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amt. 135466/17  
D-17,80,000/-  
Additional Registrar of  
Assurances-IV, Kolkata

₹. 100 - 2820/-  
S(1) - 250/-  
S(2) - 350/-  
600/-

certified that the Document is admitted for registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurance-IV, Kolkata

26 SEP 2017

*Sanat Chatterjee*  
Sanat Chatterjee

B.D.U.  
23.09.17 THIS INDENTURE OF CONVEYANCE made on this 23<sup>rd</sup> day September Two Thousand and Seventeen BETWEEN SANAT CHATTERJEE (also known as SANAT KUMAR CHATTERJEE) (having PAN: ACFPC3235L),

*Sanat Chatterjee*

Sanfazag Alam

Received original  
Dated  
Sanfazag Alam  
22/11/17

45731

Serial No.....

Name.....

Address.....

DSP LAW ASSOCIATES  
Advocate  
4D, Nicco House,  
1B & 2, Here Street, Kolkata-700001

04 SEP 2017

04 SEP 2017

Prop:- Srikant Tiwari  
Licenced Stamp Vender  
BACHAN GANGA  
2 & 3, Bankshall Street  
Kolkata - 700 001

Sarjaz Alam



Identified by me,  
Ranjit Chatterjee  
S/O Late P.K. Chatterjee  
33 B, Medinipur St  
Kolkata - 17

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son of Late Sudhansu Kumar Chatterjee, aged about 77 years, by religion Hindu, by occupation Medical Practitioner, by nationality Indian, residing at 23E, Gopal Chandra Chatterjee Road, Kolkata, PIN: 700 002, Post Office Cossipore, Police Station Cossipore; hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND ENCLAVE GUEST HOUSE PRIVATE LIMITED** (having CIN: U55101WB2004PTC097683 and PAN: AABCE5340H), a Company incorporated under the Companies Act 1956, having its Registered Office at 2A, Sarat Bose Road, Kolkata, PIN: 700 020, Post Office Lala Lajpat Rai Sarani, Police Station Ballygunge, represented by its Director Mr. Sarfaraz Alam, (having DIN: 0000726318 and PAN: AHPPA4706K), son of Late Atiur Rahman, aged about 35 years, by religion Muslim, by occupation Business, by nationality Indian, residing at 118, Elliot Road, Kolkata, PIN: 700 016, Post Office Elliot Road, Police Station Park Street; hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. One Gopal Chandra Chatterjee (also known as Gopal Chandra Chattopadhyay) was the sole and absolute owner of, amongst other properties, **ALL THAT** messuages tenements hereditaments building and premises Together With piece and parcel of land or ground thereunto beflonging whereon or on parts whereof the same are erected and built containing an area of 14 Kottahs 12 Chittacks and 22.5 Square feet more or less comprised in municipal premises No. 23 Gopal Chandra Chatterjee Road, Holding No. 15, Division I, Sub-Division II, Dihi Panchanna Gram in Touzi No. 1298/2833 in Mouza Chasa Dhopapara (hereinafter referred to as "the **Larger Property**").
- B. The said Gopal Chandra Chatterjee was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law died intestate on or about 1920 leaving him surviving his two sons namely Mohit Mohan Chatterjee (also known as Mohit Mohan Chattopadhyay) and Pulin Chandra Chatterjee (also known as Pulin Chandra Chattopadhyay) as his only heirs and legal representatives who both inherited and became entitled to his properties and estate including the Larger Property.
- C. By a Deed of Partition dated 7<sup>th</sup> November 1928 and made between the said Mohit Mohan Chatterjee as the First Party and Pulin Chandra Chatterjee as the

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Gopal Chatterjee



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Second Party and registered with the Sub-Registrar Cossipore in Book No. I Volume No. 18 Pages 98 to 103 Being No. 1028 for the year 1928, the Larger Property was partitioned by metes and bounds and the said Mohit Mohan Chatterjee was exclusively allotted a divided and demarcated portion measuring 7 Kottahs 11 Chittacks 31.5 Square feet more or less hereinafter referred to as "Mohit's Property" and the said Pulin Chandra Chatterjee was exclusively allotted a divided and demarcated portion measuring 7 Kottahs and 36 Square feet more or less hereinafter referred to as "Pulin's Property" out of the Larger Property absolutely and forever.

- D. The Mohit's Property was assessed and renumbered as Premises Nos. 23C and 23D, Gopal Chandra Chatterjee Road and Pulin's Property was assessed and renumbered Premises No. 23A, Gopal Chandra Chatterjee Road.
- E. A Deed of Settlement dated 28<sup>th</sup> April 1948 and registered with the Sub-Registrar Cossipore Dum Dum in Book No. I Volume No. 51 Pages 197 to 198 Being No. 1842/316 for the year 1948 was executed by Pulin Chandra Chattopadhyay, as the Settlor of One Part, in favour of one Sudhangshu Chattopadhyay (also known as Sudhangshu Kumar Chatterjee), Kanai Lal Chattopadhyay (also known as Kanai Lal Chatterjee), Sanat Kumar Chattopadhyay (also known as Sanat Kumar Chatterjee) (the Vendor hereto) and Pradosh Chattopadhyay (also known as Prodosh Chatterjee), as the Settlees of the Other Part in respect of a portion admeasuring 2 Kottahs of 23A Gopal Chatterjee Road. Subsequently the said Deed of Settlement dated 28<sup>th</sup> April 1948 was revoked by a Deed of Revocation of Settlement dated 22<sup>nd</sup> July 1949 and registered with the Sub-Registrar Cossipore, Dum Dum in Book No. I Volume No. 150 Pages 147 to 150 Being No. 2790 for the year 1949 executed by the said Pulin Chandra Chattopadhyay, as the Settlor of One Part, and the said Sudhangshu Chattopadhyay, Kanai Lal Chattopadhyay, Sanath Kumar Chattopadhyay and Prodosh Chattopadhyay as the Settlees of the Other Part.
- F. By a Deed of Sale dated 28<sup>th</sup> April 1948, registered with the Sub-Registrar Cossipore, Dum Dum in Book No. I, Volume No. 33, Pages from 298 to 300, Being Deed No. 1841/151 for the Year 1948, the said Pulin Chandra Chatterjee, as Vendor, sold conveyed and transferred to Mohit Mohan Chatterjee All That the piece and parcel of land measuring 2 Kottahs more or less, together with the one-storied structure standing hereon situate lying at and being the northern portion of the said premises No. 23A, Gopal Chandra Chatterjee Road.

