

8867/17

9260/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is submitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are part of this Document

Additional Registrar of Assurance-IV, Kolkata

Y 659603

5 SEP 2017

THIS INDENTURE OF CONVEYANCE made on this 4th day September Two Thousand and Seventeen BETWEEN (1) TRIPTY CHATTERJEE (having PAN: ANVPC7550P), wife of Late Kanai Lal Chatterjee, aged about 73 years, by religion

Sarfaz Alam

Tripty Chatterjee

Krishnendu Chattopadhyay

Subopa Dalal

Sibyendu Chattopadhyay

Krishnendu Chattopadhyay
Tripty Chatterjee

Subopa Dalal

Sibyendu Chattopadhyay
Sarfaz Alam

Rec'd original
R. K. Singh
23/9/17

Visit
25/11/17
20-10-2557/17
3111-2557
3121-2557
5001
B.D.M.
09.01.17
650/-
11.9.17

37121

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

01 AUG 2017

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

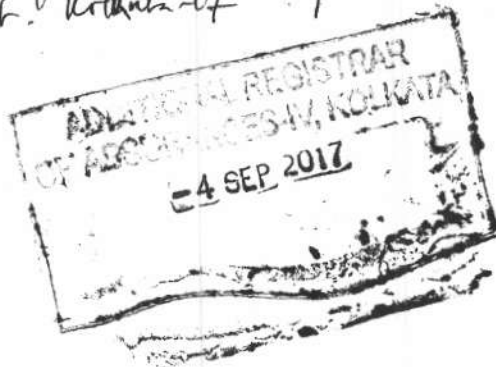
01 AUG 2017

Sarfaraz Alam



Identified by me,
Ranjit Mallik,
son of Late Prasad Kumar Chatterjee,
Awarali, Calcutta High Court
33B, McLeod St. Kolkata-47

Handwritten signature



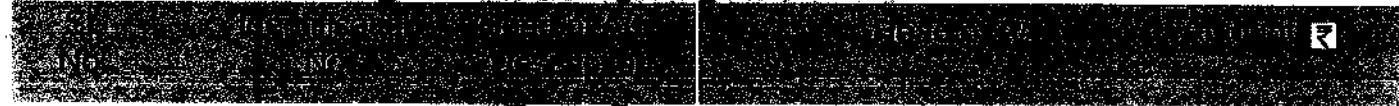
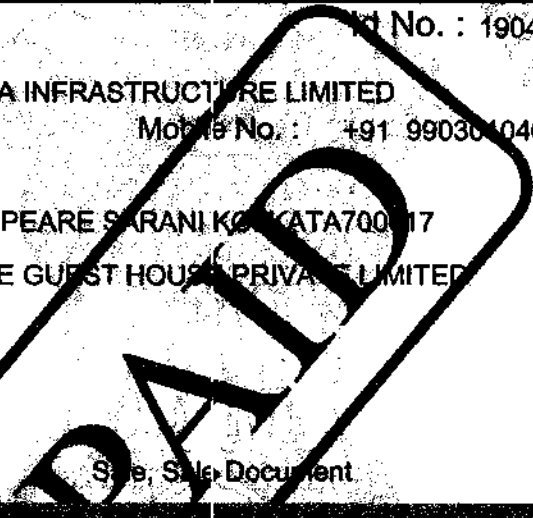
Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-006951154-1 Payment Mode Online Payment
 GRN Date: 04/09/2017 12:24:55 Bank : HDFC Bank
 BRN : 369093039 BRN Date: 04/09/2017 12:26:07



Ch No. : 19040001244333/1/2017
 [Query No./Query Year]

Name : BENGAL ISHA INFRASTRUCTURE LIMITED
 Contact No. : Mobile No. : +91 9903010400
 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

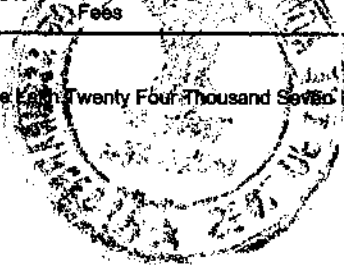


1	19040001244333/1/2017	Property Registration Stamp duty	0030-02-103-003-02	106820 ✓
2	19040001244333/1/2017	Property Registration Fees	0030-03-104-001-16	17898 ✓

