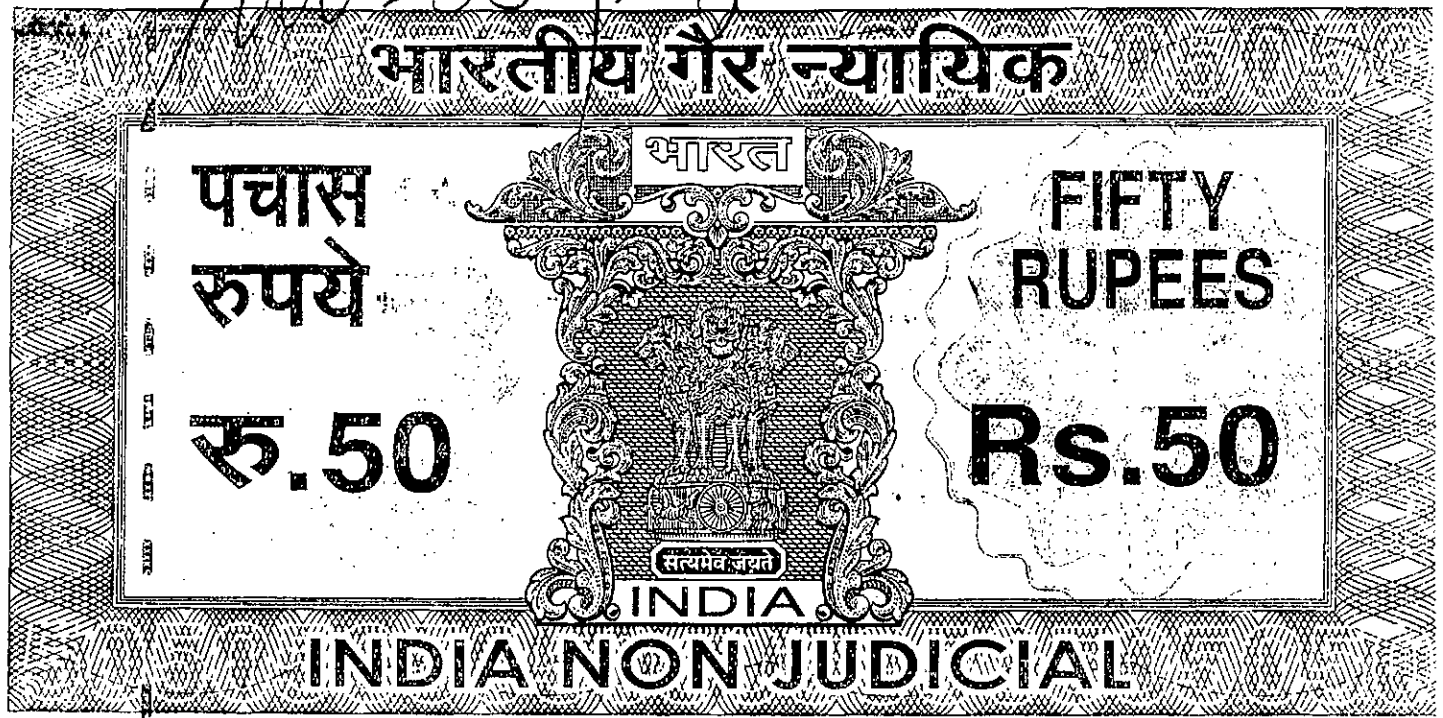


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L.V. R 1.0574306

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are a part of this document

25 JUL 2019

District Sub-Registrar, South 24 Parganas
THIS INDENTURE made this 25th day of July

Two Thousand and Nineteen BETWEEN SMT. PADMINI CHATTERJEE (PAN No. AKJPC0397D) wife of Late Prasenjit Chatterjee by faith Hindu, by occupation Housewife by Nationality Indian, residing at .Sivanath Bhawan, Flat No. Y-19,-5th Floor,-P-11, Gariahat Road, Post Office Gariahat, Police Station Ballygunge, Kolkata-700 029 hereinafter referred to as the 'VENDOR' (which term expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heir, executors, administrators, legal representative and assigns) of

Amid K. Chatterjee

10 JUL 2019

29400

NO. DATE

SOLD TO

ADDRESS

RS.

10 JUL 2019

SP

Chatterjee Sil & Co.
Solicitors & Advocates
7, Old Post Office Street
Room No.-5, Kolkata-1

CODE NO. (1987)
LICENCED NO.
20 & 29A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 004

10 JUL 2019



7

District Sub-Registrar-i
Alipore, South 24 Parganas

Ranjit Hat.

S/O - Ramakanta Hat.

VII - Birbana, P.O. - Panchrat.

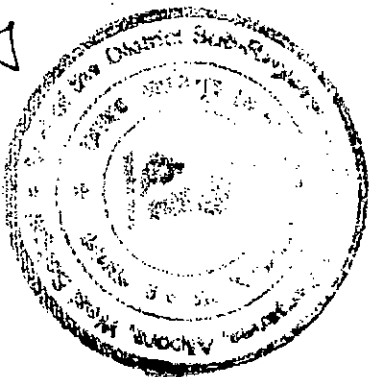
P.S. - Egra, Mint - purna andrapur

Pinn m - 721447, Service

25 JUL 2019

the **FIRST PART AND (1) M/S. ROMEX AGENCIES PRIVATE LIMITED** (PAN NO. AABCR2428P) a company registered under the Companies Act 1956 having its registered office at Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear Sarani, in the town of Kolkata-700 071, **(2) M/S. NILANCHAL ESTATES PRIVATE LIMITED (PAN NO. AAACN8566D)** a company registered under the Companies Act 1956 having its registered office at Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear Sarani, in the town of Kolkata-700 071, **(3) M/S. SMARTLAND ESTATES PRIVATE LIMITED (PAN NO. AADCS7281B)** a company registered under the Companies Act 1956 having its registered office at Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear Sarani, in the town of Kolkata-700 071, all represented by their Director **SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata 700 019, **AND (4) SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office