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- G. By a Deed of Gift dated 22<sup>nd</sup> July 1949 and registered with Sub-Registrar Cossipore, Dum Dum in Book No. I Volume No. 29 Pages 70 to 71 Being No. 2789 for the year 1949 the said Pulin Chandra Chattopadhyay conveyed and transferred, by way of gift, to his only son the said Sudhangshu Chattopadhyay (also known as Sudhangshu Kumar Chatterjee) ALL THAT messuages tenements hereditaments building and premises Together With piece and parcel of land or ground containing an area of 2 Kottahs more or less in Premises No. 23A, Gopal Chandra Chatterjee Road, which was thereafter assessed and renumbered as Premises No. 23E, Gopal Chandra Chatterjee Road, forming a portion of the Pulin's Property and more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the said Premises" **TOGETHER WITH** private strip as passage (which strip containing an area of 12 Chittack 38 Square feet more or less) is fully described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the Private Strip") owned and used in equal shares by the owners of the said Premises and the premises No. 23A Gopal Chatterjee Road. The said Premises and the one-half undivided share right title and interest in the Private Strip are hereinafter collectively referred to as "the Subject Property".
- H. The said Sudhangshu Chattopadhyay was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law died intestate in or about October 1957 leaving behind three sons the said Kanai Lal Chattopadhyay, Sanat Kumar Chattopadhyay and Prodosh Chatterjee who all upon his death inherited and became entitled to the said Premises and thus each of them became entitled to  $1/3^{\text{rd}}$  (one-third) part or share of and in the Subject Property.
- I. The said Kanai Lal Chattopadhyay was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law died intestate on 24<sup>th</sup> November 2010 leaving him surviving his wife namely Tripty Chattopadhyay (also known as Tripty Chatterjee), two sons namely Krishnendu Chattopadhyay (also known as Krishnendu Chatterjee) and Dibyendu Chattopadhyay (also known as Dibyendu Chatterjee) and one daughter namely Sutapa Dalal his only heirs, heiresses and legal representatives, who all upon his death inherited and became entitled to his entire  $1/3^{\text{rd}}$  (one-third) part or share of and in the said Subject Property and thus each of them became entitled to  $1/12^{\text{th}}$  (one-twelfth) part or share of and in the Subject Property. The said Tripty Chattopadhyay, Krishnendu Chattopadhyay, Dibyendu Chattopadhyay and Sutapa Dalal by a Deed of Sale dated 4<sup>th</sup> September 2017, registered with the

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Additional Registrar of Assurances, IV, Kolkata in Book No. I, Volume No. 1904-2017, Pages from 350585 to 350625 Being No. 190409260 for the Year 2017 and for the consideration therein mentioned sold conveyed and transferred unto and to the Purchaser herein their entire one-third part or share of and in the Subject Property absolutely and forever.

- J. The said Prodosh Chatterjee was a Hindu during his lifetime and at the time of his death, and was governed by the Dayabhaga School of Hindu Law, died intestate on 17<sup>th</sup> June 2016, leaving him surviving his wife, namely Uma Chattopadhyay (also known as Uma Chatterjee), and only son, namely Rajesh Chattopadhyay (also known as Rajesh Chatterjee), as his only heirs, heiress and legal representatives, who both upon his death inherited and became entitled to his entire 1/3<sup>rd</sup> (one-third) part or share of and in the Subject Property and thus each of them became entitled to 1/6<sup>th</sup> (one-sixth) part or share of and in the Subject Property. The said Uma Chatterjee and Rajesh Chatterjee by a Deed of Sale dated 23<sup>rd</sup> August 2017, registered with the Additional Registrar of Assurances, IV, Kolkata in Book No. I, Volume No. 1904-2017, Pages from 328986 to 329017, Being Deed No. 190408700 for the Year 2017 and for the consideration therein mentioned sold conveyed and transferred unto and to the Purchaser herein their entire one-third part or share of and in the Subject Property absolutely and forever.
- K. The Vendor thus became the sole and absolute owner of ALL THAT 1/3<sup>rd</sup> (one-third) undivided part or share of and in the Subject Property more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the said share in the Subject Property".
- L. The name of Sudhangshu Chattopadhyay is mutated in the records of the Kolkata Municipal Corporation vide Assessee No. 11-001-05-0056-4 in respect of the said Premises and the Vendor paying taxes in respect thereof.
- M. The Vendor has approached the Purchaser for absolute freehold sale and transfer of the said share in the Subject Property and his all and entire part or share whatsoever and howsoever of and in the Subject Property and the building structures and appurtenances thereof and made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-
- a. That the facts about the Vendor deriving title to the said share in the Subject Property as recited hereinabove are all true and correct;

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- b. That the Vendor is the sole and absolute owner of the said share in the Subject Property and the building and structures on the said Premises and appurtenances thereof having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lis pendens, annuity, debutters, wakf, devseva, trusts, attachments, leases, tenancies and occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever;
- c. That the Vendor has been in exclusive continuous open vacant and peaceful possession of the said Premises in common with the Purchaser without any claim by any other person whatsoever and also in uninterrupted, unhindered, free and clear use of the Private Strip, without any claim by any other person whatsoever;
- d. That save and except the Vendor no other person has or have ever claimed or could ever claim any ownership or title in the said share in the Subject Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Premises or any part or share thereof in any manner whatsoever;
- e. That no taxes, amount or outgoing on any account whatsoever relating to the said Premises is due or outstanding towards any person or authority whatsoever to the knowledge of the Vendor.
- f. That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said share in the Subject Property;
- g. That there is no action, suit, appeal or litigation in respect of the said Premises or the Private Strip or in any way concerning with either of them or any part or share thereof pending or filed at any time heretofore;
- h. That save and except the Vendor, no other person can claim any right title or interest whatsoever in the said share in the Subject Property or any part thereof;
- i. That save those relating to sale of the said share in the Subject Property to the Purchaser hereto and the Vendor has not dealt with or encumbered the said share in the Subject Property in any manner nor entered upon any agreement or contract in respect thereof.
- j. That no document or writing has been entered upon with any other person.

