

AOO 2351/2019

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 131558

8
25.7.19
at 11.40am
9-0-185987/19

H.V. R 15,35,417/-

I certify that the document is admitted
to registration. The signature sheet/s and
other special sheets attached with this
document are part of this document

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District Sub-Registrar,
Kolkata South 24 Pargan

25 JUL 2019

THIS INDENTURE made this 25th day of July Two Thousand
and Nineteen BETWEEN DEBAPREM CHATTERJEE (PAN No.
AOJPC9448P) son of Late Siddhartha Chatterjee by faith Hindu, by
occupation Business, by Nationality Indian, residing at 91A, Bondel Road,
Post Office Ballygunge, Police Station Ballygunge, Kolkata-700 019
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 his heir, executors, administrators, legal

Handwritten signature

representative and assigns) of 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 Kolkata700 019, **AND (4) SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by

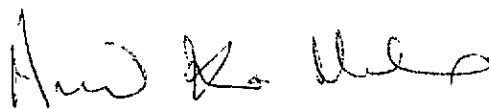




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occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata 700 019 hereinafter referred to as the **"PURCHASERS"** (which expression shall unless excluded by 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 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 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 **'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 **THIRD PART.**





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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. 1, 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 Khaspur, 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. 1, Volume No. 53, pages 9 to 20 being No. 2740 for the year 1946, registered at the office of the District Sub-Registrar at

Anil K. Das

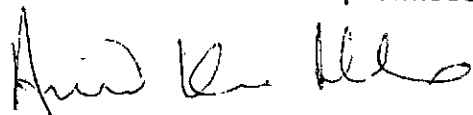


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Alipore, 24-Parganas, Smt. Ela Chatterjee and Sri Kanai Lal Chatterjee had amicably separated and demarcated their shares and portions in the said land being the portion of C.S. Dag No. 116 and 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas. In the said Deed of Partition Ela Chatterjee was allotted demarcated 18 Cottahs, 2 Chittacks and 10 Square feet of land being a portion of C.S. Plot No. 118, Khatian No. 160 and 267, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and Kanai Lal Chatterjee was allotted demarcated all that piece and parcel of land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet comprised within C.S. Plot No. 116, Khatian Nos. 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registration Office Alipore, District 24-Parganas ;

AND WHEREAS after partition Smt. Ela Chatterjee had constructed two buildings on the Western part of the said land allotted to her and the land with those buildings were recorded in the books of the Kolkata Municipal Corporation as Premises No. 189A, Netaji Subhas Chandra Bose Road, under Ward No. 98 and Smt. Ela Chatterjee also constructed an incomplete structure on the eastern part of the aforesaid premises ;



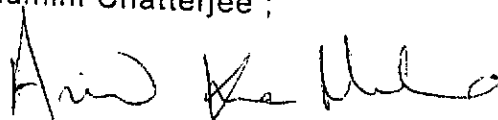


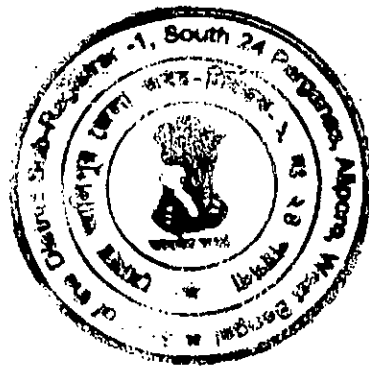
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AND WHEREAS by a Deed of Lease bearing date 12th day of October, 1988, Smt. Ela Chatterjee, therein mentioned as the Lessor and Sri Chiradeep Lahiri son of Late Chandra Shekhar Lahiri and Smt. Indrani Lahiri wife of Late Chandra Shekhar Lahiri, therein mentioned as the Lessees, registered in Book No. I, Volume No. 282, pages 7 to 16, being No. 11928 for the year 1988, at the office of the Additional District Sub-Registrar, Alipore, District 24-Parganas (S), the said Smt. Ela Chatterjee, the Lessor therein, for the consideration mentioned therein leased out all that the demarcated piece and parcel land measuring 7 Cottahs on the eastern portion of the said incomplete structure out of said 18 Cottahs 2 Chittacks and 10 Square feet land part of Premises No. 189A, also described as 189/1A, Netaji Subhas Chandra Bose Road, previously known as 3, Regent Grove Road, Kolkata-700 040 mentioned in the Schedule therein to Sri Chiradeep Lahiri and Smt. Indrani Lahiri, the Lessees mentioned therein for a period of 99 years more fully and particularly described in the Schedule "A" written thereunder ;

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 ;

A handwritten signature in black ink, appearing to be 'Ari' followed by a flourish.



