1000 2110/2021

I - 02078/2021

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL M.V. Rs 20,72,812/- 60AB 744778

B 8.9.21 at 5.42pm B-2-165 7202/21

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

District Sub-Registrar Alipore South 24 Pargan

10 SEP 2021

C.C. Case No. 111 Dt. 08/09/2021

J (I) Rs. 250/-

J (II) Rs. 250/-

Total Rs. 500/-

Realised on 08/09/2021

D.S. R-I Alipore South 24 Pgs

THIS INDENTURE made this 8th day of September Two Thousand and Twenty one **BETWEEN CHIRADEEP LAHIRI (PAN No. ABAPL2432L) (AADHAAR No. 7185 0129 5934) (Mobile No. 9163623475)** son of Late Chandra Sekhar Lahiri by faith Hindu, by

24 AUG 2021

No. 19989 DATE

SOLD TO

ADDRESS

RS. 24 AUG 2021 10/-

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

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

24 AUG 2021

Amit Kr Mukherjee

1376

Amit Kr Mukherjee

1377

(Chinadeep Lahiri)

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Ranjit Hati
S/o- Ramakanta Hati
Vill- Bilebara, P.O. Ramchandrapur
P.S. Egra, Dist. Purba Midnapur
Pin no. 721429, service

occupation Service by Nationality Indian, residing at .Flat 1C, Rushabh Apartments, 4, North Road, Jadavpur, Kolkata-700 032 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 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 City 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 City 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 City of Kolkata-700 071,

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all represented by their Director **SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q) (AADHAAR No. 7327 3716 4055)** 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 City of Kolkata700 019, **AND (4) SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q) (AADHAAR No. 7327 3716 4055)** 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 City of Kolkata700 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 administrator and assigns of the Purchaser's No. 1, 2 & 3 and his legal heirs executors, administrator 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 City of Kolkata-700 071, represented by its director **Sri Arvind Kumar Meharia (PAN NO.**

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AEKPM7842Q) (AADHAAR No. 7327 3716 4055) 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 City 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) of the **THIRD 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 Fuzles 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

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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 purchased the said 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 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

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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 a building on the Western part of the said land alloted to her on the 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 ;

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 Chandra Shekhar Lahiri and Smt. Indrani Lahiri wife of 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 registered at the office of the Additional District Sub-Registrar, Alipore, District 24-Parganas (S), the said Smt. Ela Chatterjee, the Lessor therein leased out all that the demarcated piece and parcel of land measuring 7 Cottahs on the eastern portion of the said incomplete structure out of said 18 Cottahs 2 Chittacks and 10 Square feet of Premises No. 189A, also described as 189/1A, Netaji Subhas

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Chandra Bose Road, previously known as 3, Regent Grove Road, Kolkata-700 040 mentioned in the Schedule therein to Sri Chiradip 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 daughters Smt. Indrani Lahiri and Smt. Padmini Chatterjee ;

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 as Testamentary Suit No. 4 of 2012 and by an order dated 20th June, 2019 passed by the Hon'ble High Court at Calcutta the said Testamentary Suit No. 4 of 2012

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was dismissed for non prosecution and all the properties of Ela Chatterjee devolved on her legal heirs in accordance with the laws of intestate succession ;

AND WHEREAS Indrani Lahiri inherited undivided ¼th (one fourth) share of all the properties including the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata also known as Premises No. 189/1A, Netaji Subhas Chandra Bose Road, (portion of 189A, Netaji Subhas Chandra Bose Road). Accordingly, the lease hold right of Indrani Lahari became absolute with respect to her univided ¼th share in Municipal Premises No. 189A, Netaji Subhas Chandra Bose Road, also know a 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 ;

AND WHEREAS on the 3rd day of September, 2003 Indrani Lahiri died intestate leaving her surviving her two sons Joydip Lahiri and Chiradeep Lahiri as her only legal heirs and representatives and her husband predeceased ;

AND WHEREAS Sri Chiradeep Lahiri son of Chandra Shekhar Lahiri and a grandson of Ela Chatterjee and Smt. Indrani Lahiri wife of Chandra Shekhar Lahiri, and also one of the daughters of Ela Chatterjee ;

AND WHEREAS both Joydip Lahiri and Chiradeep Lahiri inherited the ¼th share of Indrani Lahiri, being the share of the property inherited from

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her mother Ela Chatterjee each having 1/8th share in the said property being Premises No. 189A, Netaji Subhas Chandra Bose Road, also described as Premises No. 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;