Arvind Kumar Meharia

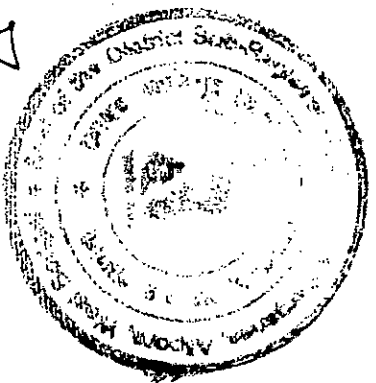


District Sub-Registrar-1
Aligarh, District of Parganas

25 JUL 2019

Ballygunge, Police Station Karaya, in the Town of Kolkata 700 019 hereinafter referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its successor and/or successors in office administrators and assigns of the Purchaser's No. 1, 2, 3 and his heirs, executors, legal representatives and assigns of the Purchaser No. 4) of the **SECOND PART AND MISS MARUSKA CHATTERJEE (PAN No. ACMPC5366P)** daughter of Late Prasenjit Chatterjee and Padmini Chatterjee by faith Hindu, by occupation Household, by Nationality Indian, residing at Sivanath Bhawan, Flat No. Y-19, 5th Floor, P-11, Gariahat Road, Post Office Gariahat, Police Station Bally-gunje, Kolkata-700 029, hereinafter referred to as the **'FIRST CONFIRMING PARTY'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representative and assigns) of the **THIRD PART AND M/S. PACE DEALCOM PRIVATE LIMITED (PAN NO. AABCP5507H)** a company registered under the Companies Act 1956 having its registered office at Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear Sarani, in the town of Kolkata-700 071, represented by its director **Sri Arvind Kumar Meharia (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by

Arvind Kumar Meharia



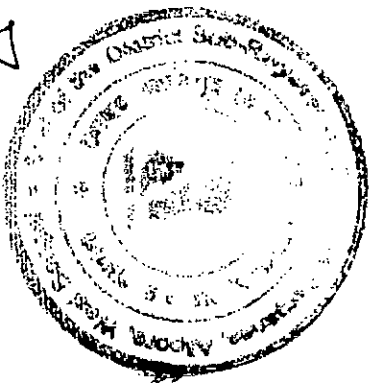
District Sub-Registrar-1
Alibori, S. Odisha, Parganas

25 JUL 2019

occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata, hereinafter referred to as the '**SECOND CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its successor and/or successors in office administrators and assigns) of the **FOURTH PART**.

WHEREAS by an Indenture bearing date 14th day of December, 1940 made between Khondkar Fazles Sobhan son of Alhas Khan Bahadur Khandekar, Fuzlal Haque, therein described as the Vendor and Smt. Ela Chatterjee wife of Debi Prasanna Chatterjee and Kanailal Chatterjee son of Late Rai Saheb Bidhu Bhusan Chatterjee therein described as the Purchasers registered in Book No. I, Volume No. 8, pages 131 to 136 Deed No. 89 of 1941 registered at the office of Additional District Sub-Registrar Alipore, 24-Parganas, the said Khondkar Fazles Sobhan, the Vendor therein absolutely sold, transferred and conveyed unto and in favour of the said Ela Chatterjee and Kanailal Chatterjee, the Purchasers therein, for the consideration mentioned therein, all that piece and parcel of land measuring 1 Bigha, 15 Cottahs, 5 Chittacks and 1 Square feet a little more less being the portion of C.S. Dag No. 116, 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas

Anil K. Saha



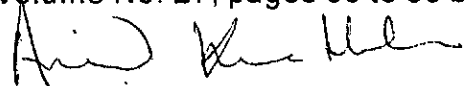
District Sub-Registrar-1
Alibore, S. and C. P. Marganas

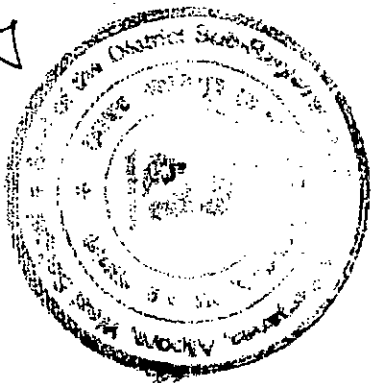
25 JUL 2019

Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and the said Purchasers had purchased the land separately out of their respective separate funds ;

AND WHEREAS by a Deed of partition dated 31st day of July, 1946, registered in Book No. I, Volume No. 53, pages 9 to 20 being No. 2740 for the year 1946, registered at the office of the District Sub-Registrar at Alipore, 24-Parganas, Smt. Ela Chatterjee and Sri Kanai Lal Chatterjee had amicably separated and demarcated their shares and portions in the said land being the portion of C.S. Dag No. 116 and 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas in the Deed of partition said Ela Chatterjee was allotted Lot 'A' being a demarcated portion of the total land measuring 18 Cottahs, 2 Chittacks and 10 Square feet of more or less and the said Kanai Lal Chatterjee was allotted Lot 'B' being the demarcated remaining portion of the total land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet more or less;

AND WHEREAS by a Registered Deed of Sale bearing date 19th day of April, 1947 made between Kanailal Chatterjee, therein mentioned as the Vendor and Debi Prasanna Chatterjee therein mentioned as the Purchaser, registered in Book No. I, Volume No. 27, pages 30 to 36 being





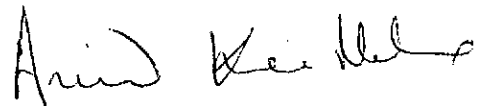
District Sub-Registrar-1
Alibon, S. Visayas, P. Arganas

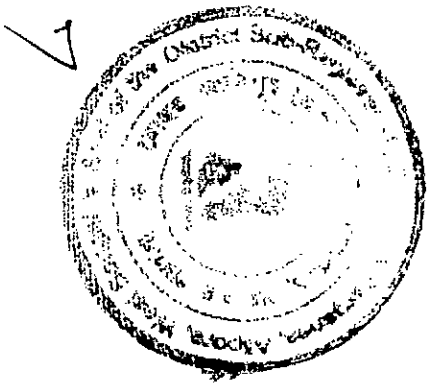
25 JUL 2019

No. 1253 for the year 1947 at the office of the Sadar Joint Sub Registrar of Alipore, the Vendor therein, for the consideration mentioned therein absolutely sold transferred and conveyed, unto and in favour of the Purchaser therein all that piece and parcel of Land measuring 17 Cottahs 2 Chittacks and 36 Square feet be the same a little more or less comprised in C.S. Plot No. 116, Khatian No. 150 and 255, situate lying at Mouza and Pargana Khanpur, P.S. Tollygunge, Touzi No. 151 and 152, District Registry and Sub Registry Office Alipore in the District of 24-Parganas;

AND WHEREAS the said Debi Prasanna Chatterjee was seized, possessed and entitled to all that piece and parcel of land, hereditaments and premises, comprised within C.S. Plot No. 116, Khatian No. 150 and 255 measuring about 17 Cottahs 2 Chittacks 36 Square feet situate lying at Mouza Khanpur, P.S. Tollygunge, Touji Nos. 151 and 152, Sub Registry and District Registry Office Alipore in the District of South 24-Parganas;