Total

124718

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





ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
4 SEP 2011

Hindu, by occupation Housewife, by nationality Indian, residing at 23D, Gopal Chandra Chatterjee Road, Kolkata, PIN: 700 002, Post Office Cossipore, Police Station Cossipore, (2) **KRISHNENDU CHATTOPADHYAY** (also known as **KRISHNENDU CHATTERJEE**) (having PAN: AESPC3835R), son of Late Kanai Lal Chatterjee, aged about 52 years, by religion Hindu, by occupation Business, by nationality Indian, residing at 23D, Gopal Chandra Chatterjee Road, Kolkata, PIN: 700 002, Post Office Cossipore, Police Station Cossipore, (3) **DIBYENDU CHATTOPADHYAY** (also known as **DIBYENDU CHATTERJEE**) (having PAN: AEFPC1835A), son of Late Kanai Lal Chatterjee, aged about 52 years, by religion Hindu, by occupation Service, by nationality Indian, residing at 23D, Gopal Chandra Chatterjee Road, PIN: 700 002, Post Office Cossipore, Police Station Cossipore, and (4) **SUTAPA DALAL** (having PAN: AINPD6953A), wife of Mr. Kamalendu Dalal, aged about 50 years, by religion Hindu, by occupation Housewife, by nationality Indian, residing at 51, A. C. Banerjee Road, Adyama Abasan, Flat No. 7, 2nd Floor, Ariadaha, Kolkata, PIN: 700 057, Post Office Ariadaha, Police Station Belghoria; all hereinafter jointly referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective 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 belonging 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

Gopal Chatterjee

Krishnendu Chattopadhyay

Sarfaraz Alam

Sutapa Dalal

Dibyendu Chattopadhyay



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 4. SEP 2017

Gram in Touzi No. 1298/2833 in Mouza Chasa Dhopapara (hereinafter referred to as "the Larger Property").

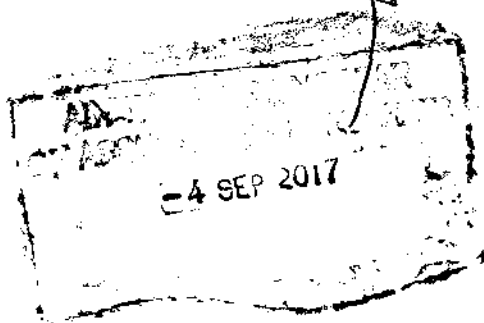
- B. The said Gopal Chandra Chatterjee was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law died intestate on or about 1920 leaving him surviving his two sons namely Mohit Mohan Chatterjee (also known as Mohit Mohan Chattopadhyay) and Pulin Chandra 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 7th November 1928 and made between the said Mohit Mohan Chatterjee as the First Party and Pulin Chandra Chatterjee as the 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 28th 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) and Pradosh Chattopadhyay (also known as Prodosh Chatterjee), as the Settles of the Other Part in respect of a portion admeasuring 2 Kottahs of 23A Gopal Chatterjee Road. Subsequently the said Deed of Settlement dated 28th April 1948 was revoked by a Deed of Revocation of Settlement dated 22nd 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

M. Tripathy
Subeja Dalal

Sarfaz Alam

Krishnamdu Chattopadhyay

Bibyenlu Chattopadhyay



Chattopadhyay, Kanai Lal Chattopadhyay, Sanat Kumar Chattopadhyay and Prodosh Chattopadhyay as the Settlers of the Other Part.

- F. By a Deed of Sale dated 28th 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 thereon situate lying at and being the northern portion of the said premises No. 23A, Gopal Chandra Chatterjee Road.
- G. By a Deed of Gift dated 22nd 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 1967 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 1/3rd (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 24th November 2010 leaving him surviving his wife namely Tripty

Tripty Chatterjee

Suberpa Dalal

Sarfraz Alam

Krishnamulu Chattopadhyay

Dibyendu Chattopadhyay



ADL. REGISTRAR OF ASSURANCES
KOLKATA
4 SEP 2011

Chattopadhyay (also known as Tripty Chatterjee) (the Vendor No. 1 hereto), two sons namely Krishnendu Chattopadhyay (also known as Krishnendu Chatterjee) (the Vendor No. 2 hereto) and Dibyendu Chattopadhyay (also known as Dibyendu Chatterjee) (the Vendor No. 3 hereto), and one daughter namely Sutapa Dalal (the Vendor No. 4 hereto) as his only heirs, heiresses and legal representatives, who all upon his death inherited and became entitled to his entire 1/3rd (one-third) part or share of and in the said Subject Property and thus each of them became entitled to 1/12th (one-twelfth) part or share of and in the Subject Property.