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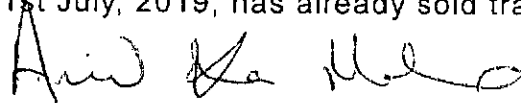
AND WHEREAS the said Ela Chatterjee left a Will dated 31st day of December, 1991 and appointed her younger son Siddhartha Chatterjee as the Executor of the said Will ;

AND WHEREAS the said Siddhartha Chatterjee 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 on Testamentary Suit No. 4 of 2012 ;

AND WHEREAS the Vendor's uncle 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 in the absence of probate of the said will of Smt. Ela Chatterjee, deceased, the Vendor herein inherited undivided $\frac{1}{4}$ th share of all the properties including the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata left by Smt. Ela Chatterjee deceased ;

AND WHEREAS the Vendor's uncle Partha Chatterjee by a registered Deed of Conveyance dated 1st July, 2019, has already sold transferred





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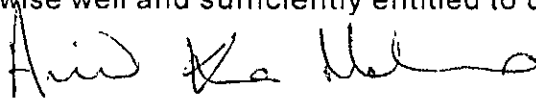
and conveyed his ¼th undivided owner's share subject to lease of the land and building comprising within part of Premises No. 3, Regent Grove Road now known as 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also known as 189/1A, Netaji Subhas Chandra Bose Road, subject to lease granted by Smt. Ela Chatterjee, since deceased to the Purchaser herein ;

AND WHEREAS the said Siddhartha Chatterjee, the executor of the said Will died intestate on 7th May, 2016 leaving him surviving his only one son Debaprem Chatterjee, (his wife predeceased him) the Vendor herein who inherited undivided ¼th 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 thus the Vendor herein inherited and is now seized possessed of and/or otherwise well and sufficiently entitled to undivided





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1/4th share owner's share i.e. 1 (one) Cottah 12 (twelve) Chittacks land more or less of the lease hold land together with incomplete building standing thereon out of 7 Cottahs land mentioned in the Schedule 'A' written hereunder situate lying at Premises No. 189A, Netaji Subhas Chandra Bose Road also known as 189/1A, Netaji Subhas Chandra Bose Road, also (formerly known) as Premises No. 3, Regent Grove Road, Kolkata-700 040 (morefully and particularly described in the Schedule 'B' written hereunder and hereinafter referred to as the "said land") ;

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

AND WHEREAS the Vendor herein, negotiated with the purchaser to sell his undivided 1/12th (one twelfth) owner's share mentioned in the Schedule "B" of the said demarcated part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 at a consideration of Rs. 3,33,000/- (Rupees Three lac thirty three thousand) only free from all encumbrances whatsoever but subject to lease ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided 1/12th (one twelfth) owner's share

And the Vendor



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viz. 9 Chittacks 15 Square feet out of 1 Cottah 12 Chittacks land more or less of the Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road Kolkata-700 040 together with right to use passage and dilapidated incomplete building standing thereon fully described in the Schedule "B" hereto out of Schedule "A" property at or for the consideration of Rs. 3,33,000/- (Rupees Three lac thirty three thousand) only free from all encumbrances liens, charges, mortgages, trust, whatsoever but subject to lease ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 3,33,000/- (Rupees Three lac thirty three thousand) 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 confirming party doth hereby confirm) undivided 1/12th (one twelfth) owner's share unto the Purchasers their successor or successors in office All That piece and parcel of the land hereditament and premises containing by estimation an area of 9 Chittacks 15 Square feet

