

10806/17

11260/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Y 740546

10.11.17

सं. 1542/27/17
 MV = 1, 11, 64, 285
 Additional Registrar
 Assurances IV, Kolkata

Certified that the Document is admitted for registration. The Signature Sheet and the document sheets attached to this document.

Additional Registrar
of Assurances-IV, Kolkata

10 NOV 2017

THIS INDENTURE OF CONVEYANCE made on this 10th day November Two Thousand and Seventeen BETWEEN **SUBURBAN ESTATES PRIVATE LIMITED** (having CIN: U70101WB1949PTC018158 and PAN: AA ECS0692M), a Company incorporated under the Companies Act 1956, having its Registered Office

Sarfaz Alam
Ranjit Chatterjee

Ranjit Chatterjee

Sarfaz Alam

51638

Serial No.....
Name..... DSP LAW ASSOCIATES
Address..... 4D Nicco House
1B & 2 Hare Street
Kolkata - 700001

DSP LAW ASSOCIATES
1B & 2 Hare Street,
Kolkata - 700001

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

22 SEP 2017

22 SEP 2017



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 NOV 2017

Identified by me.

Prasenjit De, Advocate.
s/o Ramaprasad De.
Ramkrishna lane.
PO & Dist- Hooghly.
Pin - 712103

at 23D, Gopal Chandra Chatterjee Road, Kolkata, PIN: 700 002, Post Office Cossipore, Police Station Cossipore, represented by its Director Mr. Ranajit Chatterjee, (having DIN: 00726257 and PAN: ADQPC4445E), son of Late Pranab Kumar Chatterjee, aged about 51 years, by religion Hindu, by occupation Advocate, by nationality Indian, residing at 33B, McLeod Street, Kolkata, PIN: 700 017, Post Office Circus Avenue, Police Station Park Street, 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 its successors or successors-in-office and successors-in-interest and/or assigns) 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: 00726318 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. The Vendor is since last more than sixty years fully seized and possessed of and well and sufficiently entitled to **ALL THOSE FIRSTLY** messuages tenements hereditaments building and premises Together With piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Kottahs 13 Chittacks 20 Square feet more or less situate lying at and being municipal premises No. 23/1 Gopal Chandra Chatterjee Road, Kolkata morefully and particularly mentioned and described in **PART-I** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **23/1 Property**" **AND SECONDLY** messuages tenements hereditaments building and premises Together With piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Kottahs 14 Chittacks 21 Square feet Square feet more or less situate lying at and being municipal premises No. 23/3 Gopal Chandra Chatterjee Road, Kolkata morefully and particularly mentioned and described in **PART-I** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **23/3 Property**". The 23/1 Property and the 23/3 Property were both

Ranajit Chatterjee Sarfaraz Alam



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comprised in Holding No. 15, Division I, Sub-Division II, Dihi Panchanna Gram in Touzi No. 1298/2833 in Mouza Chasa Dhopapara under Police Station Cossipore Road and are together described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the said Premises".

- B. The Vendor has got its name mutated in the records of the Kolkata Municipal Corporation and has been in khas and vacant peaceful possession, use and enjoyment of the said Premises in an open and uninterrupted manner.
- C. The Vendor has approached the Purchaser for absolute freehold sale and transfer of the said Premises including the land 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:-
- i. That the Vendor is having good marketable title to the said Premises 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;
 - ii. 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 Premises 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;
 - iii. 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 Premises;
 - iv. That there is no action, suit, appeal or litigation in respect of the said Premises or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
 - v. That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Premises or any part thereof;
 - vi. That save those relating to sale of the said Premises to the Purchaser hereto and the Vendor have not dealt with or encumbered the said

Ranjit Chatterjee Sarfraz Alam



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Premises in any manner nor entered upon any agreement or contract in respect thereof;

vii. That no document or writing has been entered upon with any other person.