AND WHEREAS, in the aforesaid circumstances the said Chiradeep Lahiri, being one of the Irgal heirs of Late Indrani Lahiri has become the absolute owner of the undivided 1/8th share in the said premises. It is important to note that, as the entire lease hold interest and right to Late Indrani Lahiri was ceased during her lifetime, by virtue of ownership owing to inheritance fromLate Ela Chatterjee and subsequent to the demise of Indrani Lahiri, Chiradeep Lahiri has become the owner of undivided 1/8th share in thesaid Premises and soon after the demise of Indrani Lahiri, the right of Chiradeeo Lahiri has become absolute by virtue of inheritence ;

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

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 was dismissed for non prosecution and all the properties of of Ela Chatterjee devolved on her legal heirs in accordance with the laws of intestate succession ;

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

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sold transferred and conveyed his ¼th (one fourth) undivided owner's share 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 described as 189/1A, Netaji Subhas Chandra Bose Road ;

AND WHEREAS thus the Vendor herein is now seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/8th (one eighth) share i.e. 14 Chittacks land more or less 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 mentioned 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 property");

AND WHEREAS the Vendor herein, negotiated with the purchasers to sell his undivided 1/8th (one eighth) share of the said property mentioned in the Schedule "B" hereunder of the demarcated part of Premises No. 189A,

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Netaji Subhas Chandra Bose Road, also mentioned as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 at or for the consideration of Rs. 5,50,000/- (Rupees Five lac fifty thousand) only free from all encumbrances liens, charges, mortgages, lispendence whatsoever;

AND WHEREAS the Vendor herein has also confirme that he has already and unconditionally surrendered the lease hold interest of the part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also mentioned as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040, and also due to non-payment of the lease rent in the said property as also by way of unconditional surrender of all possession of the leased portion of the Premises No. 189A, Netaji Subhas Chandra Bose Road, also mentioned as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided 1/8th (one eighth) share i.e. 14 Chittacks land more or less together with dilapidated incomplete building standing thereon of the Premises No. 189A, Netaji Subhas Chandra Bose Road, also described 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"

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hereto out of Schedule "A" property at or for the consideration of Rs. 5,50,000/- (Rupees Five lac fifty thousand) only free from all encumbrances liens, charges, mortgages, trust, whatsoever ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 5,50,000/- (Rupees Five lac fifty 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 undivided 1/8th (one eighth) share as also any other subsisting right unto the Purchasers their successor or successors in office absolute and forever. All That piece and parcel of the land hereditament and premises containing by estimation an area of 14 Chittacks land more or less together with dilapidated incomplete building standing thereon (more fully particularly mentioned in the Schedule 'B' written hereunder out of 7 Cottahs land more or less mentioned in the Schedule "A" hereunder together with passage and dilapidated structure standing thereon being part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040

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and fully described in the Schedule 'B' hereto free from all encumbrances as shown in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said 1/8th (one eighth) 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 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 or reputed deemed taken or known as part parcel or member thereof 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 1/8th (one eighth) undivided share in the estate right title interest property claim and demand whatsoever both at law and in 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 messuage tenement land hereditaments and

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premises or any part or parcel thereof which now are or hereafter shall or may be in the custody possession or power or control of the Vendor or which he can procure the without any suit at law or in equity TO HAVE AND TO HOLD 1/8th (one eighth) 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 their successor and successors in office and assigns absolutely and forever but 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 his 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 successor 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 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

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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 freely and clearly and absolutely discharged or exonerated or otherwise by the Vendor his heirs executors administrators or representatives and well and sufficiently saved defend 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 the Vendor AND that the Vendor hereby undertakes declares and confirms that, henceforth, the Vendor, his legal heirs, representatives and/or any person claiming under the Vendor, in any capacity whatsoever, shall not be entitled to claim any right, title and interest of any nature, whatsoever, with respect to the said undivided 1/8th share in the said Premises 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 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

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through under or in trust for the Vendor and/or 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 Purchaser their successor and/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 their successor and/ or 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 residential pucca structure measuring 2400 Square feet covered area thereon and 10' (ten feet) wide common passage on Western side connecting the Public Road, namely Regent Grove Road, with the right of common use with co-owners and easement

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appurtenant thereto as shown in the annexed map with "RED" colour, thereon and butted and bounded in the manner as follows:

ON THE NORTH	:	By 189/B, Netaji Subhas Chandra Bose Road,
ON THE SOUTH	:	By K.M.C. Road
ON THE EAST	:	By 199, Netaji Subhas Chandra Bose Road,
ON THE WEST	:	By 30' K.M.C. Road

SCHEDULE B ABOVE REFERRED TO :

ALL THAT the 1/8th (one eighth) undivided share of land hereditament and premises containing an area of 14 Chittacks more or less out of total land area of 7 Cottahs together with passage and dilapidated two storied incomplete residential structure measuring 300 Square feet (ground 150 + 1st 150) out of 2400 Square feet covered area be the same a little more or less cemented pucca structure standing thereon and 10 feet wide common passage on the property situate 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.