And the Vendor



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more or less together with passage and dilapidated sttructure measuring 200 Square feet standing thereon being part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 fully described in the Schedule "B" hereto free from all encumbrances but subject to lease out of 7 Cottahs land and two storied dilapidated buildings described in the Schedule 'A' written hereunder shown in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said 1/12th (one twelfth) undivided owner's 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 out houses 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 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 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 reputed deemed taken or known as part parcel or member thereof appurtenant thereto AND the reversion and reversions remainder and remainders and the rents issue



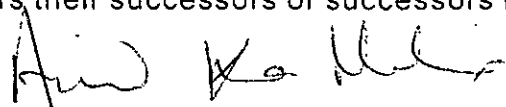


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and profits thereof and every part thereof AND all the 1/12th (one twelfth) undivided owner's share in the estate right title interest property claim and demand whatsoever of the Vendor into and upon the same AND all deeds pottas muniments writings and evidences of title which in any wise relate to the said messuage tenement land hereditaments and premises or any part or parcel thereof which now are or hereafter shall or may be in the custody possession or power of the vendor or which he can procure without any suit TO HAVE AND TO HOLD 1/12th (one twelfth) undivided owner's 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 their successors and successors in office and assigns absolutely and forever but subject to lease AND the Vendor doth hereby for himself, his heirs, executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by him, the vendor (or his ancestors) made done committed or knowingly or willingly suffered to the contrary he 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 their successors or successors in office

A handwritten signature in black ink, appearing to be "Andrew K. Miller", is written over the end of the text.



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and assigns in the manner aforesaid and according to the true intent and meaning of these presents AND that the Purchasers their successor and successors in office and 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 him or from or under any of his ancestors AND that free and clear and clearly and absolutely discharged or exonerated or otherwise by the Vendor his 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 his heirs, executors, administrators or representatives or any person or persons claiming or to claim by from through under or in trust for his AND moreover that the Vendor his 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

Arvid H. H. H.



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equity in to or out of the said messuage tenement land hereditaments and premises hereby granted or intended so to be or any part thereof from through under or in trust for him 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 their 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 Purchaser its successors, successors in office and assigns in the manner aforesaid as shall or may be reasonably required.

SCHEDULE A ABOVE REFERRED TO :

ALL THAT piece and parcel of Eastern portion of the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 formerly know as 3, Regent Grove Road, Kolkata-700 040, P.S. Netaji Nagar, District-24-Parganas (S), under Ward No. 98, of Calcutta Municipal Corporation being a land measuring 7 (seven) Cottahs with passage and dilapidated two storied incomplete structure thereon and 10' (ten feet) wide common passage on Western side connecting the Public Road,

And the above



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namely Regent Grove Road, with the right of common use with co-owners and easement appurtenant thereto as shown in the annexed map with "RED" colour, butted and bounded in manner as follows:

ON THE NORTH : by 189/B, Netaji Subhas Chandra Bose Road,

ON THE SOUTH : by KMC Road

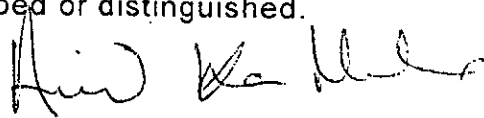
ON THE EAST : by 199, Netaji Subhas Chandra Bose Road,

ON THE WEST : by KMC Road 30 feet

SCHEDULE B ABOVE REFERRED TO :

ALL THAT the $\frac{1}{12}$ th (one twelfth) undivided owner's share of the land hereditament and premises containing an area of 9 Chittacks 15 Square feet more or less out of total land area of 7 Cottahs together with passage and dilapidated two storied incomplete structure measuring 200 Square feet (ground floor 100 Square feet and first floor 100 Square feet) covered area out of 2400 Square feet covered area standing thereon and 10 feet cemented structure wide common passage on the property situated lying at Mouja – Khanpur, J.L.No. 46, Police Station Tollygunge presently Bansdroni comprised within Premises No. 189A, Netaji Subhas Chandra Bose, Kolkata-700 040, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 and formerly known as 3, Regent Grove Road, Kolkata-700 040 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.





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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 :

Witness

1) Gouri Shankar Sen
46C Chowringhee Road
Calcutta.