AND WHEREAS the said Debi Prasanna Chatterjee mutated his name in the records of the then Calcutta Municipality and the aforesaid premises was numbered as 189B, Netaji Subhas Chandra Bose Road, Calcutta ;





District Sub-Registrar-I
Alibori, S. and S. Parganas
25 JUL 2019

AND WHEREAS the said Debi Prasanna Chatterjee died on the 19th day of August, 1974 leaving him surviving his widow Smt. Ela Chatterjee, his two sons Partha Chatterjee and Siddhartha Chatterjee and his two daughters Smt. Indrani Lahiri and Smt. Padmini Chatterjee as his only legal heirs and heiresses ;

AND WHEREAS the said Debi Prasanna Chatterjee left a Will bearing date 14th day of October, 1970 whereby he bequeathed to his wife Smt. Ela Chatterjee, for her use and benefit, absolutely and forever with power to sell, transfer, make gift, or otherwise dispose off all his properties both moveable and immoveable ;

AND WHEREAS the said Ela Chatterjee applied before the District Delegate Judge at Alipore for grant of Probate and by an order dated 16th day of September, 1976, the Learned Vth Senior Judge Alipore granted Probate in Act 39 Case No. 184 of 1976 in favour of Smt. Ela Chatterjee and the Probate was issued on 20th day of December, 1976;

AND WHEREAS Smt. Ela Chatterjee wife of Late Debi Prasanna Chatterjee seized and possessed of and/or sufficiently entitled to several properties including the premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs, 2 Chittacks and 36 Square feet more or less together with tin shed structure standing thereon ;

And the above



District Sub-Registrar-I
Almorha, District, Uttar Pradesh
25 JUL 2019

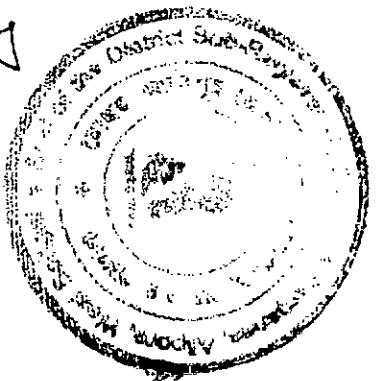
AND WHEREAS thereafter the said Smt. Ela Chatterjee, died on 2nd day of November, 1998 leaving her surviving her two sons Partha Chatterjee and Siddhartha Chatterjee and two married daughters Smt. Indrani Lahiri and Smt. Padmini Chatterjee ;

AND WHEREAS the said Ela Chatterjee left a Will dated 31st day of December, 1991 whereby she amongst other properties inter alia bequeathed the premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 to her two sons Partha Chatterjee and Siddhartha Chatterjee in equal shares ;

AND WHEREAS Sri Siddhartha Chatterjee executor of the said Will applied for obtaining probate of the said Will of Smt. Ela Chatterjee deceased before the Hon'ble High Court at Calcutta being P.L.A. No. 128 of 2001. The said probate application has been contested and marked as T.S. No. 4 of 2012 ;

AND WHEREAS the said Partha Chatterjee and Siddhartha Chatterjee entered into an Agreement for Development on 15th day of January, 2001 with M/s. Pace Dealcom Private Limited (the Second Confirming Party herein) for development of the said Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs 2 Chittacks and 36 Square feet and the possession of the said Premises

And the other



District Sub-Registrar-1
Alibor, S. No. 15 Parganas

25 JUL 2019

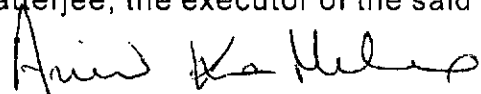
No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 was handed over to the said M/s. Pace Dealcom Private Limited and also granted Registered Power of Attorney being No. 2 dated 3rd January, 2000 for Sale of said properties ;

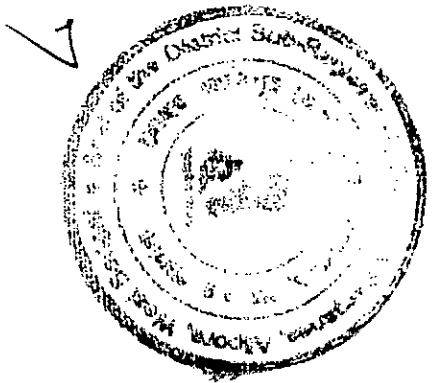
AND WHEREAS because of the pendency of the said Probate case being P.L.A. No. 128 of 2001 no steps could be taken for development of the said Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;

AND WHEREAS the said Partha Chatterjee discussed several times with the Legatees and/or other heirs of Smt. Ela Chatterjee, deceased to settle the disputes and division of all the properties but the Legatees and/or the heirs failed to settle the disputes and for the division of the properties ;

AND WHEREAS the Vendor's elder brother Partha Chatterjee by a Registered Deed of Conveyance being No. 5395 of 2018 dated 6th day of February, 2012 has already sold transferred and conveyed his ¼th undivided share with land and building comprising within part of Premises No. 3, Regent Grove Road now known as 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 to Pace Dealcom Private Limited ;

AND WHEREAS the said Siddhartha Chatterjee, the executor of the said





District Sub-Registrar-4
Alipore, South 24 Parganas

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Will died intestate on 7th May, 2016 leaving him surviving his only son Debaprem Chatterjee, (his wife predeceased him) who inherited the share of Siddhartha Chatterjee, deceased absolutely ;

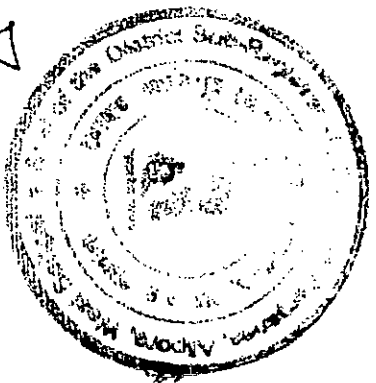
AND WHEREAS neither the son of Siddhartha Chatterjee nor any of the legal heirs of Ela Chatterjee took any steps in P.L.A. No. 128 of 2001 and T.S. No. 4 of 2012 for obtaining the Probate / Letters of Administration from the Hon'ble High Court at Calcutta ;

AND WHEREAS by an order dated 20th June, 2019 passed by the Hon'ble High Court at Calcutta the said Testamentary Suit No. 4 of 2012 stands dismissed for non prosecution ;

