendor herein has received the within mentioned consideration amount from the **PURCHASERS** and entire land and property has been denoted as "**ARYAN TECHCITY**" for the benefit and welfare of the intending Purchasers who shall purchase the property within the said venture.

AND WHEREAS VENDOR has declared to sell one demarcated **Plot of land** being No.'B/12' under "**ARYAN TECHCITY**" measuring net land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks corresponding to 2025 (Two Thousand and twenty five) Sq.ft. situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786, under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata - 700 145, and the **PURCHASERS** have agreed to purchase the said demarcated **Plot No.'B/12'** and the **PURCHASERS** have agreed to purchase as described in the **SCHEDULE - B** below for the price as declared by the **VENDORS** total consolidated of Rs.5,59,583/- (**Rupees Five lac fifty nine thousand five hundred and eighty three**) only against the **SCHEDULE -B** property. It is pertinent to mention that The **PURCHASERS** herein are purchasing the net land area as mentioned in the **SCHEDULE-B** but the **PURCHASERS** have paid the total consideration value by calculating the net land area alongwith the land area of half of the 23' ft.wide adjacent road i.e. the land area of 11.5

ft. wide of which full easement rights including the rights of egress and ingress shall be enjoyed by the **PURCHASERS** herein alongwith all other intending Purchaser.

AND WHEREAS the **VENDOR** herein has agreed to transfer the **SCHEDULE -B** mentioned property in favour of the **PURCHASERS** herein and the **PURCHASERS** have agreed to purchase and for the said property the **PURCHASERS** have paid the total consideration sum of **Rs.5,59,583/- (Rupees Five lac fifty nine thousand nine hundred and eighty six)** only to the **VENDOR** against this land as mentioned in the **SCHEDULE -B** below and the Party of the Third Part herein i.e. **CONFIRMING PARTY** herein shall not receive any consideration amount from the Purchasers herein he has executed and registered this Deed for the passing of clear title of the property in favour of the Purchasers herein.

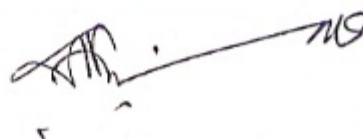
AND WHEREAS the **VENDOR** herein has transferred the said demarcated **Plot No.'B/12'** AT "**ARYAN TECHCITY**" to the **PURCHASERS** herein and by this transfer the **VENDOR** has already received the total sum of **Rs.5,59,583/- (Rupees Five lac fifty nine thousand nine hundred and eighty six)** only against the property from the **PURCHASERS** and the Agreement holder the **CONFIRMING PARTY** has not received any consideration amount from the **PURCHASERS** herein and the **CONFIRMING PARTY** has released teh within mentioned property in favour of the **VENDOR** herein and by virtue of this Deed of Conveyance, the **VENDOR** has already received the full consideration amount related to the said land from the **PURCHASERS** and the **VENDOR** herein declares that he alongwith their future successors-in-interest shall have no right title and interest and possession upon the sold said demarcated **Plot No.'B/12'** which is being transferred in favour of the **PURCHASERS** who shall be the absolute owner of this property by virtue of this transfer and the **VENDOR** herein relinquished its all right title and interest in the said demarcated **Plot No.'B/12'** in favour of the **PURCHASERS** herein.

NOW THIS INDENTURE WITNESSETH THAT :

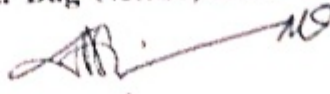
1. In pursuance of the said offer and acceptance and in consideration of the said total sum of **Rs.5,59,583/- (Rupees Five lac fifty nine thousand five hundred and eighty three)** only in full and finally paid by the **PURCHASERS** to the **VENDOR** and the **VENDOR** hereby acknowledges the receipt of the same as per Memo of

Consideration hereunder written and the **VENDOR** doth hereby indefeasibly grant, transfer, covey, assign and assure unto the **PURCHASERS** All That the piece and parcel of the said demarcated **Plot No.'B/12'** under "**ARYAN TECHICITY**" measuring net land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks corresponding to 2025 (Two Thousand and twenty five) Sq.ft. situated in **Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786, 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 **PURCHASERS** and their heirs, successors, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