27 Ranjiv H. Srivastava
10, Ad Post-office Street.
Kolkata-700001.

Anita Ka Bhatnagar

VENDOR

Anita Ka Bhatnagar
COMEX AGENCIES PRIVATE LIMITED
Anita Ka Bhatnagar

Director

FOR HILANCHAL ESTATES PRIVATE LTD

Anita Ka Bhatnagar

Director

For Smartland Estates Private Ltd.

Anita Ka Bhatnagar

Director

PURCHASERS

PACE DEACOM PRIVATE LIMITED

Anita Ka Bhatnagar

Director

CONFIRMING PARTY

Drafted by :

Raghunath Chatterjee

Advocate
High Court, Calcutta

WYB-335/1977



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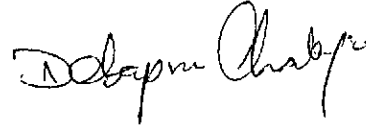
Received of and from the withinnamed
 Purchaser the within mentioned sum of
 Rs. 3,33,000/- (Rupees Three lac thirty
 three thousand) only being the Consideration
 money as per memo below.

Rs. 3,33,000/-

MEMO OF CONSIDERATION

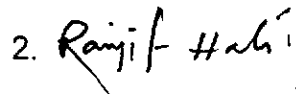
Cheque No.	Dated	Bank	Branch	Amount(Rs.)
RTGS 031896	16.07.2019	Federal Bank	New Market	83,250/-
751492	16.07.2019	PNB	New Market	83,250/-
969507	16.07.2019	PNB	Sarat Bose Rd.	83,250/-
RTGS 108195	16.07.2019	Federal Bank	New Market	83,250/-
Total :				<u>3,33,000/-</u>

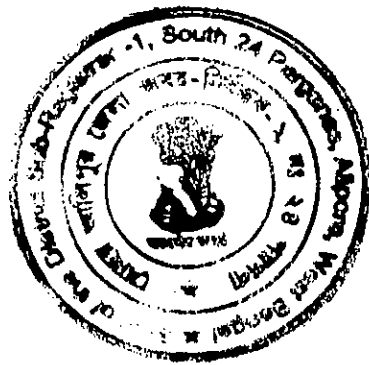
(Rupees Three lacs thirty three thousand only)



Witnessess :

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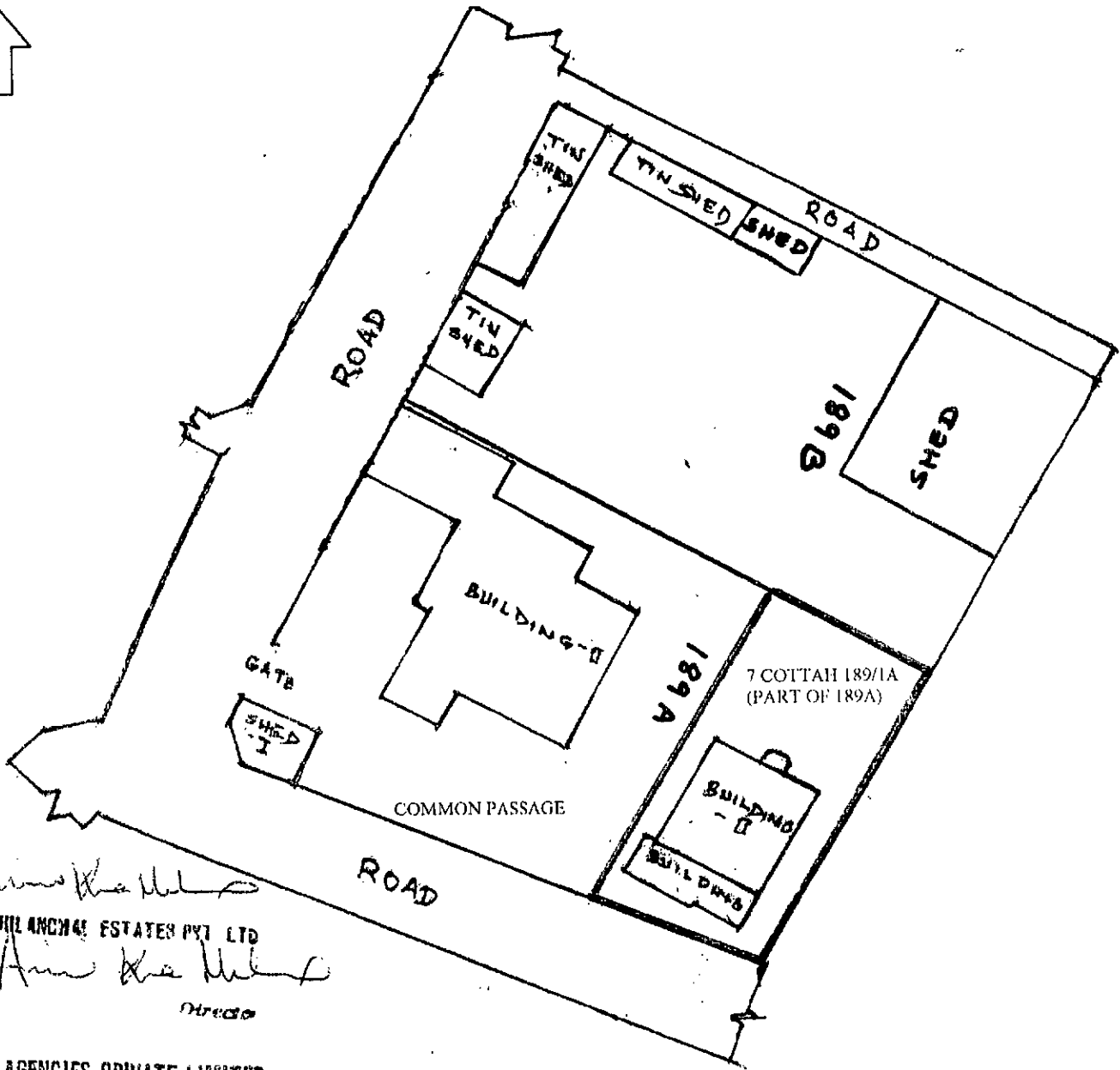