AND WHEREAS in the absence of probate of the said Will of Smt. Ela Chatterjee, deceased, the Vendor herein is entitled to undivided $\frac{1}{4}$ th share of all the properties including the Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 left by Smt. Ela Chatterjee, deceased ;

AND WHEREAS the vendor is now seized possessed of and/or otherwise well and sufficiently entitled to undivided $\frac{1}{4}$ th share of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs, 2 Chittacks 36 Square feet more or less together with the

And the above



District Sub-Registrar-1
Alibori, Odisha, Parganas

25 JUL 2019

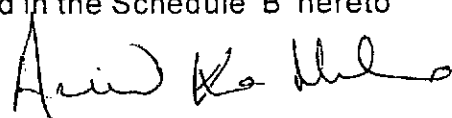
tin shed structure standing thereon fully described in the Schedule 'A' hereto ;

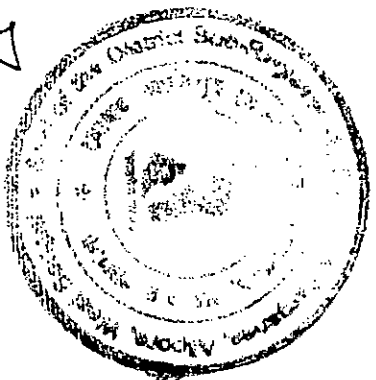
AND WHEREAS the Vendor herein is an old aged lady and Miss Maruska Chatterjee the First Confirming Party only daughter of the Vendor looks after her;

AND WHEREAS Pace Dealcom Private Limited, the Second Confirming Party herein, has already purchased $\frac{1}{4}$ th undivided share of the Partha Chatterjee and is in possession of the said property ;

AND WHEREAS the said Padmini Chatterjee, the Vendor herein, negotiated with the Purchasers to sell undivided $\frac{1}{4}$ th share of said Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 at a consideration of Rs. 65,00,000/- (Rupees Sixty five lacs) only free from all encumbrances whatsoever but subject to said development agreement as aforesaid ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided $\frac{1}{4}$ th share of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs 2 Chittack 36 Square feet more or less together with tin shed structure standing thereon fully described in the Schedule 'B' hereto



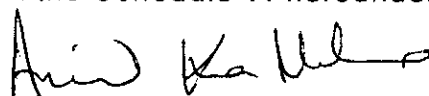


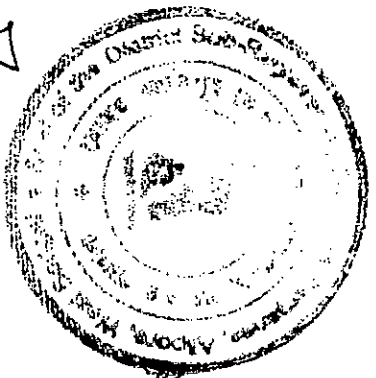
District Sub-Registrar-I
Amaravati, District of Prakasam

25 JUL 2019

at or for the consideration of Rs. 65,00,000/- (Rupees Sixty five lacs) only free from all encumbrances whatsoever ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 65,00,000/- (Rupees Sixty five lacs) only of lawful money of India paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers as well as the said property by these presents) the Vendor doth hereby grant transfer and convey (and the First Confirming Party and the Second Confirming Party and each of them doth hereby confirm) unto the Purchasers its successor or successors in office All That undivided $\frac{1}{4}$ th (one fourth) undivided share of the piece and parcel of the land hereditament and premises measuring 4 Cottahs 4 Chittacks 32 Square feet land more or less together with passage and dilapidated structure standing thereon having undivided 1250 Square feet area being part of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 more fully and particularly mentioned in the Schedule 'B' out of the property mentioned in the Schedule 'A' hereunder

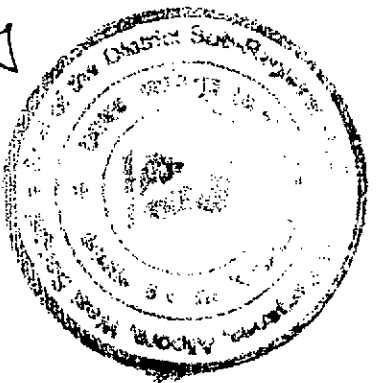




District Sub-Registrar-1
Alibore, S. No. 1, Parganas
25 JUL 2018

written OR HOWSOEVER OTHERWISE the said property being the said 1/4th (one fourth) undivided share in the messuage tenement land hereditaments and premises now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all houses outhouses and other buildings erections and fixtures and all ways paths passages lights water water-courses sewers drains ditches and the ground and soil thereof AND all manner of rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing and being in and upon or belonging to or in anywise appertaining to the said property and/or the said messuage tenement land hereditaments and premises and every part thereof or which with the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or accepted or reputed to belong or be deemed appurtenant thereto AND the reversion and or reversions remainder and or remainders and the rents issue and profits thereof and every part thereof AND all the legal incidency and all the estate right title interest property claim and demand whatsoever both or land equity of the Vendor into and upon the same AND all deeds pattas muniments writings and evidences of title which in any wise relate to the said property and/or the

Amir K. Helu

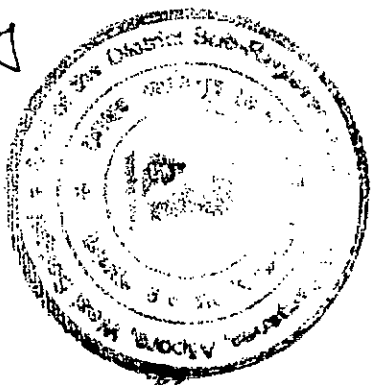


District Sub-Registrar-I
Aligarh, S. Unit, Parganas

25 JUL 2019

said messuage tenement land hereditaments and premises or any part or parcel thereof which now are or may hereafter shall or may be in the custody possession or power or control of the Vendor or other persons and/or persons from whom which she the Vendor can or which the Vendor can procure the same without any suit at law or in equity TO HAVE AND TO HOLD $\frac{1}{4}$ th (one fourth) undivided share in the said messuage tenement land hereditaments and all and singular other the premises hereby granted transferred and conveyed or otherwise assured or intended so to be unto and to the use of the Purchasers its successor and successors in office and assigns absolutely and forever AND the Vendor doth hereby for herself, her heirs, executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by the Vendor (or her ancestors) made done committed or knowingly or willingly suffered to the contrary she the Vendor now has good right full power and absolute authority to grant convey and transfer all and singular the said messuage tenement land hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto and to the use of the Purchasers its successors or successors in office and assigns in the manner aforesaid and according to the true intent and meaning of these presents AND that the Purchasers its