- 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 17th 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 1/3rd (one-third) part or share of and in the Subject Property and thus each of them became entitled to 1/6th (one-sixth) part or share of and in the Subject Property. The said Uma Chatterjee and Rajesh Chatterjee by a Deed of Sale dated 23rd 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 Vendors thus became the full and absolute owners of **ALL THAT 1/3rd** (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. 11-001-05-0051-5 in respect of the said Premises and the Vendors are paying taxes in respect thereof.
- M. The Vendors have approached the Purchaser for absolute freehold sale and transfer of the said share 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 Vendors deriving title to the said share in the Subject Property as recited hereinabove are all true and correct;

Tripty Chatterjee

Dibyendu Chattopadhyay

Krishnendu Chattopadhyay

Sutapa Dalal

Sarfraz Alam



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= 4 SEP 2017

- b. That the Vendors are the full and absolute owners 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 Vendors have been in exclusive continuous open vacant and peaceful possession of the said Premises in common with the Purchaser the remaining co-owners of one-third share thereof 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 Vendors 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 Vendors.
- f. That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors 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 Vendors, 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 Vendors have 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.

Kripth Chatterjee

Sibyendu Chatterjee

Krishnendu Chattopadhyay

Subrata Dalal

Sarfraz Alam



ADDITIONAL REGISTRAR
OF ASSURANCES
4 SEP 2017

N. In the premises aforesaid, the Vendors have contracted with the Purchaser for absolute sale of the said share in the Subject Property and their respective 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 Vendors paid at or before the execution hereof (the receipt whereof the Vendors do 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 Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the Vendors' 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

Tripti Chatterjee,
Sibyendu Chatterjee

Krishnendu Chatterjee
Sutakar Dalal

Sarfraz Alam



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=4 SEP 2017

Private Strip are together described in the **THIRD 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 Vendors or any of them 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 Vendors or any person or persons from whom the Vendors or any of them 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 VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

Hriday Chatterjee.

Sibyendu Chattopadhyay

Krishnendu Chattopadhyay

Subaka Dalal Sarfajaz Alam



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-4 SEP 2017

- (i) **THAT** notwithstanding any act deed matter or thing by them or any of them done omitted executed or knowingly permitted or suffered to the contrary the Vendors are 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 Vendors have 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 Vendors have now in themselves 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 Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for them or their 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 Vendors 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 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 from or by them or any of them or any

Dipij Chatterjee
Sibyendu Chatterjee

Krishnendu Chatterjee
Sutapa Raha
Sarfraz Alam



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 Vendors 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.

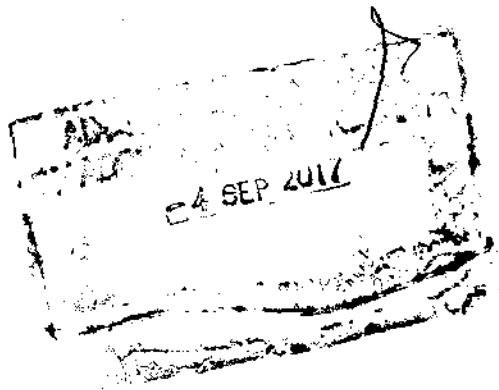
- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for them or their 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 VENDORS DO 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 them 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.

Shrihari Chatterjee
Sibyendu Chattopadhyay

Naibhendu Chattopadhyay
Surbha Dalal
Sarfaraz Alam



- 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 Vendors 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 Vendors 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 Vendors.