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DEED PLAN OF PREMISES NO. 189A & 189B NSC BOSE ROAD, KOLKATA - 700040
 AREA - 1 BIGHA 15 COTTAH 5 CHITTACK 1 SQUARE FEET



Aniruddha Ghosh

ANILANCHAL ESTATES PVT LTD

Aniruddha Ghosh

Director

COMEX AGENCIES PRIVATE LIMITED

Aniruddha Ghosh

Director

For Smartland Estates Private Ltd.

Aniruddha Ghosh

Director

Signature of purchaser

FACE SEACOM PRIVATE LIMITED

Aniruddha Ghosh

Director

Signature of
 confirming parties

Subarna Chatterjee


Signature of vendor




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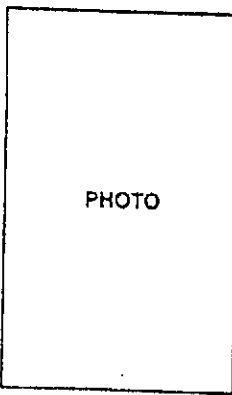
Specimen Form for Ten Finger Prints

	<i>Anand Ka Melay</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : *Anand Ka Melay*

	<i>Debajyoti Chalye</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : *Debajyoti Chalye*

		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : _____



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत गणराज्य
GOVT. OF INDIA

DEBAPREM CHATTERJEE
SIDDHARTHA CHATTERJEE

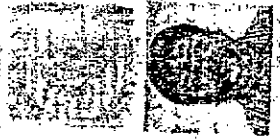
20/10/1981

Permanent Account Number

AQJPC9448P

Debaprem Chatterjee

Signature



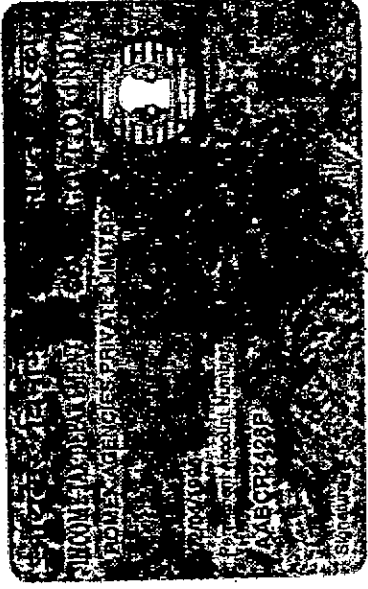
Debaprem Chatterjee

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

इस कार्ड के खोने/प्राप्त पर कृपया सूचित करें/सीटारें :-

आयकर पैन सेवाएँ इकाई, उत्तिसी
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
नवी मुंबई-400 614.