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N. In the premises aforesaid, the Vendor has contracted with the Purchaser for absolute sale of the said share in the Subject Property and his entire parts and shares thereof free from all encumbrances mortgages charges leases tenancies occupancy rights liens lis pendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever at or for the consideration of Rs.17,60,000/- (Rupees seventeen lacs sixty thousand) only.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 17,60,000/- (Rupees seventeen lacs sixty thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the Receipt and Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser as also the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the Vendor's all and entire one-third undivided part or share of and in the messuages tenements hereditaments *buildings* structures and premises Together With the one-third undivided part or share of and in the piece and parcel of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 (Two) Kottahs of land more or less situate lying at and being entire municipal Premises No. 23E, Gopal Chandra Chatterjee Road {formerly a portion of Premises No. 23A, Gopal Chandra Chatterjee Road theretofore a portion of Premises No. 23, Gopal Chandra Chatterjee Road (previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division- I, Sub-Division- II in the District of 24 Parganas)} morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the said Premises" **TOGETHER WITH** one-sixth undivided part or share and all right, title and interest of and in the Strip of land fully described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the Private Strip" with full free and unfettered right and liberty by day or night to use the same for ingress, egress and passage of men materials and utilities over along or under the same (which one-third part or share in the said Premises and one-sixth part or share in the Private Strip are together described in the **THIRD**

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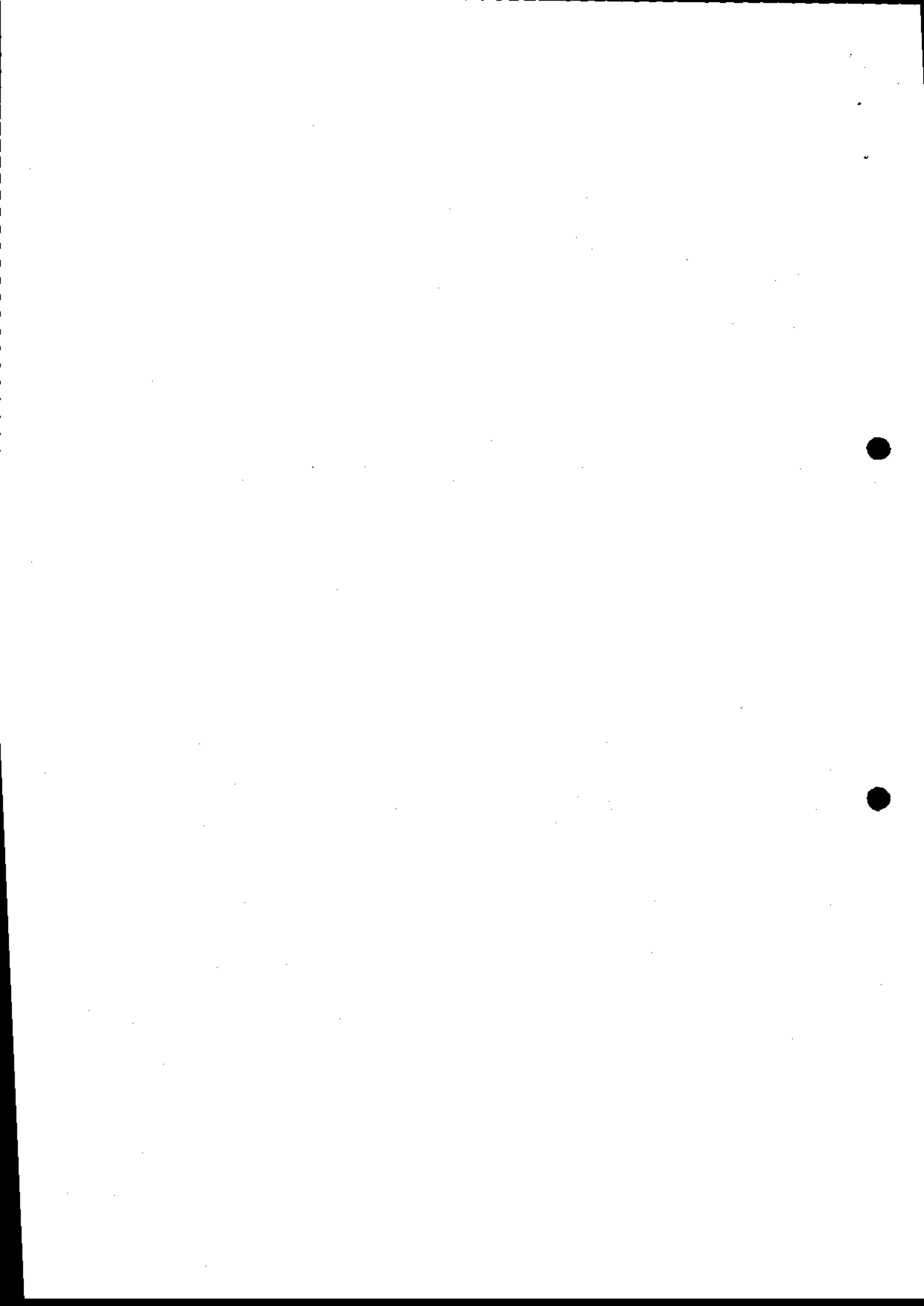
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**SCHEDULE** hereunder written and hereinafter referred to as "the said share in the Subject Property" **TOGETHER WITH** the like part or share of and in all structures, houses and constructions thereon and also of and in all and singular ~~the tangible and intangible assets, furniture fittings, edifices fixtures, electrical sanitary and water and drainage connections, gates, compounds, courts courtyards compound walls, boundaries, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever or howsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof~~ which now is or are or heretofore were or was held used occupied or enjoyed with the said premises **AND TOGETHER WITH** the benefit of all arrear rent, security deposit and other charges for any period prior to the date of execution hereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof **AND** all the entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges and demand whatsoever both at law or in equity of the Vendor into out of or upon the entirety of the said Premise and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed ~~or intended~~ so to be **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TOGETHER WITH** all legal incidence thereof **AND TO HAVE AND TO HOLD** the said share in the Subject Property and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lis pendens attachments trusts claims demands acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER**  
as follows:

