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7-7472/2022



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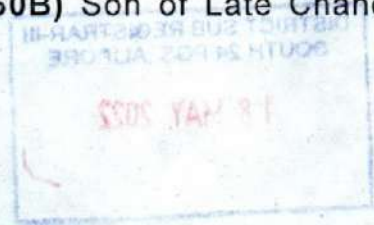
Verify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Handwritten Signature]

District Sub-Registrar
Alipore, South 24 Parganas

19-05-22

THIS INDENTURE made this 18th day of May, 2022 Two Thousand and Twenty two BETWEEN SRI JOYDIP LAHIRI, (PAN No. ATWPL1160B) Son of Late Chandra Sekhar Lahiri by faith Hindu by



[Faint handwritten notes and signatures at the bottom of the page]

47844

24 MAR 2022

No.....Rs. **10/-** Date.....
Name: *Chatterjee, S/ & Co Adv*
Address: *Field Post office ST-W-1*
Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, K01-27

And the Helms



5294

And the Helms



5293

[Signature]



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(JOYDIP LAHERI)



5297

Ranjit Hati
80 - Ramkranta Hati
VII - Bichar, P.O. Pachar
P.S. Egra, Dist. Puri
Bihar. 721467, Sarvee

occupation Retired 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 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**



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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 Town of Kolkata 700 019, **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 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 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 town of Kolkata-700 071, represented by its director **Sri Arvind Kumar Meharia (PAN NO. AEKPM7842Q) (AADHAAR No. 7327 3716 4055)** 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, 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 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



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Khaspur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and the said Purchasers had 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 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 ;



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AND WHEREAS after partition Smt. Ela Chatterjee had constructed a building on the Western part of the said land allotted to her of 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 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 registered 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 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 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,



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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 on Testamentary Suit No. 4 of 2012 ;

AND WHEREAS 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;



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AND WHEREAS in the absence of probate of the said will of Smt. Ela Chatterjee, deceased, Indrani Lahiri inherited undivided $\frac{1}{4}$ th (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 Lahiri became absolute with respect to her undivided $\frac{1}{4}$ th share in Municipal Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 ;

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

AND WHEREAS both Joydip Lahiri and Chiradeep Lahiri inherited the $\frac{1}{4}$ th share of Indrani Lahiri, being the share of the property inherited from her mother Ela Chatterjee each having $\frac{1}{8}$ th share in the said property being Premises No. 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;



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AND WHEREAS in the aforesaid circumstances the said Joydip Lahiri, being one of the legal 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 from Late Ela Chatterjee and subsequent to the demise of Indrani Lahiri, Joydip Lahiri has become the owner of undivided 1/8th share in the said Premises and soon after the demise of Indrani Lahiri, the right of Joydip Lahiri has become absolute by virtue of inheritance ;

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) 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 ;



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AND WHEREAS the Vendor's maternal uncle Partha Chatterjee by a registered Deed of Conveyance dated 1st day of July 2019 has already sold transferred and conveyed his $\frac{1}{4}$ th (one fourth) 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 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 $\frac{1}{8}$ th (one eighth) share (Lessor's owner's share) i.e. 14 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 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 $\frac{1}{8}$ th (one eighth) owner's/lessor's share mentioned in the



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Schedule "B" hereunder of the said demarcated part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also mentioned as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 at a consideration of Rs. 5,50,000/- (Rupees Five lac fifty thousand) only free from all encumbrances whatsoever but subject to lease ;

AND WHEREAS the Vendor herein also agreed to surrender by letter his undivided 1/4th share of 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, due to non-payment of the lease rent in the said property ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers has agreed to purchase the said undivided 1/8th (one eighth) owner's 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, was 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" hereto out of Schedule "A" property at or for the consideration of Rs. 5,50,000/- (Rupees Five lac fifty thousand) only free



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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. 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 (and Confirming Party doth hereby confirm) undivided 1/8th (one eighth) lessor's /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 14 Chittacks land more or less together with dilapidated in complete building standing thereon (more fully particularly mentioned in the Schedule 'B' written subject to lease out of 7 Cottahs land more or less mentioned in the Schedule "A" hereunder together with passage and dilapidated structure standing thereon being



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part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 and fully described in the Schedule 'B' hereto free from all encumbrances but subject to lease as shown in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said 1/8th (one eighth) undivided owner's/ lessor's share subject to lease 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/