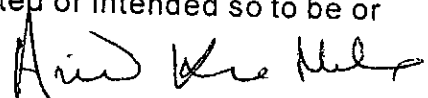
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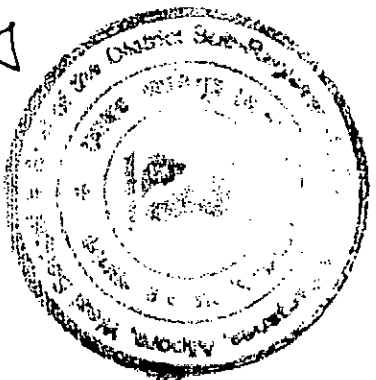


District Sub-Registrar-4
Aligarh, S. Dist. UP, U.P. Arghanas

25 JUL 2019

successor and/or successors in office and/or assigns shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement land hereditaments and premises hereby granted and receive and take the rents issues and profits thereof without any hinderance lawful eviction interruption disturbance claim and demand whatsoever from or by the Vendor or by any person or persons now or hereafter lawfully or equitably claiming or to claim by from under or in trust for her or from or under any of her ancestors AND that free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the Vendor her heirs executors administrators or representatives and well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the Vendor her heirs, executors, administrators or representatives or any person or persons claiming or to claim by from through under or in trust for the Vendor AND moreover that the Vendor her heirs, executors administrators and representatives and all and every other person or persons having or claiming or who shall or may have or claim any estate right title interest claim and demand whatsoever at law or in equity in to or out of the said messuage tenement land hereditaments and premises hereby granted or intended so to be or

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District Sub-Registrar-1
Alford, S. Unit of Parganas

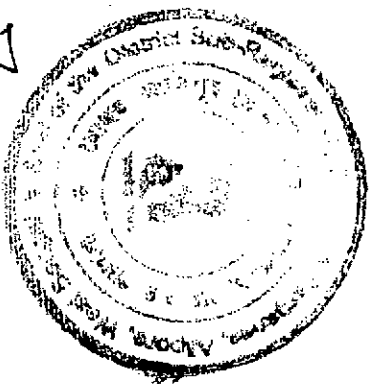
25 JUL 2019

any part thereof from through under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the expense and cost of the Purchasers its successor or successors in office and assigns make do acknowledge and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said messuage tenement land hereditaments and premises and every part or parcel thereof unto and to the use of the Purchasers its successors, successors in office and assigns in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 17 Cottahs 2 Chittacks and 36 Square feet more or less together with Tin Shed structures standing thereon having total covered area 5000 Square feet comprised within cadestral survey plot No. 116 under Khatian Nos. 150 and 255, situate lying at Mouja Khanpur, Pargana Khanpur, Touji Nos. 151 and 152 being Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040, Police Station Regent Park now Netaji Nagar and Ward No. 98 of the Kolkata Municipal Corporation District Registration

Amir K. Khan



District Sub-Registrar-1
Alibori, S. Unit of Parganas

25 JUL 2019

Office and Sub-Registrar Office Alipore in the District of 24-Parganas (South) and being butted and bounded as follows:

ON THE NORTH BY : Kolkata Municipal Corporation Road
 ON THE SOUTH BY : 189A, Netaji Subhas Chandra Bose Road,
 ON THE EAST BY : 199, Netaji Subhas Chandra Bose Road,
 ON THE WEST BY : Kolkata Municipal Corporation Road 30 FT.

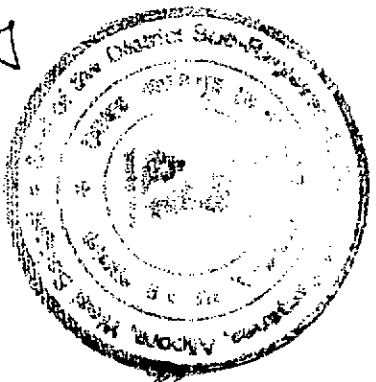
OR HOWSOEVER OTHERWISE, the said premises is butted bounded called known described or distinguished.

THE SCHEDULE 'B' ABOVE REFERRED TO :

ALL THAT the $\frac{1}{4}$ th undivided share of the land hereditament and premises measuring 4 Cottahs 4 Chittacks 32 Square feet more or less together with Tin Shed structure cemented flooring standing thereon having total covered area 1250 Square feet out of 5000 Square feet more or less being a part of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 out of the property mentioned in the Schedule 'A' hereinabove under Kolkata Municipal Corporation Ward No. 98, in the District 24-Parganas (South).

OR HOWSOEVER OTHERWISE the said premises is butted bounded called known described or distinguished.

And the above



District Sub-Registrar-1
Alodora, S. Um. 21 Parganas

25 JUL 2018

IN WITNESS WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED at Kolkata in the Presence of :

1. Santanu Chatterjee
6, Old Post Office St.
Kolkata-700001.

for

2) Gouri Laxmi Chatterjee
46 C Chowringhee Road
Kolkata

Padmini Chatterjee

VENDOR

(Ain) K. K. K.

OMEX AGENCIES PRIVATE LIMITED

(Ain) K. K. K.

Director

For UJANMAL ESTATES PVT. LTD

(Ain) K. K. K.

Director

For Smartland Estates Private Ltd.

(Ain) K. K. K.

PURCHASERS

Director

Manuska Chatterjee

FIRST CONFIRMING PARTY

PACE DEALCOM PRIVATE LIMITED

(Ain) K. K. K.

Director

SECOND CONFIRMING PARTY

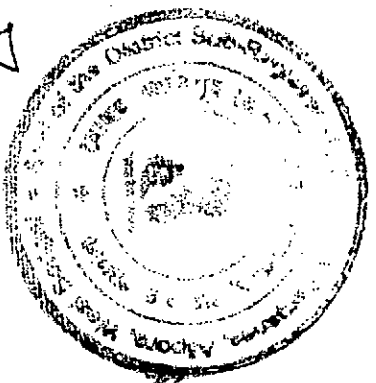
Drafted by:

Raghunath Chatterjee

Advocate

High Court, Calcutta

ND - 335/1972.



District Sub-Registrar-1
Alidore, S. Um. P. Parganas

25 JUL 2018

Received of and from the within named
Purchaser the within mentioned sum of
Rs. 65,00,000/- (Rupees Sixty five lacs)
only being the Consideration money
as per memo below.