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

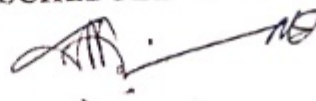


- a) They have fully satisfied themselves as to the title of the **VENDOR**.
 - b) Acknowledges that the said Plot of Land they are purchasing is well located and is best suited for their occupational requirements.
 - c) They have fully satisfied themselves as to the size of the said plot of land.
 - d) They have inspected physically the said plot of land alongwith the layout plan drawn by the **Vendor** and the **Confirming Party** jointly in their presence.
 - e) They have fully satisfied themselves with the accessibility and connectivity of the said plot of land.
3. The **VENDOR** herein doth hereby covenant with the **PURCHASERS** and also declare as follows :-
- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** herein or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** herein is lawfully and absolutely entitled to subject to the said demarcated Plot No.'B/12' under "**ARYAN TECHCITY**" measuring net land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks corresponding to 2025 (Two Thousand and twenty five) Sq.ft. that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASERS** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.
 - b) The **PURCHASERS** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said sold demarcated Plot No.'B/12' under "**ARYAN TECHCITY**" measuring net land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks corresponding to 2025 (Two Thousand and twenty five) Sq.ft. situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786, under L.R. Khatian No.504, P.S.



Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145, as described in the **SCHEDULE-B** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR** herein.

- c) The **VENDOR** herein shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** upto against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** herein or any person lawfully or equitably claiming from under or in trust for the **VENDOR** herein.
- d) The **VENDOR** herein and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and property hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** and the **CONFIRMING PARTY** herein shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.
- e) The **VENDOR** herein declares that subject to the above Agreement for Sale, the said **Plot No. 'B/12'** under "**ARYAN TECHCITY**" 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. 'A/15'** under "**ARYAN TECHCITY**". The **VENDOR** herein sold the said Plot to the **PURCHASERS** having a marketable title and it is not the subject matter of any case, suit or proceedings pending before any Court of Law and the sold the said **Plot** as described in the **SCHEDULE -B** below is not a vested one. The



VENDOR herein sold the said **Plot** to the **PURCHASERS** as described in the **SCHEDULE -B** below which is free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASERS**.

- f) In presence of the **PURCHASERS** herein the said **VENDOR** herein made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDOR** herein also declares herein that the **PURCHASERS** shall have every right to transfer the said **Plot No. 'B/12'** as described in the **SCHEDULE B** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- h) The **PURCHASERS** shall use the Southern side 23'-0" wide common passage starching from extreme West to Eastern side of the said **Plot No. 'B/12'** and also enjoy its full easement rights and the **PURCHASERS** shall have right to bring electric, telephone, drainage and sewerage connection through it.
- i) The **PURCHASERS** shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof any pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Langalberia Gram Panchayet upon getting their names mutated with the said authorities and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDORS** or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges saved harmless and keep the **PURCHASERS** indemnified from or against all charges, estates, encumbrances whatsoever made or suffered by the **VENDORS** or any person or persons lawfully or equitably claiming as aforesaid.



- j) That PURCHASERS acknowledges that they will abide by the terms of Agreement to be made with the **Confirming Party** regarding maintenance of the property.
- k) After registration if any error or omission is found in future, the **VENDOR** and the **CONFIRMING PARTY** shall execute and register the Deed of Declaration and/or Deed of rectification in favour of the **PURCHASERS** at the cost of the **PURCHASERS** herein.

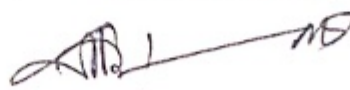
SCHEDULE A REFERRED TO ABOVE
(DESCRIPTION OF THE ENTIRE LAND OF THE VENDOR)

ALL THAT the piece and parcel entire purchased plot of land measuring an area of 33.52 (Thirty three point fifty two) Decimals comprising in L.R. Dag No.774 measuring undivided land area of 11.52 (Eleven point fifty two) Decimals and in L.R. Dag No.786 measuring entire land area of 22 (Twenty 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.

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

ALL THAT the piece and parcel of one demarcated Shali Plot No.'B/12' under "ARYAN TECHCITY" measuring net land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks corresponding to 2025 (Two Thousand and twenty five) Sq.ft. situated in Mouza-Langalberia, J.L. No.88, R.S. No.299, Touzi No.53, comprising in L.R. Dag No.786, under L.R. Khatian No.504, P.S. Sonarpur, District-South 24 Parganas, under Langalberia Gram Panchayet Kolkata – 700 145 and the sold plot of land is not adjacent to the metal road and the sold plot of land is shown in the annexed plan by RED border line. The sold land is bounded by :

<u>ON THE NORTH</u>	:	Land of others;
<u>ON THE SOUTH</u>	:	23'-0" wide Kancha Road;
<u>ON THE EAST</u>	:	Plot No.B/13;
<u>ON THE WEST</u>	:	Plot No.B/11.