GOMEX AGENCIES PRIVATE LIMITED
[Handwritten Signature]
Director



PERMANENT ACCOUNT NUMBER
A/EKPM7842Q

PRINT NAME
ARVIND KUMAR MEHARIA

PRINT NAME OF FATHERS NAME
HANUMAN DAS MEHARIA

PRINT DATE OF BIRTH
05-01-1961

PRINT SIGNATURE
Arvind Kumar Meharia

COMMISSIONER OF INCOME TAX (WB - X)

Arvind Kumar Meharia

Arvind



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AADCS7281B



नाम / NAME

SMARTLAND ESTATES PRIVATE LIMITED

निगमन/ बनने की तिथि / DATE OF INCORPORATION/FORMATION

11-02-1993

CBIC

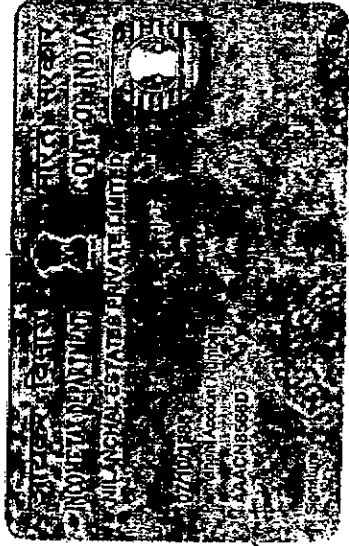
आयकर आयुक्त, प. ब. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI

For Smartland Estates Private Ltd.


Director



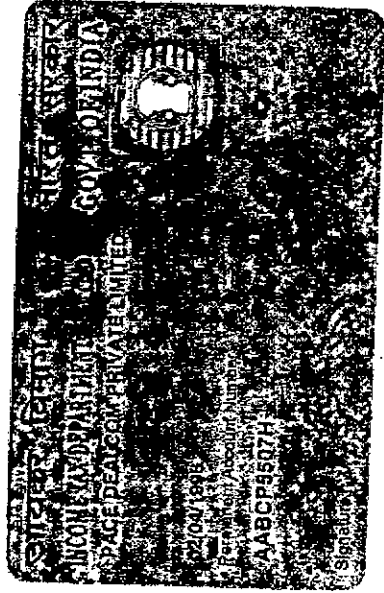


OF THE ANCYAL ESTATES PVT LTD

[Handwritten signature]

[Handwritten signature]





ACE SEALCOM PRIVATE LIMITED

Signature





Government of India



নামিত ব্যক্তি
RANJIT HATI
পিতা : রামকান্ত হাতি
Father : Ramakanta Hati

জন্মতারিখ/DOB: 02/05/1987
পুলক / Male



4175 0018 7415

আধার - সাধারণ মানুষের অধিকার



আধার

ত্রিভাঙ্গা, পাঁচতোলা, বিলবাড়া, পাঁচতোলা
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

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

4175 0018 7415

1947
1800 300 1947

noip@uttar.gov.in

www.uttar.gov.in

Ranjit Hati



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

GRN: 19-201920-004292702-2 Payment Mode Counter Payment
GRN Date: 17/07/2019 14:13:58 Bank: Punjab National Bank
BRN: M608451 BRN Date: 18/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16010001059787/5/2019
(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 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16010001059787/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	92145
2	16010001059787/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	15400

In Words : Rupees One Lakh Seven Thousand Five Hundred Forty Five only
Total 107545



Major Information of the Deed

Deed No :	I-1601-02234/2019	Date of Registration	25/07/2019
Query No / Year	1601-0001059787/2019	Office where deed is registered	
Query Date	03/07/2019 10:32:51 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. 3,33,000/-	Rs. 15,35,417/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 92,195/- (Article:23)	Rs. 15,400/- (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 :