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or remainders and the rents issue and profits thereof and every part thereof
AND all the 1/8th (one eighth) undivided owner's/lessor's share subject
to lease 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 patts 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 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 owner's/lessor's share subject to
lease 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 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 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



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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 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



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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 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



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thereof unto and to the use of the Purchaser 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 was 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 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



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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 owner's share of the 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 was 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 & delivered by the Vendor within-named at Kolkata in the presence of:

1. *Poojai (Poojai Shankar Lakshmi)*
5010 post office Street - 1

2. *Papia Lahiri*
Lower 2, Flat 1 F.
South City Residence
375, Prince Anwar Shah Road, Kolkata - 68

Anita
(ANITA LAHIRI)
(VENDOR)

Signed, sealed & delivered by the Purchasers within-named at Kolkata in the presence of :

1. *Poojai*

2. *Papia Lahiri*

For Smartland Estates Pvt. Ltd.
[Signature]
Director

For NILANCHAL ESTATES PVT. LTD.
[Signature]
Director

COMEX AGENCIES PRIVATE LIMITED
[Signature]
Director

Anita Lahiri
(PURCHASERS)

Signed, sealed & delivered by the Confirming Party within-named at Kolkata in the presence of :

1. *Poojai*

2. *Papia Lahiri*

For PACE DEALCOM PVT. LTD.
[Signature]
Director

(CONFIRMING PARTY)

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.)
751484	24.11.2017	PNB	New Market Kolkata	5,00,000/-
809194	17.05.2022	Federal Bank	New Market Kolkata	50,000/-

TOTAL 5,50,000/-

(Rupees Five lakh fifty thousand only)

Witnesses :