Chitradeep Lahiri

SIGNED SEALED AND DELIVERED
at Kolkata in the Presence of :

ADMEX AGENCIES PRIVATE LIMITED

Director

1. Rajit Hati
10, old post office street
Kol- 700001

For MILANCHAL ESTATES PVT. LTD.

Director

For Smartland Estates Pvt. Ltd.

Director

2. Pawan Shankar Lohiar
46C Chowringhee Road
Kol - 71

For PACE DEALCOM PVT. LTD.

Director

Drafted by :
Raghunath Chatterjee
WB-335/1977
Advocate
High Court, Calcutta

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Received of and from the withinnamed Purchaser the within mentioned sum of Rs. 5,50,000/- (Rupees Five lac fifty thousand) only being the Consideration money as per memo below. Rs. 5,50,000/-

MEMO OF CONSIDERATION

Cheque/DD	Dated	Bank	Branch	Amount(Rs.)
751482	24.11.2017	PNB	New Market.	500000/-
099836	07.09.2021	Federal Bank	New Market.	50000/-
			Total -	5,50,000/-

(Dhiradeep Lahiri)

1. Ranjit Hati.
2. Pawni Shankar Laikkar

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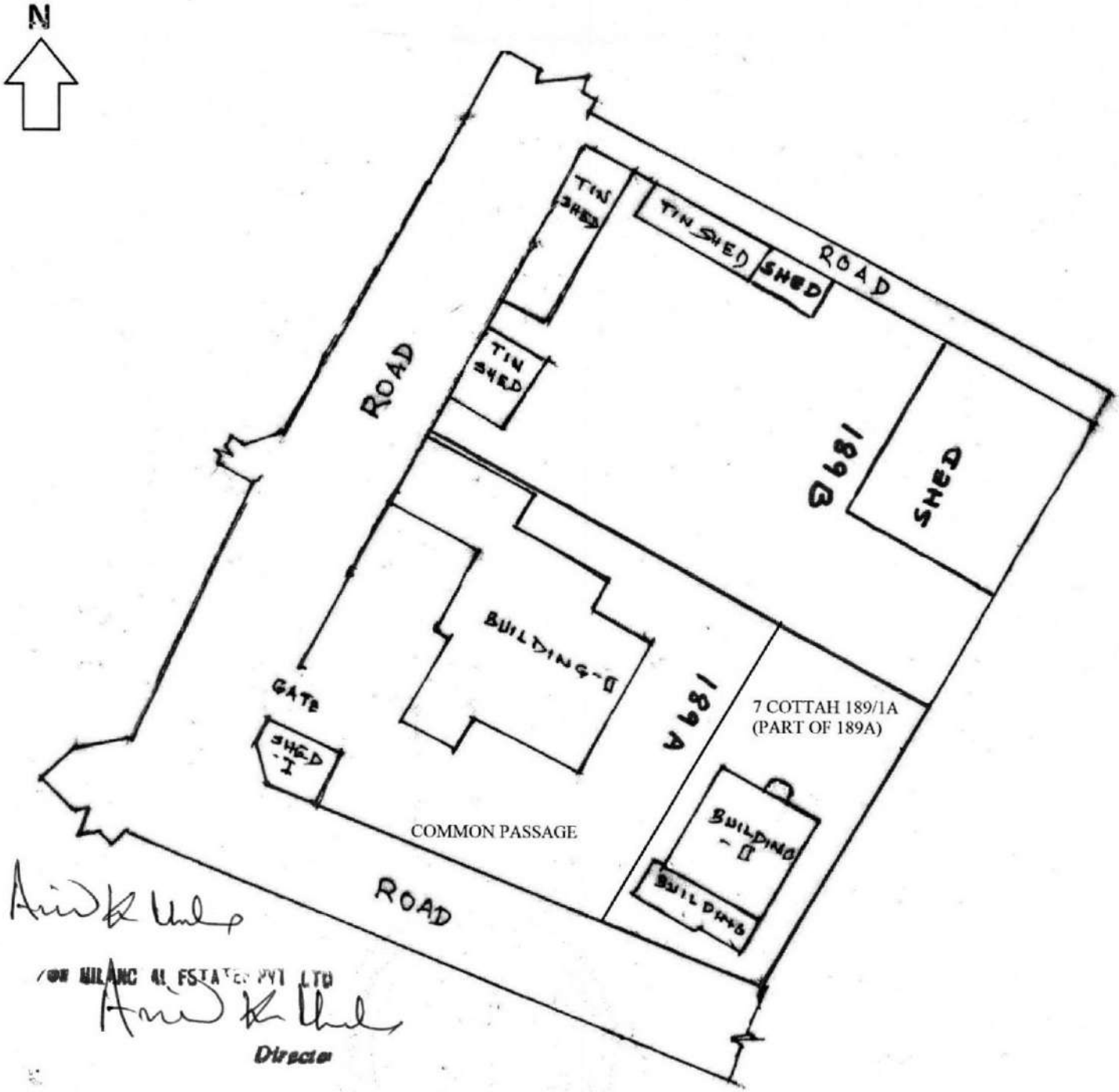
DEED PLAN OF PREMISES NO. 189A & 189B NSC BOSE ROAD, KOLKATA - 700040
AREA - 1 BIGHA 15 COTTAH 5 CHITTACK 1 SQUARE FEET