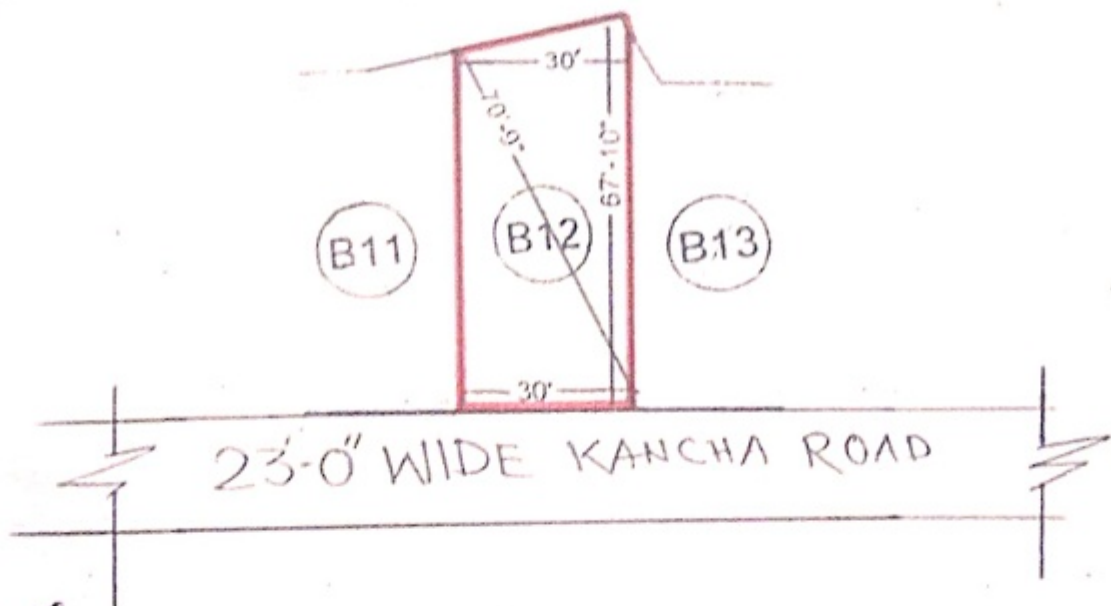


THE PLAN OF PLOT OF LAND SITUATED IN MOUZA-LANGALBERIA, J.L. NO.88,
COMPRISING IN L.R. DAG NO.786, UNDER L.R. KHATAN NO.504, P.S. SONARPUR,
DISTRICT-SOUTH 24 PARGANAS, UNDER LANGALBERIA GRAM PANCHAYET
KOLKATA-700145.

SOLD PLOT NO.B/12

SOLD LAND AREA : 2 KIL. 13 CH.

SOLD PLOT OF LAND SHOWN IN RED BORDER LINE



MS
Atroccon

Mahesh Ghosh

ARYAN TECHNOCON
ARYAN TECHNOCON SVT. LTD.

Atan Chatterjee
D.
DIRECTOR

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

WITNESSES :

1. Alchijit Kurran Mishra
69/1, Baghajatin Place
Kolkata - 700 86

Mahender Ghosh
SIGNATURE OF THE VENDOR

~~Somesh Mishra~~
for
Him
Calcutta

ARYAN TECHNOLOGIES

Arun Chatterjee
DIRECTOR

SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)
(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber 69/1, Baghajatin
Place, Kolkata-700086
PH-9830236148(D.K.M.),
Email: debeskumarmisra@gmail.com
9051446430(Somesh),
Email: mishrasomesh08@gmail.com
9836115120(Tapesh),
Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the above-named PURCHASERS Rs.5,59,583/- (Rupees Five lac fifty nine thousand five hundred and eighty three) only by the VENDOR as full and final settlement of entire consideration money in respect of the above-mentioned Schedule B mentioned land in the manner followings :-

Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	000397	15.03.2018	HDFC Bank	Rs. 5,59,583.06
TOTAL				Rs. 5,59,583.00

Mahablen Ghosh

(Rupees Five lac fifty nine thousand five hundred and eighty three only)

WITNESSES :

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

Mahablen Ghosh

SIGNATURE OF THE VENDOR

Somesh Mishra
Asst
Htm 2007
Kolkata.