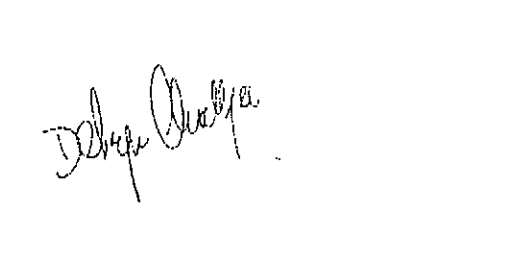
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , Premises No: 189A, , Ward No: 098 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Chatak 15 Sq Ft	3,00,000/-	13,85,417/-	Width of Approach Road: 30 Ft.,
Grand Total :				.9625Dec	3,00,000 /-	13,85,417 /-	



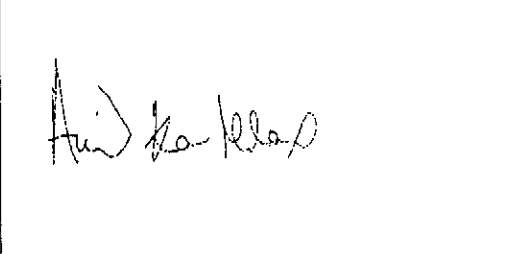
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	33,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	33,000 /-	1,50,000 /-	

Seller Details :



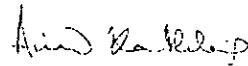


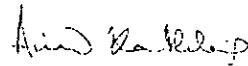


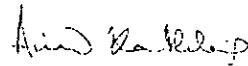


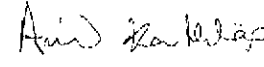


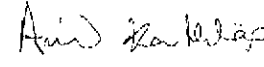


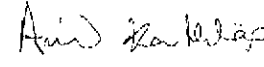
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBAPREM CHATTERJEE Son of Late SIDDHARTHA CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	 25/07/2019	 LTI 25/07/2019	 25/07/2019
91A, BONDEL ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOJPC9448P, Status :Individual, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office				
2	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 :



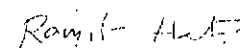
Sl No	Name,Address,Photo,Finger print and Signature			
1	ROMEX AGENCIES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCR2428P, Status :Organization, Executed by: Representative			
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 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 25 2019 12:26PM</td> <td>LTI 25/07/2019</td> <td>25/07/2019</td> <td></td> </tr> </tbody> </table> <p>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)</p>	Name	Photo	Finger Print	Signature	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 12:26PM	LTI 25/07/2019	25/07/2019	
Name	Photo	Finger Print	Signature										
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 12:26PM	LTI 25/07/2019	25/07/2019											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 25 2019 12:27PM</td> <td>LTI 25/07/2019</td> <td>25/07/2019</td> <td></td> </tr> </tbody> </table> <p>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</p>	Name	Photo	Finger Print	Signature	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 12:27PM	LTI 25/07/2019	25/07/2019	
Name	Photo	Finger Print	Signature										
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 12:27PM	LTI 25/07/2019	25/07/2019											

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 Mr DEBAPREM 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	Mr DEBAPREM CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-0.240625 Dec,NILANCHAL ESTATES PRIVATE LIMITED-0.240625 Dec,SMARTLAND ESTATES PRIVATE LIMITED-0.240625 Dec,Shri ARVIND KUMAR MEHARIA-0.240625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBAPREM CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-50.00000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-50.00000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-50.00000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160102234 / 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 15,35,417/-

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 11:40 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. Mr DEBAPREM CHATTERJEE, Son of Late SIDDHARTHA CHATTERJEE, 91A, BONDEL ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. 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:- RUSSE 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:- RUSSE 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:- RUSSE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified 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:- RUSSE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified 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 15,400/- (A(1) = Rs 15,354/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,400/-

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: 192019200042927022 on 17-07-2019, Amount Rs: 15,400/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M608451 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. 92,145/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 92,145/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29396, 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: 192019200042927022 on 17-07-2019, Amount Rs: 92,145/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M608451 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 107501 to 107536
being No 160102234 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.07.26 15:55:54 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 26/07/2019 15:54:10
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)