D. In the premises aforesaid, the Vendor has contracted with the Purchaser for absolute sale of the said Premises and every part 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.1,14,00,000/- (Rupees one crore fourteen lacs) 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.1,14,00,000/- (Rupees one crore fourteen lacs) 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 THOSE FIRSTLY** messuages tenements hereditaments building and premises Together With piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Kottahs 13 Chittacks 20 Square feet more or less situate lying at and being municipal premises No. 23/1 Gopal Chandra Chatterjee Road, Kolkata morefully and particularly mentioned and described in **PART-I** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the 23/1 Property" **AND SECONDLY** messuages tenements hereditaments building and premises Together With piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Kottahs 14 Chittacks 21 Square feet more or less situate lying at and being municipal premises No. 23/3 Gopal Chandra Chatterjee Road, Kolkata morefully and particularly mentioned and described in **PART-I** of the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the 23/3 Property" **TOGETHER WITH** all and singular the tangible and intangible assets, furniture fittings, fixtures, electrical sanitary and water and drainage connections, gates, compounds, compound walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, and all

Ranjit Chatterji Sarfraz Alam



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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 23/1 Property and 23/3 Property both jointly morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereto and hereinafter referred to as "the said Premises" **AND TOGETHER WITH** the right of easement, user and access over all passages and roads for ingress and egress **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof **AND** all the estate right title interest use trust property claim easements quasi easements privileges and demand whatsoever both at law or in equity of the Vendor into out of or upon the 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 **TO HAVE AND TO HOLD** the said Premises 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 DOETH HEREBY COVENANT WITH THE PURCHASER
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor and its 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;

Ranjit Chaly

Sarfraz Alam



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- (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 itself 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 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..*
- (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 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 *properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents (including arrear rents) issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from 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*

Ranjit Chahija

Sarfraz Alam



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10 NOV 2017

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 by the Vendor and its 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 DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said Premises or any portion 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 or any portion 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.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Premises or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

Ranjit Chatterjee

Sarfaz Alam



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- 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 days of a demand being made by the Purchaser to the Vendor.

THE FIRST SCHEDULE ABOVE REFERRED TO:

PART-I

(23/1 PROPERTY)

ALL THAT messuages tenements hereditaments building 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 Kottahs 13 Chittacks 20 Square feet of land more or less situate lying at and being entire municipal Premises No. 23/1 Gopal Chandra Chatterjee Road (formerly a portion of Premises No. 23, Gopal Chandra Chatterjee Road in a part of Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division- I, Sub-Division- II under Police Station Cossipore within the Municipal Limit of The Kolkata Municipal Corporation, Ward No.1 and delineated in the plan annexed hereto duly bordered in 'RED' thereon and butted and bounded as follows:-

ON THE NORTH BY : Premises No. 46/2, B.T. Road;

ON THE SOUTH BY : Premises No. 23, Gopal Chandra Chatterjee Road;

ON THE EAST BY : Premises No. 23/2, Gopal Chandra Chatterjee Road;

ON THE WEST BY : Premises No. 22 C, Gopal Chandra Chatterjee Road.

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 total constructed area at the 23/1 Property is a dwelling room with tin roof admeasuring 250 square feet more or less.

Ranjit Chatterjee

Sarfraz Alam



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PART-II
(23/3 PROPERTY)

ALL THAT messuages tenements hereditaments building 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 Kottahs 14 Chittacks 21 Square feet of land more or less situate lying at and being entire municipal Premises No. 23/3 Gopal Chandra Chatterjee Road (formerly a portion of Premises No. 23, Gopal Chandra Chatterjee Road in a part of Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division- I, Sub-Division- II under Police Station Cossipore within the Municipal Limit of The Kolkata Municipal Corporation, Ward No.1 and delineated in the plan annexed hereto duly bordered in '**RED**' thereon and butted and bounded as follows:-

ON THE NORTH BY : Premises No. 23/2, Gopal Chandra Chatterjee Road;

ON THE SOUTH BY : Gopal Chandra Chatterjee Road;

ON THE EAST BY : Premises No. 23B and 23E, Gopal Chandra Chatterjee Road;

ON THE WEST BY : Premises No. 23, Gopal Chandra Chatterjee Road.