Sarfraz Alam Sarat Chatterjee





- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lis pendens uses debutters trusts acquisition requisition prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title as recited hereinabove.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the entire one hundred percent of the Vendor in the said Premises and the Private Strip without any remainder or residue whatsoever or howsoever;
- (vi) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Subject Property including the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever

Sarfraz Alam *Sarfraz Alam*



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from or the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest encumbrances mortgages charges liens leases tenancies occupancy rights attachments lis pendens uses debutters trusts restrictions restrictive covenants prohibitions acquisition requisition alignment claims demands alignment and liabilities whatsoever or howsoever.

- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser or any person or persons do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**III. AND THE VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-**

- a) **THAT** the said Premises and/or the Private Strip or any portion each thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.
- b) **AND THAT** the said Premises and/or the Private Strip or any portion each thereof is not affected by any notice or scheme of alignment of the Kolkata Municipal Corporation, the Kolkata Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.

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- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Premises and/or the Private Strip or any portion each thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or the Land Acquisition Act or the Kolkata Improvement Act or any other Act for the time being in force and that the said Premises and/or the Private Strip or any portion each thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under any other Act or Legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** all municipal and other rates, taxes, electricity charges and other outgoings and impositions payable in respect of the said Premises for the period upto the date of execution hereof has duly been paid and there is no amount in arrears or outstanding in connection therewith and if any amount be found due, the Vendor shall be liable to and shall pay the same forthwith and within 15 (fifteen) days of a demand being made by the Purchaser to the Vendor.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(said Premises)**

**ALL THAT** messuages tenements hereditaments building dwelling house structures and premises Together With piece and parcel of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 (Two) Kottahs of land more or less situate lying at and being entire municipal Premises No. 23E, Gopal Chandra Chatterjee Road {formerly a portion of Premises No. 23A, Gopal Chandra Chatterjee Road theretofore a portion of Premises No. 23, Gopal Chandra Chatterjee Road (previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division- I, Sub-Division- II in the District of North 24 Parganas)}, Police Station Cossipore Kolkata-700002 as shown in the Plan annexed hereto duly bordered in 'RED' thereon and butted and bounded as follows:-

**ON THE NORTH BY** : Partly by Premises No. 23A, Gopal Chandra Chatterjee Road and Partly by Premises No. 23D, Gopal Chandra Chatterjee Road;

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**ON THE SOUTH BY** : Premises No. 23B, Gopal Chandra Chatterjee Road;  
**ON THE EAST BY** : Premises No. 23D, Gopal Chandra Chatterjee Road;  
**ON THE WEST BY** : Private Strip.

**OR HOWSOEVER OTHERWISE** the same now are is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the habitable area of the two storied 70 year old house on the said Premises is about 600 Square feet more or less on each floor.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Private Strip)

**ALL THAT** strip of land containing an area of 12 Chittacks 38 Square feet more or less situate lying at and abutting the said Premises as shown in the Plan annexed hereto duly bordered in 'GREEN' thereon.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(said share in the Subject Property)

**ALL THAT** the Vendor's all and entire one-third undivided part or share of and in the messuages tenements hereditaments building dwelling house structures and premises Together With piece and parcel of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 (Two) Kottahs of land more or less situate lying at and being entire municipal Premises No. 23E, Gopal Chandra Chatterjee Road, Police Station Cossipore, Kolkata-700002 fully described in the **FIRST SCHEDULE** hereinabove written **TOGETHER WITH** the Vendor's all and entire one-sixth undivided part or share of and in Private Strip fully described in the **SECOND SCHEDULE** hereinabove written.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished **Be It Mentioned** that (i) one-third share in the land comprised in the said Premises comes to undivided 10 Chittacks and 30 Square feet more or less, (ii) the one-third share of the Vendor in the about 70 year old dilapidated building and structures comes to undivided 400 Square feet more or less and (iii) the one-sixth share of the Vendor in the Private Strip comes to undivided 2 Chittack 6 Square feet more or less.

Sarfaz Alam Sarat Chatterjee



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**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**  
by the withinnamed **VENDOR** at Kolkata  
in the presence of:

*Sarfaraz Alam*

1. *Koushik Chatterjee*  
23E, Gopal Chatterjee Road,  
P.O. - Cossipur, Kolkata - 2
2. *Ranajit Chatterji*,  
33B, McLeod Street,  
Wohala 700017

**SIGNED SEALED AND DELIVERED**  
by the withinnamed **PURCHASER** by its  
Director Mr. Sarfaraz Alam pursuant to the  
Board Resolution dated 21<sup>st</sup> September,  
2017 at Kolkata in the presence of:

Enclave Guest House Pvt. Ltd.