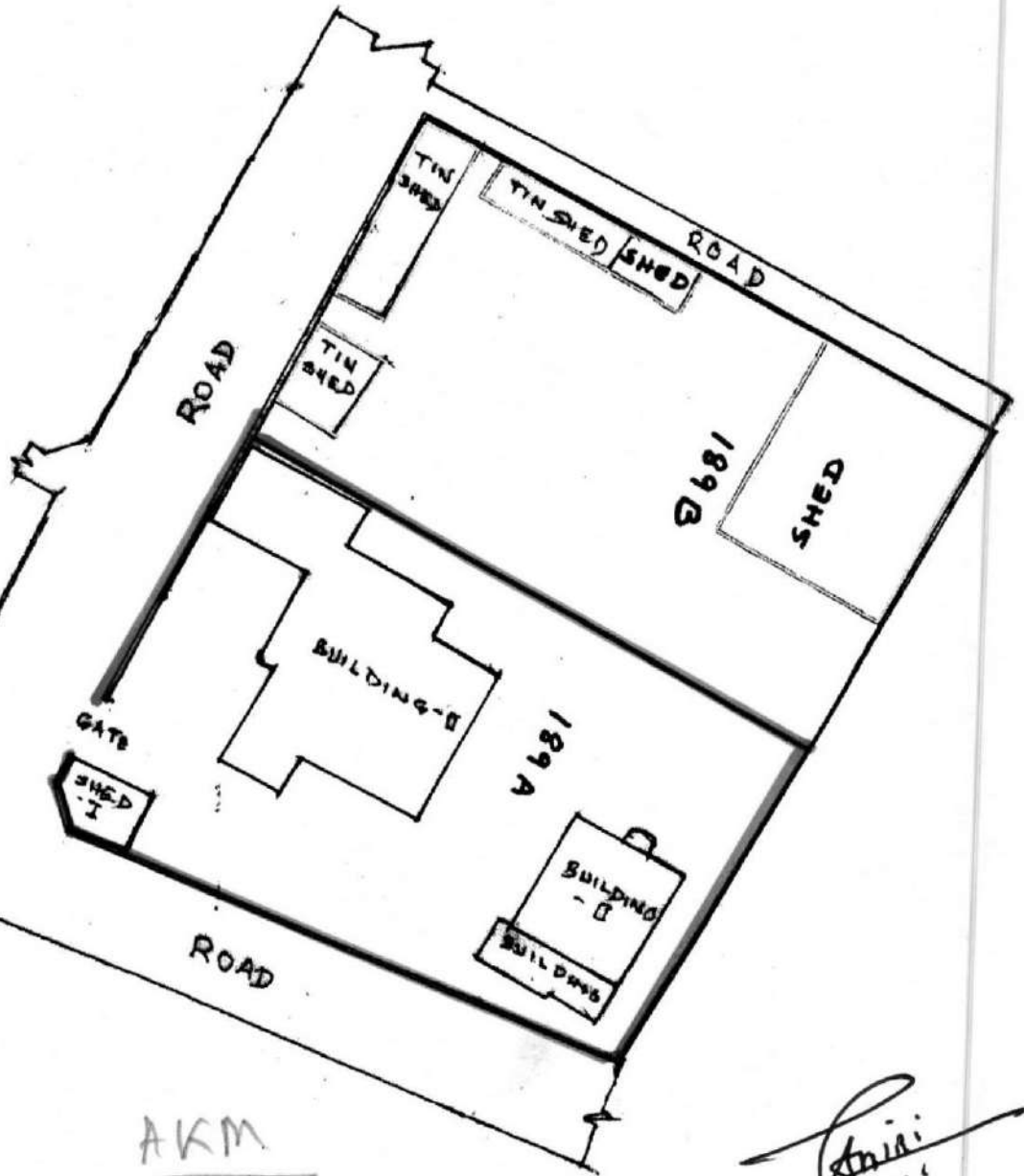
1. Paras
2. Papia khatun

Shri



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



For NILANCHAL ESTATES PVT. LTD.
[Signature]
Director

For PACE DEALCOM PVT. LTD.
[Signature]
Director

For Smartland Estates Pvt. Ltd.
[Signature]
Director

AGENCIES PRIVATE LIMITED
[Signature]
Director

AKM
[Signature] *[Signature]* *[Signature]*



Specimen Form for Ten Finger Prints



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

Signature :



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

Signature :



	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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1/8 MAY 2022



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

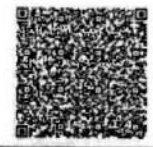
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Arvind Kumar Meharia
DOB : 05/01/1961
Male




7327 3716 4055

आधार - आम आदमी का अधिकार

Arvind Kumar Meharia



स्थायी 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
Arvind K Meharia

आयकर कायदा, प.न.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI


Arvind K Meharia



वर्ग-संख्या-विषय / PERMANENT ACCOUNT NUMBER
AADC97281B

नाम / NAME
SMARTLAND ESTATES PRIVATE LIMITED

दिनांक/वर्ष को तिथि / DATE OF INCORPORATION/FORMATION
11-02-1993

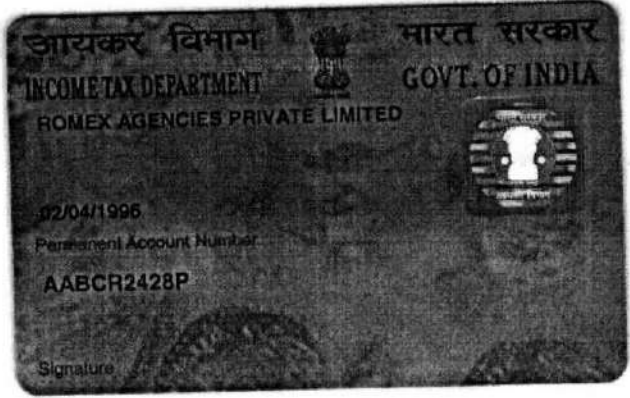

COMMISSIONER OF INCOME-TAX, W.B. - XI

For Smartland Estates Pvt. Ltd.



Director





ROMEX AGENCIES PRIVATE LIMITED

Director





For NILANCHAL ESTATES PVT. LTD.

A handwritten signature in black ink, consisting of several loops and flourishes, positioned over the text 'For NILANCHAL ESTATES PVT. LTD.' and above the word 'Director'.

Director





For PACE DEALCOM PVT. LTD.

Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


ATWPL1160B



नाम / Name
JOYDIP LAHIRI

पिता का नाम / Father's Name
CHANDRA SEKHAR LAHIRI

जन्म की तारीख / Date of Birth
19/08/1962


हस्ताक्षर / Signature









ভারত সরকার

Government of India



রঞ্জিত হাতি

RANJIT HATI

পিতা : রামকান্ত হাতি

Father : Ramakanta Hati

স্মরণতারিখ/DOB 02/05/1987

পুরুষ / Male

4175 0018 7415



আধার - সাধারণ মানুষের অধিকার



ঠিকানা: পাঁচরোল, বিলবাড়া, 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



From :
Joydip Lahiri
Flat No.1C, Rushabh Apartment,
4 North Road, Jadavpur
Kolkata - 700032