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 total constructed area at the 23/3 Property is a dwelling room with tin roof admeasuring 250 square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(SAID PREMISES)

ALL THAT messuages tenements hereditaments building 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 5 Kottahs 11 Chittacks 41 Square Feet of land more or less situate lying at and being entire municipal Premises No. 23/1 and 23/3, Gopal Chandra Chatterjee Road fully described in the **FIRST SCHEDULE** hereinabove written.

Ravaji K Chatterji

Sarfraz Alam



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OR HOWSOEVER OTHERWISE the same now are is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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** by its Director Mr. Ranajit Chatterjee pursuant to the Board Resolution dated 8th November, 2017 at **Kolkata** in the presence of:

Suburban Estates Pvt. Ltd.

Ranajit Chatterjee
Director

Prasunt De.

6, old Post office Street
First Floor, Room no. 35
Kolkata - 70001

Subhan Nankar.
c/o. DSP Law Associates.
2, Hare Street.
Kolkata - 70001.

SIGNED SEALED AND DELIVERED

by the withinnamed **PURCHASER** by its Director Mr. Sarfaraz Alam pursuant to the Board Resolution dated 8th November, 2017 at **Kolkata** in the presence of:

Enclave Guest House Pvt. Ltd.

Sarfaraz Alam
Director

Prasunt De

Subhan Nankar.

Drafted by me:-

Shweta Samanta, Advocate
for DSP Law Associates,
4D, Nicco House,
1B & 2, Hare Street,
Kolkata - 700001
F- 1064/2012



REGISTRAR OF ASSURANCES
GOVT. OF KARNATAKA
BANGALORE
10 NOV 2017

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs. 1,14,00,000/- (Rupees one crore fourteen lacs) only being the consideration in full payable under these presents as per Memo of Consideration below:

MEMO OF CONSIDERATION

Sl. No.	By or out of Cheque Number	Date	Bank, Branch	Amount (in Rs. P.)
1.	833701	08-11-2017	UCO Bank, Circus Avenue, Kolkata	11,50,000/-
2.	833702	08-11-2017	UCO Bank, Circus Avenue, Kolkata	11,50,000/-
3.	833703	08-11-2017	UCO Bank, Circus Avenue, Kolkata	20,00,000/-
4.	833704	08-11-2017	UCO Bank, Circus Avenue, Kolkata	20,00,000/-
5.	833705	08-11-2017	UCO Bank, Circus Avenue, Kolkata	8,50,000/-
6.	833706	08-11-2017	UCO Bank, Circus Avenue, Kolkata	8,50,000/-
7.	833707	09-11-2017	UCO Bank, Circus Avenue, Kolkata	10,00,000/-
8.	833708	09-11-2017	UCO Bank, Circus Avenue, Kolkata	10,00,000/-
9.	833713	10-11-2017	UCO Bank, Circus Avenue, Kolkata	6,43,000/-
10.	833714	10-11-2017	UCO Bank, Circus Avenue, Kolkata	6,43,000/-
11.	Deduction of TDS			1,14,000/-
TOTAL:				1,14,00,000/-

(Rupees one crore fourteen lacs) only.

Suburban Estates Pvt. Ltd.