Rs. 65,00,000/-

MEMO OF CONSIDERATION

Cheque/DD	Dated	Bank	Branch	Amount(Rs.)
596120	06/04/2019	PNB	New Market	11,00,000/-
098741	23/07/2019	Federal Bank	New Market	5,25,000/-
417582	24/07/2019	PNB	New Market	16,25,000/-
358570	24/07/2019	PNB	Sarat Bose Rd.	16,25,000/-
098738	23/07/2019	Federal Bank	New Market	16,25,000/-
Total :				<u>65,00,000/-</u>

(Rupees Sixty five lacs only)

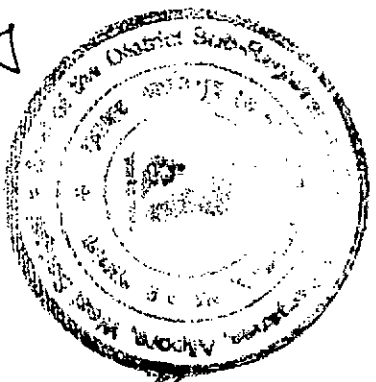
Witnessess :

1. Santaraj Chatterjee

2. Pooja

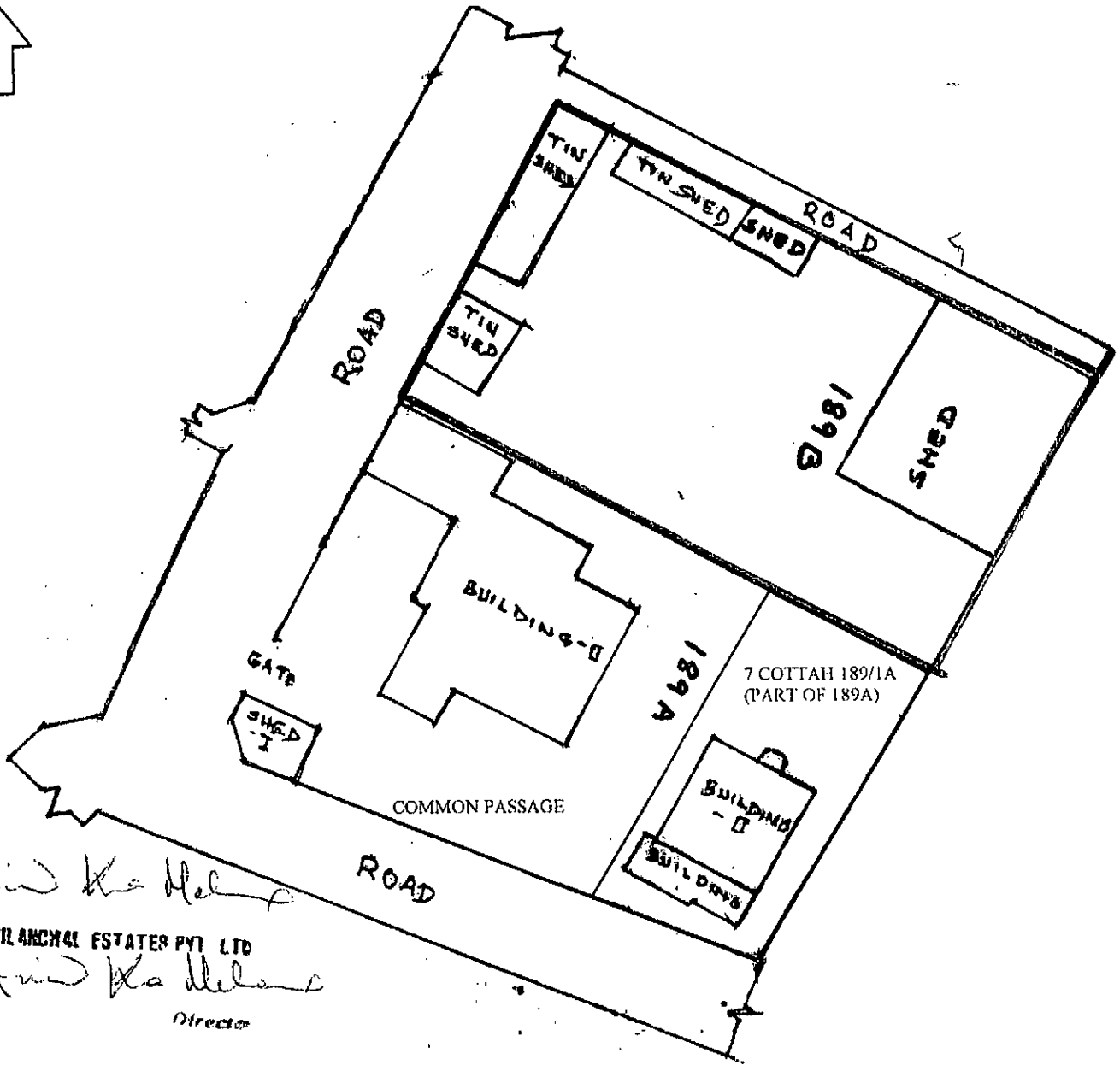
Padmini Chatterjee

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District Sub-Registrar-I
Aligarh, Uttar Pradesh, Parganaas
25 JUL 2019

**DEED PLAN OF PREMISES NO. 189A & 189B NSC BOSE ROAD, KOLKATA - 700040
 AREA - 1 BIGHA 15 COTTAH 5 CHITTACK 1 SQUARE FEET**



Anil K. Deb

SMARLAND ESTATES PVT LTD

Anil K. Deb
 Director

DOMEX AGENCIES PRIVATE LIMITED

Anil K. Deb
 Director

For Smartland Estates Private Ltd.