Advocate



	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 ATANU CHATTERJEE

Signature Atanu Chatterjee



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

Name ATASHI MAZUMDAR

Signature A. Mazumdar



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

Name SURABHI MUKHERJEE

Signature SM

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

1702/18

19-201718-019640709-1

Payment Mode

Online Payment

BRN Date: 14/03/2018 20:23:23

Bank : HDFC Bank

BRN : 474394754

BRN Date: 14/03/2018 20:24:27

EPOSITOR'S DETAILS

Id No. : 16040000427058/2/2018

[Query No./Query Year]

Name : SURABHI MUKHERJEE

Contact No. :

Mobile No. : +91 9748273012

E-mail :

Address : NARAYANI APARTMENT 809 MADURDAHAKOL 107

Applicant Name : Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000427058/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	27899
2	16040000427058/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	5642
3	16040000427058/2/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	186

Total

33727

In Words : Rupees Thirty Three Thousand Seven Hundred Twenty Seven only

आयकर विभाग
INCOME TAX DEPARTMENT
MAHADEV GHOSH

भारत सरकार
GOVT. OF INDIA

PACHU GHOSH

31/01/1951

Pan Card Account Number

BMAPG0119F

Signature



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

इस कार्ड के खोने/प्राप्त होने की सूचना अवगत करें/वापस करें :
आयकर पैन सेवा यूनिट, UTHISI,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614



GOVERNMENT OF INDIA
MINISTRY OF DEFENCE
NEW DELHI

GOVT. OF INDIA

REPLY TO

MEMORANDUM

10/11/58



CMS

On 10/11/58, the following was received from the
Director, Public Relations, Ministry of Defence,
New Delhi, for the attention of the Secretary,
Public Relations, Ministry of Defence, New Delhi.
The subject is: "The Ministry of Defence has decided
to open a new branch of the Ministry of Defence,
Public Relations, New Delhi, for the purpose of
conducting public relations work."

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ATANU CHATTERJEE

DIPANKAR DEOGHARIA

22/09/1979

Permanent Account Number

AHOPD6541L

Atanu Chatterjee

Signature



22100015



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

Query No / Year	1604-0000427058/2018	Office where deed will be registered
Query Date	14/03/2018 5:58:17 PM	D S R - IV SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. 9051446430, Status Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 5,59,583/-	Rs. 5,59,583/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 27,999/- (Article:23)	Rs. 5,642/- (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. 186/-		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-786	LR-504	Bastu	Shali	2025 Sq Ft	5,59,583/-	5,59,583/-	Width of Approach Road: 23 Ft.
Grand Total :					4.64063000Dec	5,59,583 /-	5,59,583 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Mahadev Ghosh Son of Late Pachu Ghosh, Village - Langalberia, Post Office: Dakshin Gobindapur, 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
2	Aryan Technocon Private Limited .C/47, Survey Park, Post Office: Santoshpur, Purba Jadabpur, District: South 24-Parganas, West Bengal, India, PIN - 700075 Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative



Query No: 1604-0-000427058 of 2018

Jury Details :

Sl. No	Name & address	Status	Execution Admission Details :
1	Mrs Atashi Mazumdar Wife of Mr. Biswajit Mazumdar, ST. No.5C, QRS. No.6B, Post Office: Chittaranjan, Asansol, District:-Burdwan, West Bengal, India, PIN - 713331 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CACPM3962K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs Surabhi Mukherjee Wife of Mr. Atanu Chatterjee, Narayani Apartment, 4th Floor, 809, Madurdah, Post Office: EKTP, Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BNBPM6456R, 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, Narayani Apartment, 4th Floor, 809, Madurdah, Post Office: EKTP, Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHOPD6541L	Aryan Technocon Private Limited

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr. Debes Kumar Misra High Court, Calcutta, Post Office: GPO, 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, Mrs Atashi Mazumdar, Mrs Surabhi Mukherjee, Mr Atanu Chatterjee

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504	Owner: শঙ্কু চরন ঘোষ, Gurdian: রাস্তারন ঘোষ, Address: সোনারপুর, Classification: শালি, Area: 0.22 Acre,