*Sarfaraz Alam*  
Director

1. *Koushik Chatterjee*
2. *Ranajit Chatterji*

Drafted by me:-

*Soumya Ghoshanta*, Advocate  
C/o DSP Law Associates  
4D, Nicco House, 1B & 2, Hare  
Street  
Kolkata - 700001  
F - 1064/ 2012



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV / KOLKATA  
23 SEP 2017

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of Rs.17,60,000/- (Rupees seventeen lacs sixty thousand) only being the consideration in full payable under these presents as per the Memo of Consideration below:

**MEMO OF CONSIDERATION:**

Sl. No.	By or out of Demand Draft Number	Date	Bank, Branch	Amount (in Rs.)
1.	039817	22.09.2017	IDBI BANK, Park Street, Kolkata	17,60,000/-
			<b>Total:</b>	<b>17,60,000/-</b>

(Rupees seventeen lacs sixty thousand) only.

*Sand Chatterjee*

(VENDOR)

**WITNESSES:**

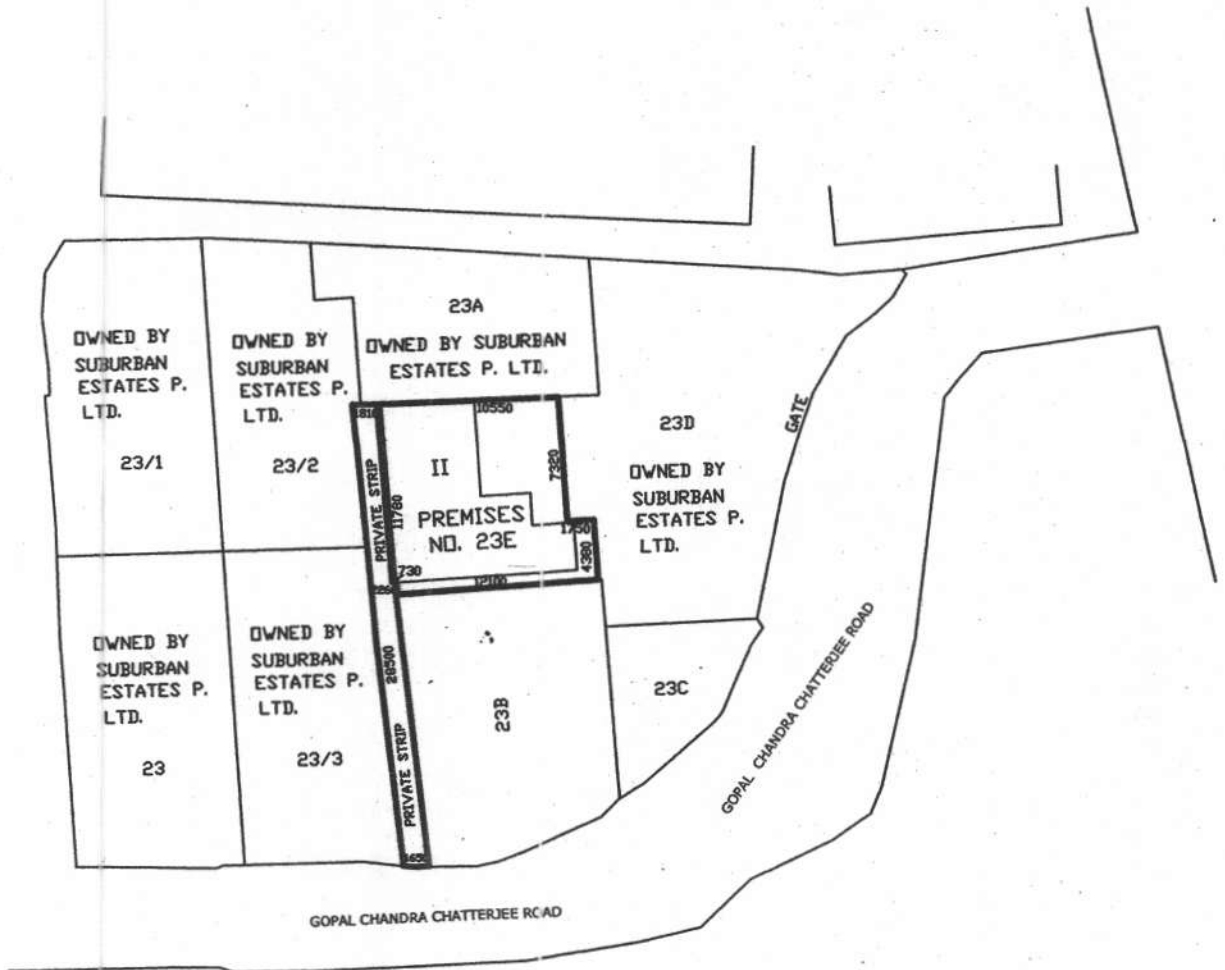
*Koushik Chatterjee*  
*Ranjit Chatterjee*

*Krishnendra Chatterjee*  
*23D, Gopal Chatterjee Road*  
*Kolkata-2.*



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2017

PLAN SHOWING PREMISES NO. 23E, GOPAL CHANDRA CHATTERJEE ROAD,  
KOLKATA-700 002, POLICE STATION-COSSIPORE AND THE  
PRIVATE STRIP ABUTTING THERETO

























Enclave Guest House Pvt. Ltd.  
Sarfaza Alam  
Director

*Sarfaza Alam*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2017

<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2017



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

GRN: 19-201718-008321547-1 Payment Mode Online Payment  
GRN Date: 22/09/2017 16:15:36 Bank : HDFC Bank  
BRN : 376814311 BRN Date: 22/09/2017 16:16:28

DEPOSITOR'S DETAILS

Id No. : 19040001354661/1/2017  
[Query No./Query Year]  
Name : BENGAL ISHA INFRASTRUCTURE LIMITED  
Contact No. : Mobile No. : +91 9903010400  
E-mail :  
Address : 52A S P SARANI KOLKATA  
Applicant Name : Org ENCLAVE GUEST HOUSE PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19040001354661/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	106720 ✓
2	19040001354661/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	17898 ✓