Anil K. Deb
 Director

Signature of purchaser

Manuska Chatterjee

SMARCOM PRIVATE LIMITED

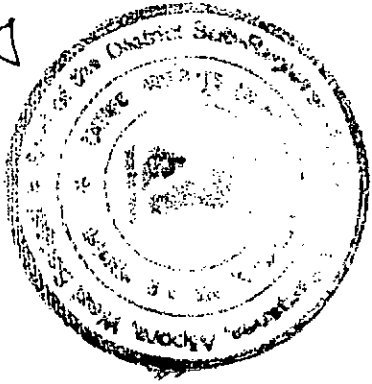
Anil K. Deb

Director

**Signature of
 confirming parties**

Padmini Chatterjee


Signature of vendor




District Sub-Registrar-1
Alibor, S. Unit of Parganas

25 JUL 2019


Specimen Form for Ten Finger Prints

	<i>Anil Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

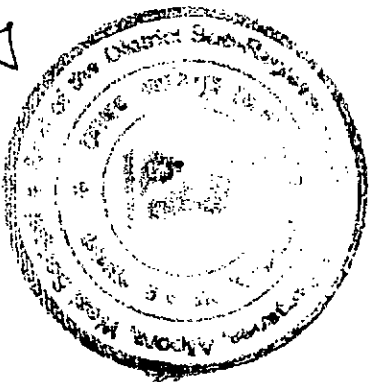
Signature : *Anil Kumar*

	<i>Padmini Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : *Padmini Chatterjee*

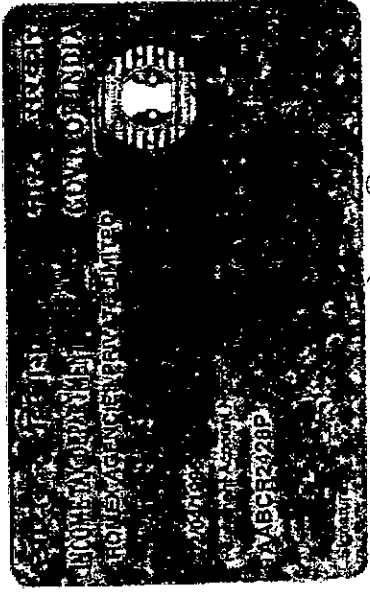
	<i>Maruska Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : *Maruska Chatterjee*



District Sub-Registrar-1
Alwar, District Alwar, Rajasthan

25 JUL 2018



ROMEX AGENCIES PRIVATE LIMITED

[Signature]
Director



PERMANENT ACCOUNT NUMBER
AEKPM7842Q
NAME
ARVIND KUMAR MEHARIA
FATHER'S NAME
HANUMAN DAS MEHARIA
DATE OF BIRTH
05-01-1961
SIGNATURE
Arvind Kumar Meharia
COMMISSIONER OF INCOME TAX, WB

Arvind Kumar Meharia
[Signature]



स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AADCS7281B



नाम / NAME

SMARTLAND ESTATES PRIVATE LIMITED

गठन/बतने की तिथि / DATE OF INCORPORATION/FORMATION

11-02-1993

आयकर अधिनियम, 1961

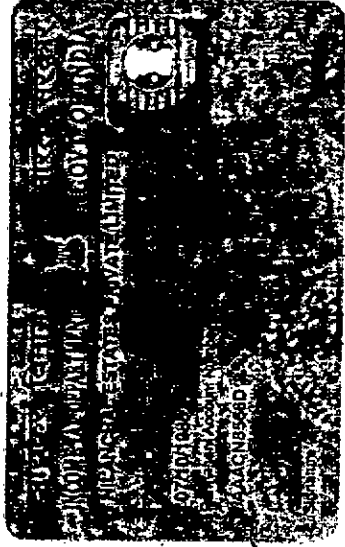
Section 11

COMMISSIONER OF INCOME TAX, W.B. XI

For Smartland Estates Private Ltd.

Director



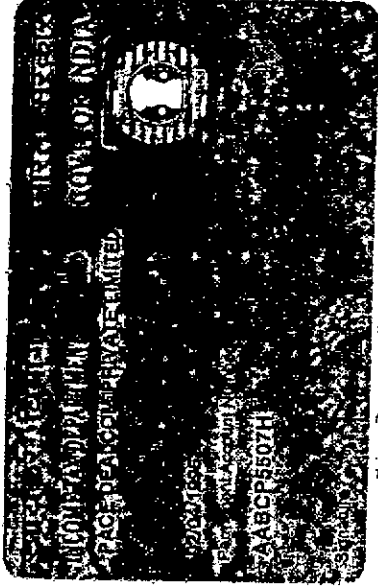


THE BALANCE ESTATE LTD

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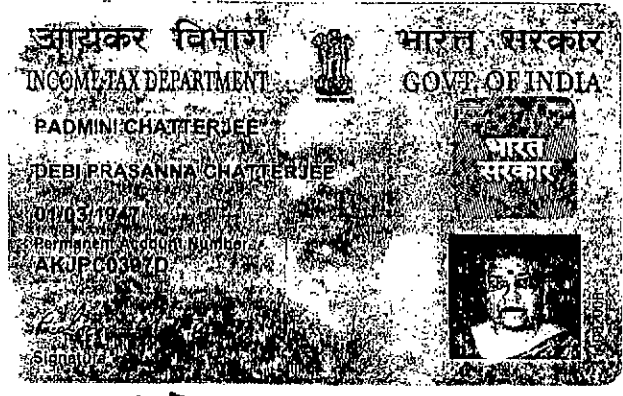
21/1/68





PAK SEAGRAM PVT. & LIMITED
[Handwritten signature]
12/10/2010



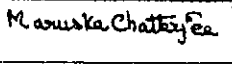




Padmini Chatterjee

हस्त-कार्य को खीने / पाने पर कृपया धुपित करें / लौटारें :
आयकर मंत्रालय, इकाई, एन एस डी एल
पहली भजिना, टॉर्नेस टॉवर, कपला विन्डो-कम्पाउंड,
एस. सी. मार्ग, प्लोडर मकान, मुंबई - 400 013.
If there is a lost / someone else's card, please
return it to the office of the undersigned
Income Tax Services Unit / NSDU
1st Floor, Torne's Tower,
Kandivali (W) Compound,
S.S. Marg, Plot No. 10, Plooder House, 400 013.
Tel: 022-26113000 / 26113001



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACMPC5366P	
नाम /NAME	MARUSKA CHATTERJEE	
पिता का नाम /FATHER'S NAME	PRASENJIT CHATTERJEE	
जन्म तिथि /DATE OF BIRTH	13-12-1969	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.बं.-XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

Maruska Chatterjee

इस कार्ड के रसो / गिले जाने पर गुप्तता जाही करने
वाले, प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरंगी चय्यावर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.