For MILANC AL ESTATES PVT LTD
Director

KOMEX AGENCIES PRIVATE LIMITED
Director

PACE DEALCOM PRIVATE LIMITED
Director

For Smartland Estates Private Ltd
Director

Signature of purchaser

Signature of confirming parties

Signature of vendor

Chiradeep Lahiri

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Specimen Form for Ten Finger Prints

Chitradeep Lahiri

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature :

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature :

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature :

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16012001657202/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri CHIRADEEP LAHIRI Flat 1C, Rushabh Apartments, 4, North Road, City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Seller			Chiradeep Lahiri 08/09/2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri ARVIND KUMAR MEHARIA 29/4, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Buyer			Arvind Kr Meharia 8.09-2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Query No:-16012001657202/2021, 08/09/2021 11:28:50 AM SOUTH 24-PARGANAS (D.S.R. - I)

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Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri ARVIND KUMAR MEHARIA 29/4, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [ROMEX AGENCIES PRIVATE LIMITED] ,[NILANCHAL ESTATES PRIVATE LIMITED] ,[SMARTLAND ESTATES PRIVATE LIMITED]			8-09-2021

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri ARVIND KUMAR MEHARIA 29/4, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Seller [PACE DEALCOM PRIVATE LIMITED]			8-09-2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RANJIT HATI Son of Mr Ramakanta Hati Vill- Billbara, City:- , P.O:- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447	Shri CHIRADEEP LAHIRI ARVIND KUMAR MEHAR ARVIND KUMAR MEHAR ARVIND KUMAR MEHAR			08/09/2021

(Maitreyee Ghosh)
DISTRICT SUB-REGISTRAR

District Sub-Registrar-I
Alipore, South 24 Parganas
- 8 SEP 2021

- 8 SEP 2021

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

7

District Sub-Registrar-I
Alipore, South 24 Parganas

8 SEP 2021

भारत सरकार
GOVERNMENT OF INDIA

चिरादीप लहीरी
Chiradeep Lahiri
जन्म तिथि/DOB: 01/01/1970
पुरुष/ MALE

7185 0129 5934

MERA AADHAAR, MERI PEHCHAN

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आलय: चंद्र सेखर लहीरी, ऋषभ अपार्टमेंट, फ्लैट-1सी, 4, नॉर्थ रोड, जादवपुर यूनिवर्सिटी, कोलकाता, वेस्ट बंगाल - 700032

Address:
S/O: Chandra Sekhar Lahiri, Rushabh

Address
S/O: Chandra Sekhar Lahiri,
Rushabh Apartment, Flat-1C,
4, North Road, Jadavpur
University, Kolkata,
West Bengal - 700032