Total

124618

In Words : Rupees One Lakh Twenty Four Thousand Six Hundred Eighteen only



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2017





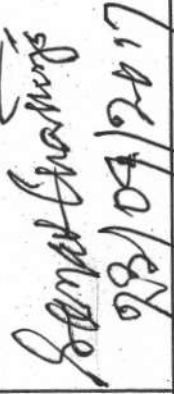



Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001354661/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANAT CHATTERJEE Alias Mr SANAT KUMAR CHATTERJEE 23E, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		6120 	 23/09/2017
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Sarfaraz Alam 118, Elliot Road, Kolkata, P.O:- Elliot Road, P.S:- ParkStreet, District:- South 24-Parganas, West Bengal, India, PIN - 700016	Representative of Buyer [ENCLAVE GUEST HOUSE PRIVATE LIMITED]		6119 	 23/09/2017





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2017



Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Ranajit Chatterjee Son of Mr Pranab Kumar Chatterjee 33B, MC Leod Street, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Mr SANAT CHATTERJEE, Mr Sarfaraz Alam	<i>Ranajit Chatterjee</i> 23-09-17





(Asit Kumar Joarder)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal



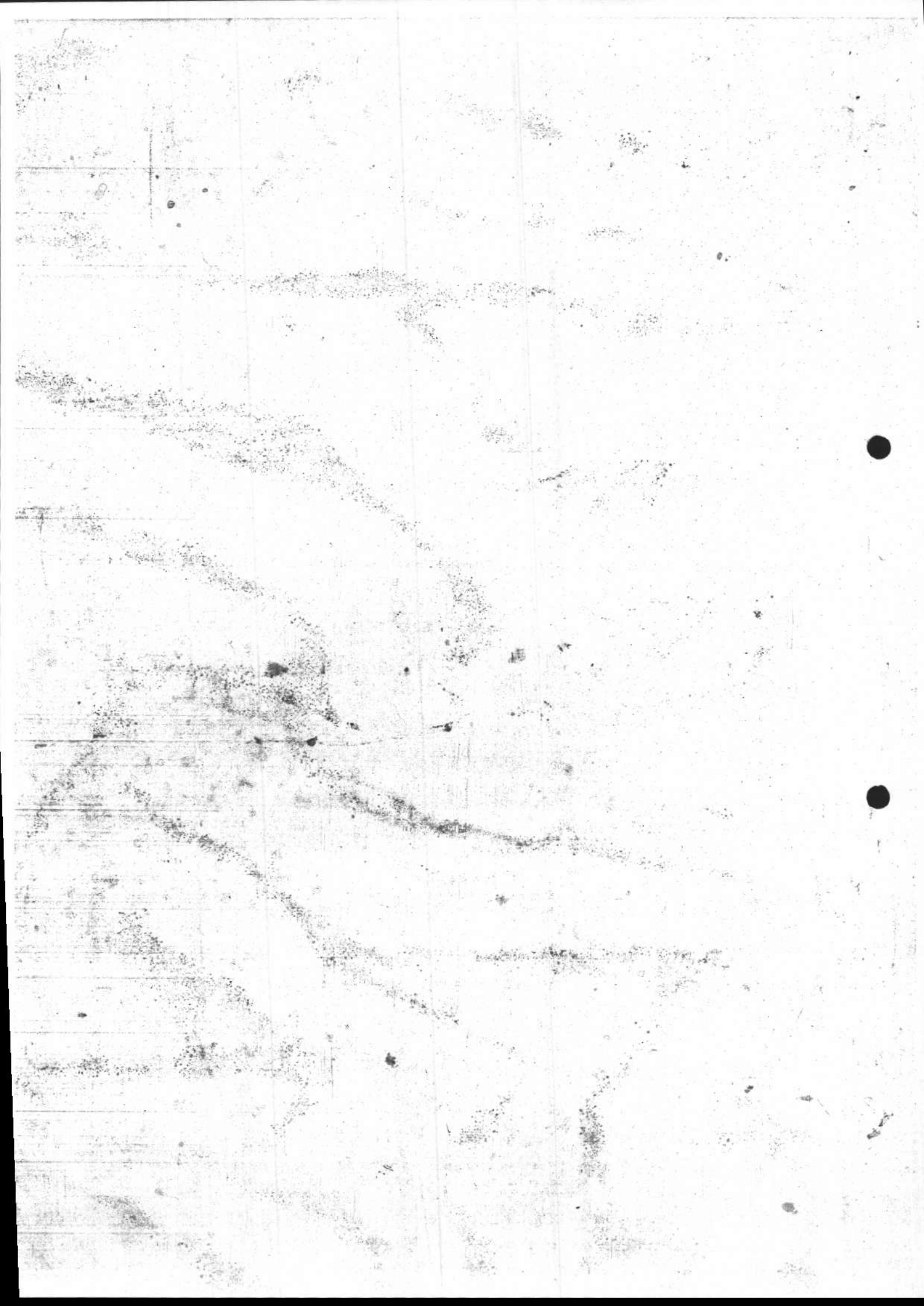
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
23 SEP 2017