Date : 30 Aug 2017

To
1. M/s Romex Agencies Pvt. Ltd.
2. M/s Nilanchal Estates Pvt Ltd.
3. M/s Smartland Estates Pvt. Ltd.
4. M/s Pace Dealcom Pvt. Ltd.
5. Sri Arvind Kumar Meharia
All of No.9F, Everest House,
46C, Chowringhee Road
P.O. Russel Street
P.S. Shakespear Sarani
Kolkata - 700 071

Re : Confirmation of the surrendering all our 1/4th
lease hold share of the Premises formerly known
as 3, Regent Grove Road, now known as
189 /1A, Netaji Subhas Chandra Bose Road,
(Part of 189A, Netaji Subhas Chandra Bose
Road), Kolkata - 700 040

Dear Sir (s),

This is to confirm that I myself and my younger brother Mr. Chiradeep Lahiri jointly entered into an Agreement for sale/transfer of our 7 Cottahs. 1/4th Lease hold land of premises no. 189/1A, Netaji Subhas Chandra Bose Road, (Part of 189A, Netaji Subhas Chandra Bose Road), Kolkata - 700 040 and other 3 premises with Sri Arvind Kumar Meharia.

Thereafter, that I, myself and my younger brother entered into a Supplementary Agreement dated 30th August, 2017 with Mr. Arvind Kumar Meharia whereby we interalia agreed to handover possession of the premises no. 189/1A, Netaji Subhas Chandra Bose Road, (Part of 189A, Netaji Subhas Chandra Bose Road), Kolkata - 700 040. Accordingly after execution of the Supplementary Agreement I with the consent of my brother, Sri Chiradeep Lahiri, delivered our surrendering all of our lease hold share in respect of premises no. 189/1A, Netaji Subhas Chandra Bose Road, (Part of 189A, Netaji Subhas Chandra Bose Road), Kolkata - 700 040 to Mr. Arvind Kumar Meharia.

Accepted the Possession on behalf of
All Owners
Arvind Meharia
30/8/2017

Yours faithfully





Major Information of the Deed

Deed No :	I-1603-07472/2022	Date of Registration	19/05/2022
Query No / Year	1603-2001317391/2022	Office where deed is registered	
Query Date	05/05/2022 9:05:53 AM	D.S.R. - III 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. : 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)		
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	(RS :-)		Bastu	14 Chatak	5,30,000/-	18,70,312/-	Width of Approach Road: 30 Ft.,
Grand Total :				1.4438Dec	5,30,000 /-	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.	20,000/-	2,02,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		300 sq ft	20,000 /-	2,02,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri JOYDIP LAHIRI Son of Late Chandra Sekhar Lahiri 115/8, NEW GANGARAMPUR ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence
2	PACE DEALCOM PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	ROMEX AGENCIES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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:- Not Specified, 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:- Not Specified, 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:- Not Specified, 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: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri ARVIND KUMAR MEHARIA Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- Not Specified, 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:- Not Specified, 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:- Not Specified, P.O:- Panchrol, P.S:-Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			
Identifier Of Shri JOYDIP 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 JOYDIP 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 JOYDIP 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 18-05-2022

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

Presented for registration at 14:40 hrs on 18-05-2022, at the Private residence by Shri ARVIND KUMAR MEHARIA , one of the Claimants.

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/-

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

Execution is admitted on 18/05/2022 by 1. Shri JOYDIP LAHIRI, Son of Late Chandra Sekhar Lahiri, 115/8, NEW GANGARAMPUR ROAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, 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 18-05-2022 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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:- Not Specified, 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:- Not Specified, 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 18-05-2022 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-05-2022

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/-, by online = Rs 20,742/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 6:43AM with Govt. Ref. No: 192022230028457661 on 17-05-2022, Amount Rs: 20,742/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 377309926 on 17-05-2022, 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 Stamp Rs 10/-, by online = Rs 82,932/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 605508, Amount: Rs.10/-, Date of Purchase: 24/03/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/05/2022 6:43AM with Govt. Ref. No: 192022230028457661 on 17-05-2022, Amount Rs: 82,932/-, Bank:
Punjab National Bank (PUNB0010000), Ref. No. 377309926 on 17-05-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 260020 to 260057
being No 160307472 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.19 13:33:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/19 01:33:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)