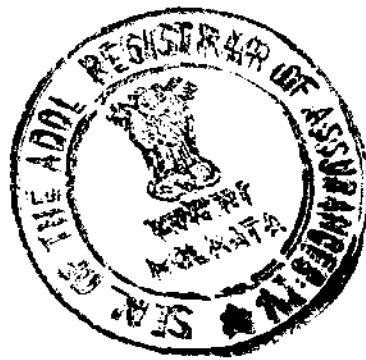
Ranjit Chatterjee
Director

(VENDOR)

WITNESSES:

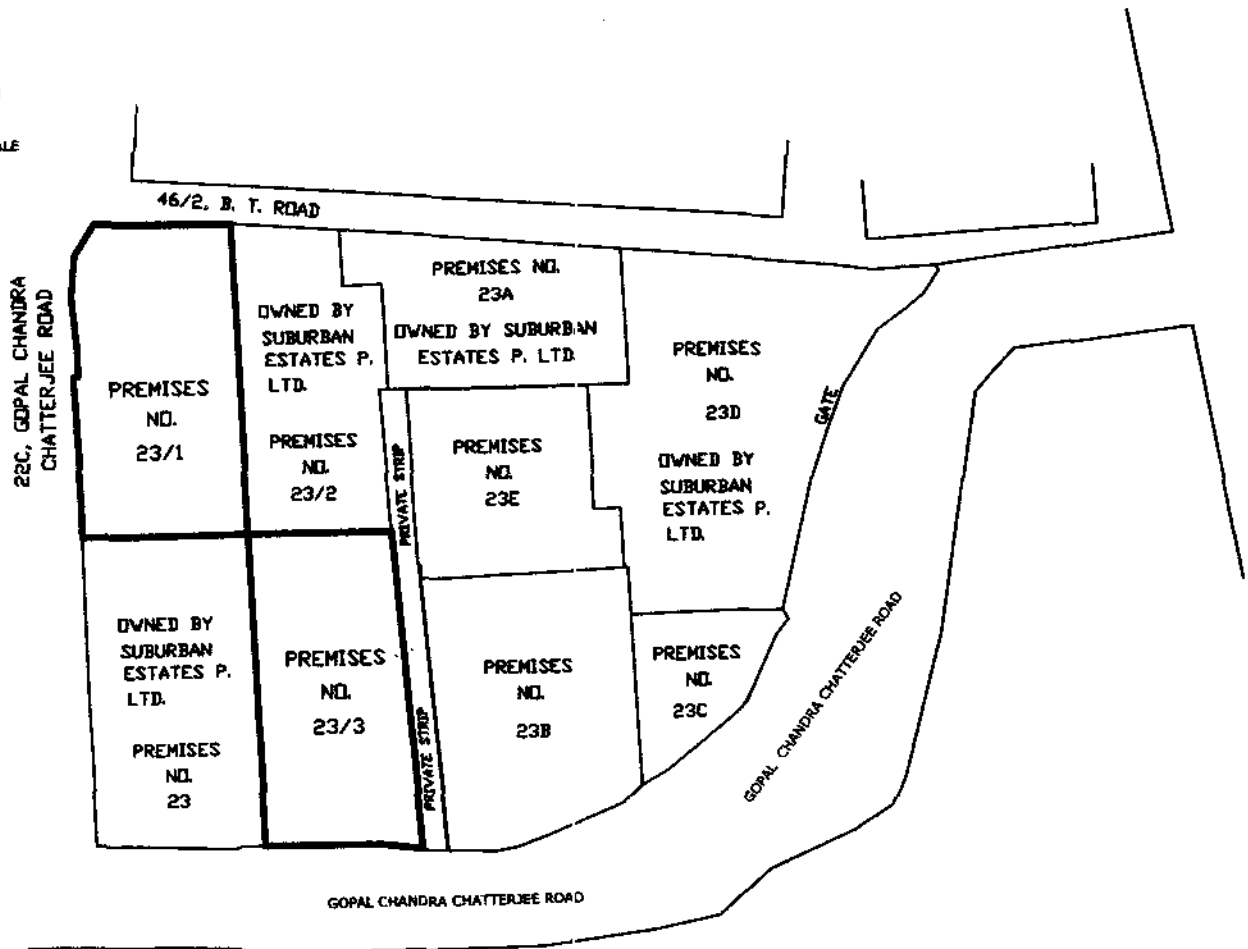
Prasanna De

Subhas Ranekar.