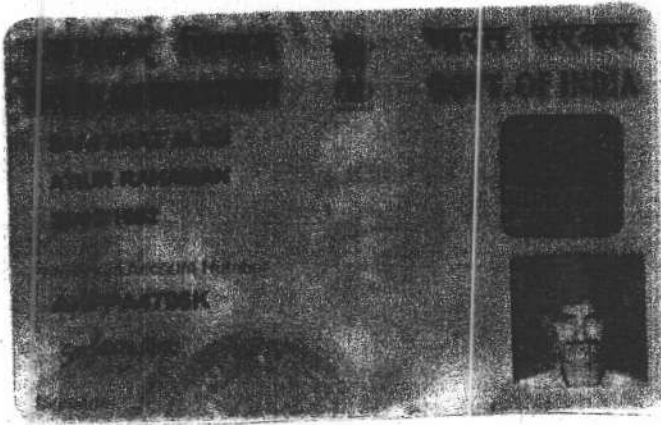

  
 Government of India
   
 রাঞ্জিত চট্টোপাধ্যায়
   
**Ranajit Chatterjee**
  
 পিতা: প্রনব কুমার চট্টোপাধ্যায়
   
 Father: Pranab Kumar Chatterjee
   
 জন্মতারিখ / DOB: 29/09/1965
   
 পুরুষ / Male
   

  
**3852 1840 3442**
  
 আধার - সাধারণ মানুষের অধিকার


 আধার
   
 ভারতীয় পরিচয় পরিষদ
   
 Unique Identification Authority of India
   
 ঠিকানা: ৩৩, ম্যাক লিড স্ট্রিট
   
 সার্কাস এভিনিউ, সার্কাস এভিনিউ
   
 কোলকাতা, পশ্চিম বঙ্গ,
   
 Address: 33 B, MCLEOD
   
 STREET, Circus Avenue,
   
 Kolkata, Circus Avenue,
   
 West Bengal, 700017
   
**3852 1840 3442**
  

 1947
   
 1800 300 1947
   

 help@uidai.gov.in
   

 www
   
 www.uidai.gov.in

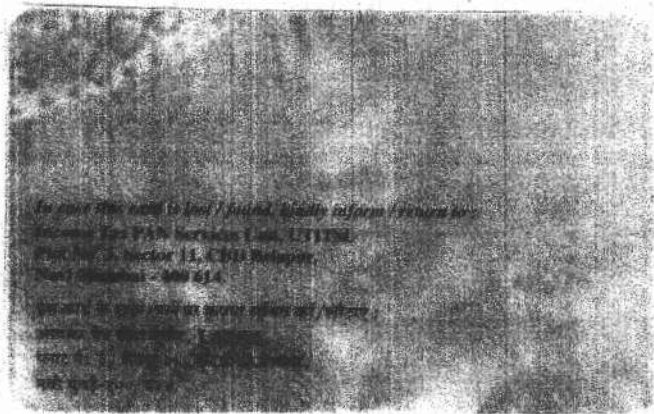
Ranajit Chatterjee







Saryazaz Alam



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACFPC3235L



नाम /NAME

SANAT CHATTERJEE

पिता का नाम FATHER'S NAME

SUDHANSHU KUMAR CHATTERJEE

जन्म तिथि /DATE OF BIRTH

14-11-1941

हस्ताक्षर /SIGNATURE

*Sanat Chatterjee*

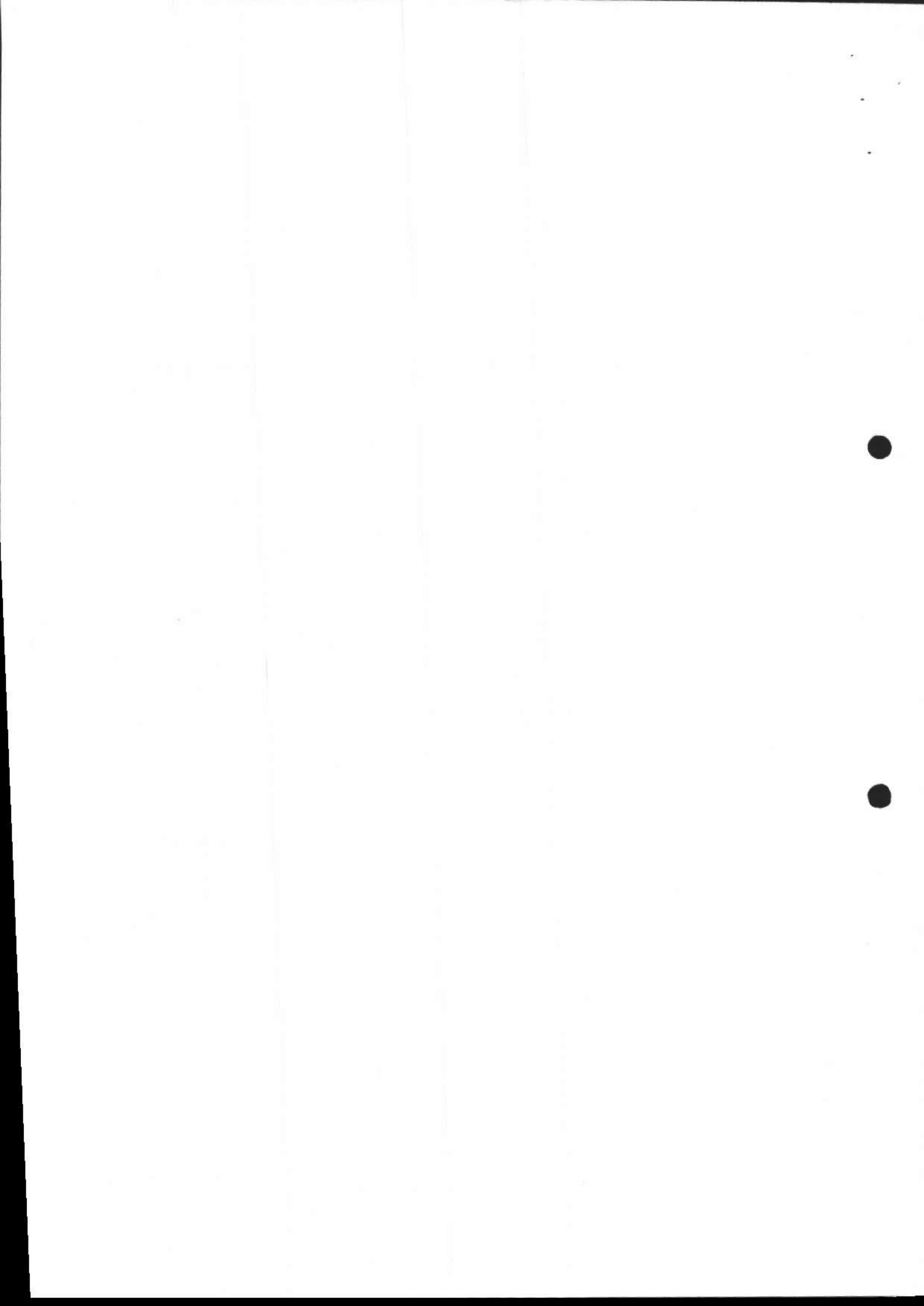
*B. Das*


आयकर आयुक्त, प.बं.-XI

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


*Sanat Chatterjee*





  
ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 22 / 160 / 114554  
পরিচয় পত্র