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHIRADEEP LAHIRI

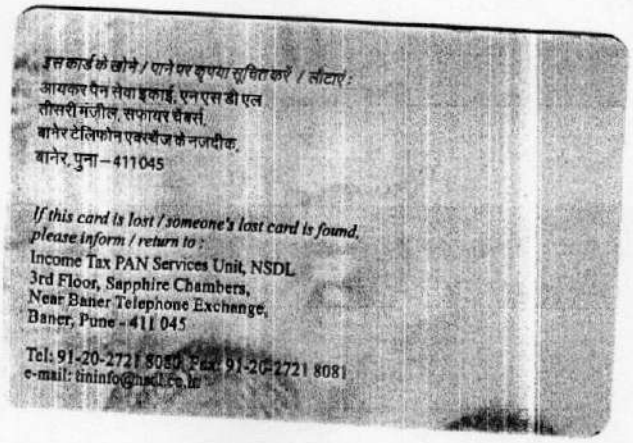
CHANDRA SEKHAR LAHIRI

01/01/1970

Permanent Account Number

ABAPL2432L

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़िल, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना – 411045

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1088/47406/06971

To
Arvind Kumar Meharia
S/O: Late Hanuman Das Meharia
29/4 Ballygunge Park
Haldiram Food Court Ballygunge
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019
9831004744

05/01/2016

321259223

MA212592235FT

आपका आधार क्रमांक / Your Aadhaar No. :

7327 3716 4055

आधार - आम आदमी का अधिकार

भारत सरकार

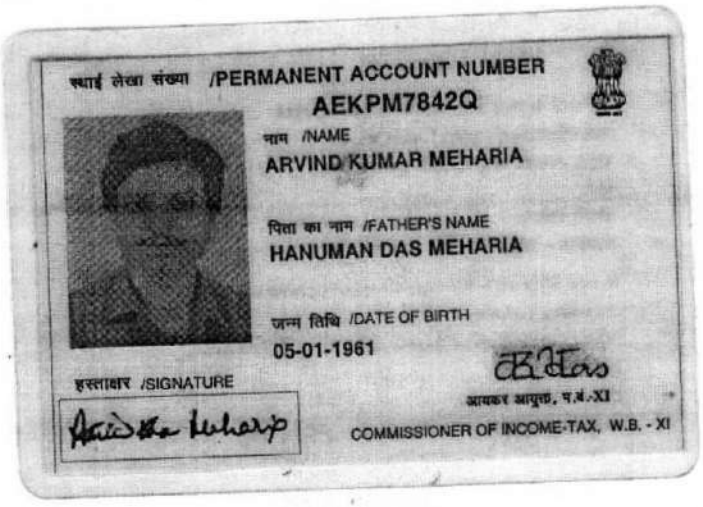
Government of India

Arvind Kumar Meharia
DOB : 05/01/1961
Male

7327 3716 4055

आधार - आम आदमी का अधिकार

Arvind Kr Meharia



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEKPM7842Q

नाम /NAME

ARVIND KUMAR MEHARIA

पिता का नाम /FATHER'S NAME

HANUMAN DAS MEHARIA

जन्म तिथि /DATE OF BIRTH

05-01-1961

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
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.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ROMEX AGENCIES PRIVATE LIMITED
02/04/1996
Permanent Account Number
AABCR2428P
Signature

Romex Agencies Private Limited

Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADCS7281B

नाम /NAME

SMARTLAND ESTATES PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

11-02-1993

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

For Smartland Estates Private Ltd.

Director

PACE DEALCOM PRIVATE LIMITED

Director

For NILANCHAL ESTATES PVT. LTD.

Director

ভারত সরকার
Government of India

রঞ্জিত হাতী
RANJIT HATI
পিতা : রমাকান্ত হাতী
Father : Ramakanta Hati

জন্মতারিখ/DOB: 02/05/1967
পুরুষ / Male

4175 0018 7415

আধার – সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:, পাঁচরোল, বিলবড়া, পাঁচরোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ,

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

4175 0018 7415

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ranjit Hati

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220070142281	**Payment Mode:**	Online Payment
GRN Date:	04/09/2021 10:38:47	**Bank/Gateway:**	Punjab National Bank
BRN :	331414395	**BRN Date:**	04/09/2021 10:09:41
Payment Status:	Successful	**Payment Ref. No:**	2001657202/1/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	arvind kumar meharia
Address:	46C chowringhee road kol 71
Mobile:	9831004744
EMail:	mehariagroup@gmail.com
Contact No:	09831004744
Depositor Status:	Buyer/Claimants
Query No:	2001657202
Applicant's Name:	Mr RANJIT HATI
Identification No:	2001657202/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001657202/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	82932
2	2001657202/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	20742
			Total	**103674**

IN WORDS: ONE LAKH THREE THOUSAND SIX HUNDRED SEVENTY FOUR ONLY.