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OF ASSURANCES-IV, KOLKATA
10 NOV 2017

PLAN SHOWING PREMISES NO. 23/1 AND 23/3, GOPAL CHANDRA CHATTERJEE ROAD, KOLKATA-700 002, POLICE STATION-COSSIPORE














Suburban Estates Pvt. Ltd.
Ranjit Chatterjee
 Director












Enclave Guest House Pvt. Ltd.
Sarfraz Alam
 Director



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OF ASSURANCES-IV, KOLKATA
10 NOV 2017

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

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



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OF ASSURANCES-IV, KOLKATA
10 NOV 2017

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

GRN: 19-201718-010760527-1

GRN Date: 10/11/2017 11:29:12

BRN : 401791366

Payment Mode Online Payment

Bank : HDFC Bank

BRN Date: 10/11/2017 11:29:48

DEPOSITOR'S DETAILS

Id No. : 19040001542127/1/2017

[Query No./Query Year]

Name : BENGAL ISHA INFRASTRUCTURE LIMITED

Contact No. : Mobile No. : +91 9163306923

E-mail :

Address : 52A SHAKESPEARE SARANI KOLKATA 700017

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	19040001542127/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	799020
2	19040001542127/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	114241

In Words : Rupees Nine Lakh Thirteen Thousand Two Hundred Sixty One only

Total

913261



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ADDITIONAL REGISTRAR OF ASSURANCES
10 NOV 2014

ভারত সরকার
Government of India

সরফরাজ আলম
Sarfaraz Alam
পিতা : অতিউর কহমান
Father : ATIUR RAHMAN
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male

6713 0525 7792

আধার - সাধারণ মানুষের অধিকার



Sarfaraz Alam



आधार

ভারতীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
১১৮, এলিয়ট রোড, পার্ক স্ট্রিট
এইচ ও, কোলকাতা, পশ্চিমবঙ্গ,
700016

Address:
118, ELLIOT ROAD, Park Street
H.O, Park Street, Kolkata, West
Bengal, 700016

6713 0525 7792

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in


[Redacted]
[Redacted]

রাজিৎ চ্যাটার্জী
Ranjit Chatterjee
পিতা : প্রনব কুমার চ্যাটার্জী
Father : Pranab Kumar Chatterjee

জন্মতারিখ/DOB: 29/09/1965
পুরুষ / Male

3852 1840 3442



আধার - সাধারণ মানুষের অধিকার

Ranjit Chatterjee





आधार

ठिकाना: बी, म्याक लिड स्ट्रीट
सर्कस एवेन्यू, सर्कस आउट
कोलकाता, पश्चिम बंगाल,

Address: 33 B, MCLEOD
STREET, Circus Avenue,
Kolkata, Circus Avenue,
West Bengal, 700017

3852 1840 3442

1847
1800 300 1847

help @ uidai.gov.in

www
www.uidai.gov.in



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20344/80575

To
প্রসেনজিৎ দে
Prasenjit De
S/O: Ramaprasad De
14/352 RAMKRISHNA LANE
Hooghly-Chinsurah (M)
Hooghly
Hooghly Hooghly
West Bengal 712103

08/02/2015
214904336



MP149043361FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5193 8730 8467

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রসেনজিৎ দে
Prasenjit De
পিতা : রামপ্রসাদ দে
Father : Ramaprasad De
জন্মতারিখ / DOB : 09/08/1974
পুরুষ / Male



5193 8730 8467

আধার - সাধারণ মানুষের অধিকার

Prasenjit De

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



আধার

ঠিকানা:
S/O: রমাপ্রসাদ দে, 14/352,
রামকৃষ্ণ লেন, হুগলী-চুঁচুড়া
(এম), হুগলী, হুগলী, পশ্চিম
বঙ্গ, 712103

Address:
S/O: Ramaprasad De, 14/352,
RAMKRISHNA LANE,
Hooghly-Chinsurah (M), Hooghly,
Hooghly, West Bengal, 712103



5193 8730 8467

1947
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in

Prasenjit D.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AAECS0692M	
नाम / NAME	SUBURBAN ESTATE PRIVATE LIMITED	
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION	29-07-1949	
 आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI		

Suburban Estates Pvt. Ltd.