সরকারের প্রতীক
Government of India



নামিত হাটী
RANJIT HATI
পিতা : রামকান্ত হাটী
Father : Ramakanta Hatu

জন্মতারিখ/DOB: 02/05/1987
পুরুষ / Male



4175 0018 7415

আধার - সাধারণ মানুষের অধিকার



অসমীয়া জনসংস্কৃতি প্ৰাধিকৰণ
Assam State Population Authority of India

ঠিকানা: পাচচোল, বিলবাড়া, পাচচোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

Address: PANCHROL,
Bilbara, Panchrol, East
Midnapore, West Bengal,
721447

4175 0018 7415

1047
1000 300 1047

help@uidai.gov.in

www.uidai.gov.in

Ranjit-Hati



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

GRN: 19-201920-004293321-2

Payment Mode Counter Payment

GRN Date: 17/07/2019 14:23:53

Bank : Punjab National Bank

BRN : M626012

BRN Date: 18/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16010001059478/4/2019

[Query No./Query Year]

Name : SMARTLAND ESTATES PVT LTD

Contact No. :

Mobile No. : +91 9831004744

E-mail : mehariagroup@gmail.com

Address : 9F Everest House 46C Chowringhee Road

Applicant Name : Mr RANJIT HATI

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	16010001059478/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	740221
2	16010001059478/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	105789

In Words : Rupees Eight Lakh Forty Six Thousand Ten only

Total

846010



Major Information of the Deed

Deed No :	I-1601-02228/2019	Date of Registration:	25/07/2019
Query No /Year	1601-0001059478/2019	Office where deed is registered	
Query Date	03/07/2019 9:07:17 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051166711, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 1,05,74,306/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,40,271/- (Article:23)	Rs. 1,05,789/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



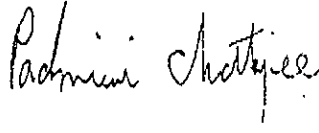


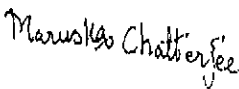
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 189B, , Ward No: 098 Pin Code : 700040

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			Bastu		4 Katha 4 Chatak 32 Sq Ft	64,00,000/-	1,01,99,306/-	Width of Approach Road: 30 Ft.,
Grand Total :					7.0858Dec	64,00,000 /-	101,99,306 /-	

Structure Details :



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	1,00,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1250 sq ft	1,00,000 /-	3,75,000 /-	

Seller Details :





SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt PADMINI CHATTERJEE Wife of Late PRSENJIT CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	 25/07/2019	 LTI 25/07/2019	 25/07/2019
	P- 11, GARIAHAT ROAD, P.O:- GARIAHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKJPC0397D, Status :Individual, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office			
2	Name Miss MARUSKA CHATTERJEE Daugther of Late PRSENJIT CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	 25/07/2019	 LTI 25/07/2019	 25/07/2019
	P- 11, GARIAHAT ROAD, P.O:- GARIAHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACMPC5366P, Status :Confirming Party, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office			
3	PACE DEALCOM PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCP5507H, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ROMEX AGENCIES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCR2428P, Status :Organization, Executed by: Representative			



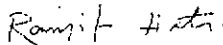
2	NILANCHAL ESTATES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACN8566D, Status :Organization, Executed by: Representative		
3	SMARTLAND ESTATES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN --700071 , PAN No.:: AADCS7281B, Status :Organization, Executed by: Representative		
4	Name	Photo	Finger Print
	Shri ARVIND KUMAR MEHARIA (Presentant) Son of Late HANUMAN DAS MEHARIA Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office		
	25/07/2019	LTI 25/07/2019	25/07/2019
Son of Late HANUMAN DAS MEHARIA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPM7842Q, Status :Individual, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger,print and Signature		
1	Name	Photo	Finger Print
	Shri ARVIND KUMAR MEHARIA Son of Late HANUMAN DAS MEHARIA Date of Execution - 25/07/2019, , Admitted by: Self, Date of Admission: 25/07/2019, Place of Admission of Execution: Office		
	Jul 25 2019 11:58AM	LTI 25/07/2019	25/07/2019
29/4, BALLYGUNGE PARK, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEKPM7842Q Status : Representative, Representative of : ROMEX AGENCIES PRIVATE LIMITED (as DIRECTOR), NILANCHAL ESTATES PRIVATE LIMITED (as DIRECTOR), SMARTLAND ESTATES PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print
	Shri ARVIND KUMAR MEHARIA Son of Late HANUMAN DAS MEHARIA Date of Execution - 25/07/2019, , Admitted by: Self, Date of Admission: 25/07/2019, Place of Admission of Execution: Office		
	Jul 25 2019 11:59AM	LTI 25/07/2019	25/07/2019

29/4, BALLYGUNGE PARK, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPM7842Q Status : Representative, Representative of : PACE DEALCOM PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT HATI Son of Mr RAMAKANTA HATI VILL- BILLBARA, P.O:- PANCHROL, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721447			
	25/07/2019	25/07/2019	25/07/2019

Identifier Of Smt PADMINI CHATTERJEE, Miss MARUSKA CHATTERJEE, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PADMINI CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-1.77146 Dec,NILANCHAL ESTATES PRIVATE LIMITED-1.77146 Dec,SMARTLAND ESTATES PRIVATE LIMITED-1.77146 Dec,Shri ARVIND KUMAR MEHARIA-1.77146 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt PADMINI CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-312.50000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-312.50000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-312.50000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-312.50000000 Sq Ft

Endorsement For Deed Number : I - 160102228 / 2019

On.04-07-2019

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 1,05,74,306/-

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-07-2019

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 11:33 hrs on 25-07-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri ARVIND KUMAR MEHARIA, one of the Claimants.

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

Execution is admitted on 25/07/2019 by 1. Smt PADMINI CHATTERJEE, Wife of Late PRSENJIT CHATTERJEE, P-11, GARIAHAT ROAD, P.O: GARIAHAT, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Miss MARUSKA CHATTERJEE, Daughter of Late PRSENJIT CHATTERJEE, P- 11, GARIAHAT ROAD, P.O: GARIAHAT, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 3. Shri ARVIND KUMAR MEHARIA, Son of Late HANUMAN DAS MEHARIA, 29/4, BALLYGUNGE PARK, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr RANJIT HATI, , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

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

Execution is admitted on 25-07-2019 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071; DIRECTOR, NILANCHAL ESTATES PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071; DIRECTOR, SMARTLAND ESTATES PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr RANJIT HATI, , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Execution is admitted on 25-07-2019 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr RANJIT HATI, , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,05,789/- (A(1) = Rs 1,05,743/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,05,789/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2019 12:00AM with Govt. Ref. No: 192019200042933212 on 17-07-2019, Amount Rs: 1,05,789/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M626012 on 18-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,40,221/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,40,221/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29400, Amount: Rs.50/-, Date of Purchase: 10/07/2019, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2019 12:00AM with Govt. Ref. No: 192019200042933212 on 17-07-2019, Amount Rs: 7,40,221/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M626012 on 18-07-2019, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 107267 to 107306

being No 160102228 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.07.26 15:36:11 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 26/07/2019 15:34:38

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)