Major Information of the Deed

Deed No :	**I-1601-02078/2021**	**Date of Registration**	**10/09/2021**
Query No / Year	**1601-2001657202/2021**	**Office where deed is registered**	
Query Date	**31/08/2021 7:55:45 PM**	1601-2001657202/2021	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003712988, 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. 5,50,000/-		Rs. 20,72,812/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 82,942/- (Article:23)		Rs. 20,774/- (Article:A(1), E, M)	
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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		14 Chatak	5,00,000/-	18,70,312/-	Width of Approach Road: 30 Ft.,
	Grand Total :				**1.4438Dec**	**5,00,000 /-**	**18,70,312 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	50,000/-	2,02,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**300 sq ft**	**50,000 /-**	**2,02,500 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri CHIRADEEP LAHIRI** Son of Late Chandra Sekhar Lahiri Flat 1C, Rushabh Apartments, 4, North Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx2L, Aadhaar No: 71xxxxxxxx5934, Status :Individual, Executed by: Self, Date of Execution: 08/09/2021 , Admitted by: Self, Date of Admission: 08/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2021 , Admitted by: Self, Date of Admission: 08/09/2021 ,Place : Pvt. Residence
2	**PACE DEALCOM PRIVATE LIMITED** 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, 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, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**NILANCHAL ESTATES PRIVATE LIMITED** 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	**SMARTLAND ESTATES PRIVATE LIMITED** 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	**Shri ARVIND KUMAR MEHARIA (Presentant)** Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- , 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.:: AExxxxxx2Q, Aadhaar No: 73xxxxxxxx4055, Status :Individual, Executed by: Self, Date of Execution: 08/09/2021 , Admitted by: Self, Date of Admission: 08/09/2021 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri ARVIND KUMAR MEHARIA** Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- , 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.:: AExxxxxx2Q, Aadhaar No: 73xxxxxxxx4055 Status : Representative, Representative of : ROMEX AGENCIES PRIVATE LIMITED (as DIRECTOR), NILANCHAL ESTATES PRIVATE LIMITED (as DIRECTOR), SMARTLAND ESTATES PRIVATE LIMITED (as DIRECTOR)
2	**Shri ARVIND KUMAR MEHARIA** Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- , 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.:: AExxxxxx2Q, Aadhaar No: 73xxxxxxxx4055 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, City:- , P.O:- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			

Identifier Of Shri CHIRADEEP LAHIRI, 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	Shri CHIRADEEP LAHIRI	ROMEX AGENCIES PRIVATE LIMITED-0.360938 Dec,NILANCHAL ESTATES PRIVATE LIMITED-0.360938 Dec,SMARTLAND ESTATES PRIVATE LIMITED-0.360938 Dec,Shri ARVIND KUMAR MEHARIA-0.360938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri CHIRADEEP LAHIRI	ROMEX AGENCIES PRIVATE LIMITED-75.00000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-75.00000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-75.00000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-75.00000000 Sq Ft

On 08-09-2021

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

Presented for registration at 17:42 hrs on 08-09-2021, at the Private residence by Shri ARVIND KUMAR MEHARIA , one of the Claimants.

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

Execution is admitted on 08/09/2021 by 1. Shri CHIRADEEP LAHIRI, Son of Late Chandra Sekhar Lahiri, Flat 1C, Rushabh Apartments, 4, North Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 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 08-09-2021 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle 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, City:- , P.O:- Russle 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, City:- , P.O:- Russle 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 08-09-2021 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle 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

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 09-09-2021

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 20,72,812/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,774/- (A(1) = Rs 20,728/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 20,742/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2021 10:40AM with Govt. Ref. No: 192021220070142281 on 04-09-2021, Amount Rs: 20,742/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 331414395 on 04-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 82,932/- and Stamp Duty paid by by online = Rs 82,932/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2021 10:40AM with Govt. Ref. No: 192021220070142281 on 04-09-2021, Amount Rs: 82,932/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 331414395 on 04-09-2021, 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

On 10-09-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,774/- (A(1) = Rs 20,728/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 82,932/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19989, Amount: Rs.10/-, Date of Purchase: 24/08/2021, Vendor name: Anushree Banerjee

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 1601-2021, Page from 110730 to 110774

being No 160102078 for the year 2021.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by MAITREYEE GHOSH
Date: 2021.09.15 13:19:59 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/09/15 01:19:59 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)