Ranjit Chatterjee
Director



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,

चीरंगी 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,

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADQPC4445E

नाम / NAME
RANAJIT CHATTERJEE

पिता का नाम / FATHER'S NAME
PRANAB KUMAR CHATTERJEE

जन्म तिथि / DATE OF BIRTH
29-09-1965

हस्ताक्षर / SIGNATURE
Ranjit Chatterjee

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Shahin



Ranjit Chatterjee

↗

इस कार्ड के खो / हिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संबुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,

पीरंजी स्क्वायर,

कलकत्ता - 700 069.

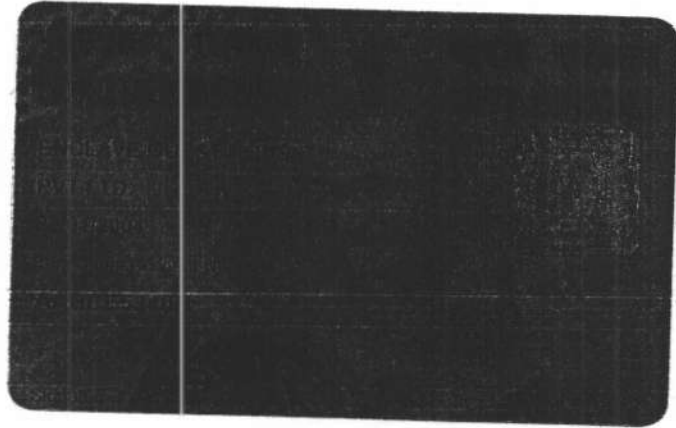
In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Calcutta - 700 069.

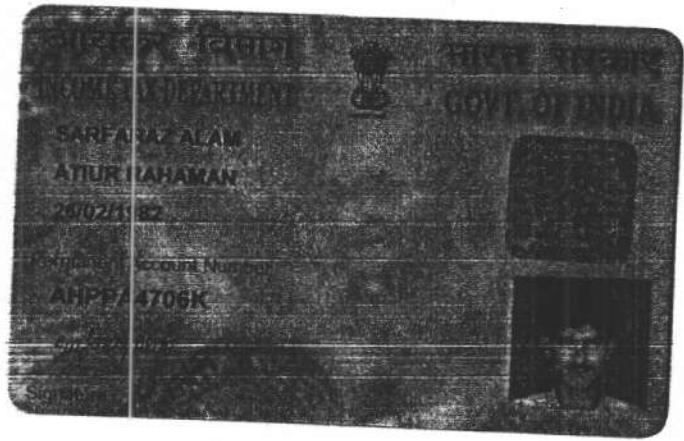


Enclave Guest House Pvt. Ltd.

Sarfraz Alam

Director

✓



Sarfaz Alam



Major Information of the Deed

Deed No :	I-1904-11260/2017	Date of Registration	10/11/2017
Query No / Year	1904-0001542127/2017	Office where deed is registered	
Query Date	09/11/2017 6:06:07 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. 1,14,00,000/-		Rs. 1,14,14,285/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,99,120/- (Article:23)		Rs. 1,14,241/- (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. 23/1

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		2 Katha 13 Chatak 20 Sq Ft	53,50,000/-	53,50,000/-	Width of Approach Road: 6 Ft.,

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23/3

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 Katha 14 Chatak 21 Sq Ft	56,50,000/-	56,64,285/-	Property is on Road
Grand Total :						9.4783Dec	110,00,000 /-	110,14,285 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	250 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	4,00,000 /-	4,00,000 /-	