Elector's Name নির্বাচকের নাম	Chatterjee Sanat চ্যাটার্জী সনৎ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sudhangshu সুধংশু
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	52 ৫২

*Sanat Chatterjee*

Address  
23E Gopal Chandra Chatterjee Road,  
Cossipur, Calcutta

ঠিকানা  
২৩ই গোপাল চন্দ্র চ্যাটার্জী রোড, কালীপুর,  
কলিকাতা



Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিবন্ধন আধিকারিক:

For 160 -BELGACHIA (WEST)  
Assembly Constituency  
১৬০ -বেলগাছিয়া (পশ্চিম)  
বিধানসভা নির্বাচন ক্ষেত্র

Place স্থান	Calcutta কলিকাতা
Date তারিখ	25.08.95 ২৫.০৮.৯৫



### Major Information of the Deed

Deed No :	I-1904-10223/2017	Date of Registration	26/09/2017
Query No / Year	1904-0001354661/2017	Office where deed is registered	
Query Date	22/09/2017 2:09:37 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ENCLAVE GUEST HOUSE PRIVATE LIMITED 2A, Sarat Bose Road, Kolkata, Thana : Ballygunge Circular, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9163306923, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 17,60,000/-	Rs. 17,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,06,820/- (Article:23)	Rs. 17,898/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23E

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		10 Chatak 30 Sq Ft	13,25,000/-	13,33,333/-	Property is on Road

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		2 Chatak 6 Sq Ft	2,55,000/-	2,66,667/-	Property is on Road
<b>Grand Total :</b>					1.32Dec	15,80,000 /-	16,00,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,80,000/-	1,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		400 sq ft	1,80,000 /-	1,80,000 /-	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANAT CHATTERJEE, (Alias: Mr SANAT KUMAR CHATTERJEE)</b> Son of Late Sudhansu Kumar Chatterjee 23E, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACFPC3235L, Status :Individual, Executed by: Self, Date of Execution: 23/09/2017 , Admitted by: Self, Date of Admission: 23/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2017 , Admitted by: Self, Date of Admission: 23/09/2017 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ENCLAVE GUEST HOUSE PRIVATE LIMITED</b> 2A, Sarat Bose Road, Kolkata, P.O:- Lala Lajpat Rai Sarani, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCE5340H, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sarfaraz Alam (Presentant )</b> Son of Late Atiur Rahman 118, Elliot Road, Kolkata, P.O:- Elliot Road, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AHPPA4706K Status : Representative, Representative of : ENCLAVE GUEST HOUSE PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
Mr Ranajit Chatterjee Son of Mr Pranab Kumar Chatterjee B, MC Leod Street, Kolkata, P.O:- Circus Avenue, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SANAT CHATTERJEE, Mr Sarfaraz Alam	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SANAT CHATTERJEE	ENCLAVE GUEST HOUSE PRIVATE LIMITED-1.1 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr SANAT CHATTERJEE	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.22 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SANAT CHATTERJEE	ENCLAVE GUEST HOUSE PRIVATE LIMITED-400.00000000 Sq Ft



**Endorsement For Deed Number : I - 190410223 / 2017**

**On 23-09-2017**

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

Presented for registration at 16:15 hrs on 23-09-2017, at the Private residence by Mr Sarfaraz Alam ,

**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 17,80,000/-

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

Execution is admitted on 23/09/2017 by Mr SANAT CHATTERJEE, Alias Mr SANAT KUMAR CHATTERJEE, Son of Late Sudhansu Kumar Chatterjee, 23E, Gopal Chandra Chatterjee Road, Kolkata, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Others

Identified by Mr Ranajit Chatterjee, , Son of Mr Pranab Kumar Chatterjee, 33B, MC Leod Street, Kolkata, P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Others

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

Execution is admitted on 23-09-2017 by Mr Sarfaraz Alam, DIRECTOR, ENCLAVE GUEST HOUSE PRIVATE LIMITED (Private Limited Company), 2A, Sarat Bose Road, Kolkata, P.O:- Lala Lajpat Rai Sarani, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Ranajit Chatterjee, , Son of Mr Pranab Kumar Chatterjee, 33B, MC Leod Street, Kolkata, P.O: Circus Avenue, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Others



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

**On 25-09-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,898/- ( A(1) = Rs 17,800/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 17,898/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 4:16PM with Govt. Ref. No: 192017180083215471 on 22-09-2017, Amount Rs: 17,898/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 376814311 on 22-09-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,06,820/- and Stamp Duty paid by online = Rs 1,06,720/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 4:16PM with Govt. Ref. No: 192017180083215471 on 22-09-2017, Amount Rs: 1,06,720/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 376814311 on 22-09-2017, Head of Account 0030-02-103-003-02



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

**On 26-09-2017**

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,06,820/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 45731, Amount: Rs.100/-, Date of Purchase: 04/09/2017, Vendor name: B GANGA



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 392112 to 392141  
being No 190410223 for the year 2017.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.10.18 09:56:23 +05:30  
Reason: Digital Signing of Deed.

*AL*

(Asit Kumar Joarder) 18-10-2017 09:56:17  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

DATED THIS 13<sup>th</sup> DAY OF SEPTEMBER 2017

BETWEEN

SANAT CHATTERJEE

... VENDOR

AND

ENCLAVE GUEST HOUSE PVT. LTD.

... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES  
Advocates  
4D NICCO HOUSE,  
1B & 2 HARE STREET,  
KOLKATA-700001