20	LR-1369	LR-2175	Bastu	Danga	1 Dec	1/-	1,50,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			287.58Dec	20 I/-	405,27,000 I/-	
		Grand Total :			287.58Dec	20 I/-	405,27,000 I/-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Samasth Infotainment Private Limited Godrej Genesis Building, 2nd Floor, Sector-V, Block/Sector: EP GP, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AANCS1174R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Simoco Telecommunications South Asia Limited Godrej Genesis Building, 2nd Floor, Sector-V, Block/Sector: EP GP, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAEC54335F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	Simoco Systems And Infrastructure Solutions Limited Godrej Genesis Building, 2nd Flor, Sector-V, Block/Sector: EP GP, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAKCS8592A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Sanjoy Realcon Private Limited Sugandhya More, Delhi Road NH-2 Bye Pass, P.O:- Sugandhya, P.S:- Polba, District:-Hooghly, West Bengal, India, PIN - 712102 , PAN No.:: AAICS0349H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Kamalendu Polley Son of Mr K PolleyGodrej Genesis Building, 2nd Floor, Sector-V, Block/Sector: EP GP, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFPPP0727F	Samasth Infotainment Private Limited (as Authorised Representative)



Query No: 1630-1-000070129 of 2018

note:

1. If the given information are found incorrect, then the assessment made stands invalid
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 27/04/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. 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
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1604-01702/2018	Date of Registration	20/03/2018
Query No / Year	1604-0000427058/2018	Office where deed is registered	
Query Date	14/03/2018 5:58:17 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. 5,59,583/-	Rs. 5,59,583/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 27,999/- (Article:23)	Rs. 5,642/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-786	LR-504	Bastu	Shali	2025 Sq Ft	5,59,583/-	5,59,583/-	Width of Approach Road: 23 Ft.
Grand Total :					4.6406Dec	5,59,583 /-	5,59,583 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Mahadev Ghosh Son of Late Pachu 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, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Pvt. Residence
2	Aryan Technocon Private Limited C/47, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Atashi Mazumdar Wife of Mr Biswajit Mazumdar ST. No.5C, QRS. No.6B, P.O:- Chittaranjan, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713331 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CACPM3962K, Status :Individual, Status : Not Executed

Major Information of the Deed :- I-1604-01702/2018-20/03/2018

Mrs Surabhi Mukherjee

Wife of Mr Atanu Chatterjee Narayani Apartment, 4th Floor, 809, Madurdah, P.O - EKTP, P.S - Tiljala, District - South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BNBPM6456R, Status: Individual, Status: Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Atanu Chatterjee (Presentant) Son of Mr Dipankar Deogharia Narayani Apartment, 4th Floor, 809, Madurdah, P.O - EKTP, P.S - Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHOPD6541L Status : Representative, Representative of : Aryan Technocon Private Limited

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar 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, Mrs Atashi Mazumdar, Mrs Surabhi Mukherjee, Mr Atanu Chatterjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mahadev Ghosh	Mrs Atashi Mazumdar-2 32032 Dec, Mrs Surabhi Mukherjee-2 32032 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
L1	LR Plot No:- 786(Corresponding RS Plot No:- 786), LR Khatian No:- 504	Owner শ্রী চরন ঘোষ, Gurdian:রামভারন ঘোষ, Address সোনারপুর, Classification: শালি, Area 0.22000000 Acre,

Endorsement For Deed Number : I - 160401702 / 2018

Major Information of the Deed :- I-1604-01702/2018-20/03/2018

On 15-03-2018

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

Presented for registration at 15:15 hrs on 15-03-2018, at the Private residence 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 5,59,583/-

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

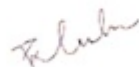
Execution is admitted on 15/03/2018 by Mr Mahadev Ghosh, Son of Late Pachu Ghosh, Village - Langalberia, P.O. Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar 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) [Confirming Party]

Execution is admitted on 15-03-2018 by Mr Atanu Chatterjee, Director, Aryan Technocon Private Limited (Private Limited Company), C/47, Survey Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar 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



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

On 20-03-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,642/- (A(1) = Rs 5,596/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,642/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2018 8:24PM with Govt. Ref. No: 192017180196407091 on 14-03-2018, Amount Rs: 5,642/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 474394754 on 14-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1604-01702/2018-20/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 51472 to 51502
being No 160401702 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2018.04.02 12:38:36 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 02-04-2018 12:38:01
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)