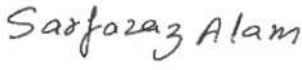
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBURBAN ESTATE PRIVATE LIMITED 23D, Gopal Chandra Chatterjee Road, Kolkata, P.C:- COSSIPUR, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAECs0692M, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ENCLAVE GUEST HOUSE PRIVATE LIMITED 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	Ranajit Chatterjee Son of Late Pranab Kumar Chatterjee Date of Execution - 10/11/2017, , Admitted by: Self, Date of Admission: 10/11/2017, Place of Admission of Execution: Office	 Nov 10 2017 1:11PM	 LTI 10/11/2017	 10/11/2017
33B, McLeod Street, Kolkata, P.O:- Circus Avenue, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: ADQPC4445E Status : Representative, Representative of : SUBURBAN ESTATE PRIVATE LIMITED (as Director)				
2	Sarfaraz Alam (Presentant) Son of Late Atiur Rahman Date of Execution - 10/11/2017, , Admitted by: Self, Date of Admission: 10/11/2017, Place of Admission of Execution: Office	 Nov 10 2017 1:12PM	 LTI 10/11/2017	 10/11/2017
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 Prasenjit De Son of Mr Ramaprasad De 14/352 Ramkrishna Lne, Hooghly, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Ranajit Chatterjee, Sarfaraz Alam

10/11/2017

Prasenjit De

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUBURBAN ESTATE PRIVATE LIMITED	ENCLAVE GUEST HOUSE PRIVATE LIMITED-4.68646 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUBURBAN ESTATE PRIVATE LIMITED	ENCLAVE GUEST HOUSE PRIVATE LIMITED-4.79187 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUBURBAN ESTATE PRIVATE LIMITED	ENCLAVE GUEST HOUSE PRIVATE LIMITED-250.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	SUBURBAN ESTATE PRIVATE LIMITED	ENCLAVE GUEST HOUSE PRIVATE LIMITED-250.00000000 Sq Ft

Endorsement For Deed Number : I - 190411260 / 2017

On 10-11-2017

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.

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

Presented for registration at 13:02 hrs on 10-11-2017, at the Office of the A.R.A. - IV KOLKATA by 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 1,14,14,285/-

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

Execution is admitted on 10-11-2017 by Ranajit Chatterjee, Director, SUBURBAN ESTATE PRIVATE LIMITED (Private Limited Company), 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- COSSIPUR, P.S:- Cossipur, District:- North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr Prasenjit De, , Son of Mr Ramaprasad De, 14/352 Ramkrishna Lne, Hooghly, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Advocate

Execution is admitted on 10-11-2017 by 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

Indetified by Mr Prasenjit De, , Son of Mr Ramaprasad De, 14/352 Ramkrishna Lne, Hooghly, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,14,241/- (A(1) = Rs 1,14,143/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,14,241/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2017 11:29AM with Govt. Ref. No: 192017180107605271 on 10-11-2017, Amount Rs: 1,14,241/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 401791366 on 10-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

- Certified that required Stamp Duty payable for this document is Rs. 7,99,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,99,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 51638, Amount: Rs.100/-, Date of Purchase: 22/09/2017, Vendor name: B GANGA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2017 11:29AM with Govt. Ref. No: 192017180107605271 on 10-11-2017, Amount Rs: 7,99,020/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 401791366 on 10-11-2017, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 431045 to 431076
being No 190411260 for the year 2017.



AS

Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.11.20 17:33:19 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 20-11-2017 17:33:14
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 10th DAY OF NOVEMBER 2017

BETWEEN

SUBURBAN ESTATES PRIVATE LIMITED
... VENDOR

AND

ENCLAVE GUEST HOUSE PRIVATE LIMITED
... PURCHASER

CONVEYANCE

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

Sub. Judge (Sr. Div.)
P.S.M.S. No. 78
Plaintiff/Defendant
2-8-18