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 D:hi 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:-

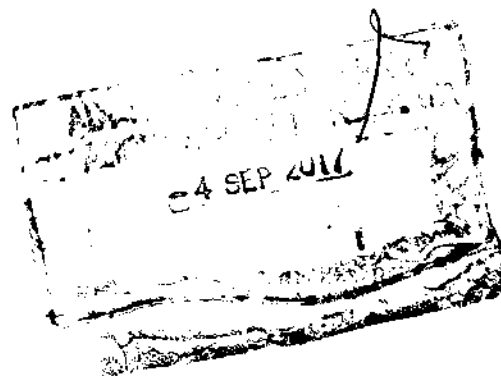
ON THE NORTH BY : Partly by Premises No. 23A, Gopal Chandra Chatterjee Road and Partly by Premises No. 23D, Gopal Chandra Chatterjee Road;

Nitya Chatterjee

Sibyendu Chatterjee

Krishnendu Chattopadhyay
Sutapa Dalal

Sarfraz Alam



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.

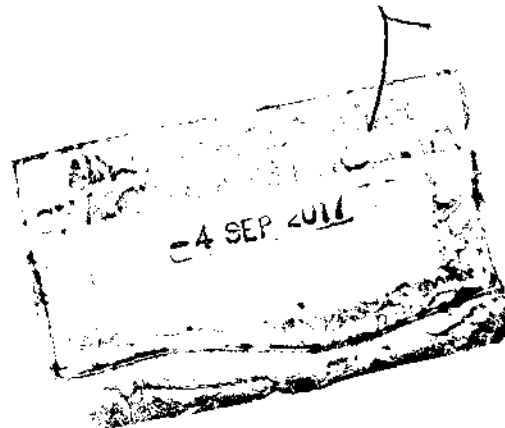
THE THIRD SCHEDULE ABOVE REFERRED TO:

(said share in the Subject Property)

ALL THAT the Vendors' 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 Vendors' 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 Vendors 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 Vendors in the Private Strip comes to undivided 2 Chittack 6 Square feet more or less.

Bipin Chatterjee
 Dibyendu Chattopadhyay
 Krishnendu Chattopadhyay
 Sutapa Dalal
 Sarfaraz Alam



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 **VENDORS** at Kolkata in the presence of:

1. Malabika Chatterjee.
23D Gopal Chatterjee road.
Kolkata - 2.
2. Mala Chatterjee
23 D Gopal Chatterjee Road
Kolkata - 2.

Prity Chatterjee

Krishnesudu Chattopadhyay

Sibyendu Chattopadhyay

Sutapa Dalal

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** by its Director Mr. Sarfaraz Alam pursuant to the Board Resolution dated 30th August 2017 at Kolkata in the presence of:

1. Ranajit Khatterji,
33B, McLeod Street,
Kolkata - 700017

2. Dilip K. Mahato
4D Nicco House
1B & 2 Hare Street
Kolkata - 700001

Enclav- Guest House (Pvt) Ltd.

Sarfaraz Alam

Director:

Director:

Drafted by me:-

Sanyal Samanta, Advocate

C/o DSP Law Associates

4D, Nicco House, 1B & 2, Hare

Street

Kolkata - 700001

F - 1064/ 2012



Admin. No. 1000/2011
4 SEP 2011

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/ Cheque Number	Date	Bank, Branch	Amount (in Rs.)
1.	039583	01-09-2017	IDBI Bank, Park Street, Siddha Point, Kolkata	4,40,000/-
2.	039584	01-09-2017	IDBI Bank, Park Street, Siddha Point, Kolkata	2,20,000/-
3.	039585	01-09-2017	IDBI Bank, Park Street, Siddha Point, Kolkata	2,20,000/-
4.	039582	01-09-2017	IDBI Bank, Park Street, Siddha Point, Kolkata	4,40,000/-
5.	039581	01-09-2017	IDBI Bank, Park Street, Siddha Point, Kolkata	2,20,000/-
6.	039580	01-09-2017	IDBI Bank, Park Street, Siddha Point, Kolkata	2,20,000/-
			Total:	<u>17,60,000/-</u>

(Rupees seventeen lacs sixty thousand) only.

Prithvi Chatterjee

Krishnendu Chattopadhyay

Sibyendu Chattopadhyay

Sunderlal Dalal

(VENDORS)

WITNESSES:

Kalalika Chatterjee
Male Chatterjee

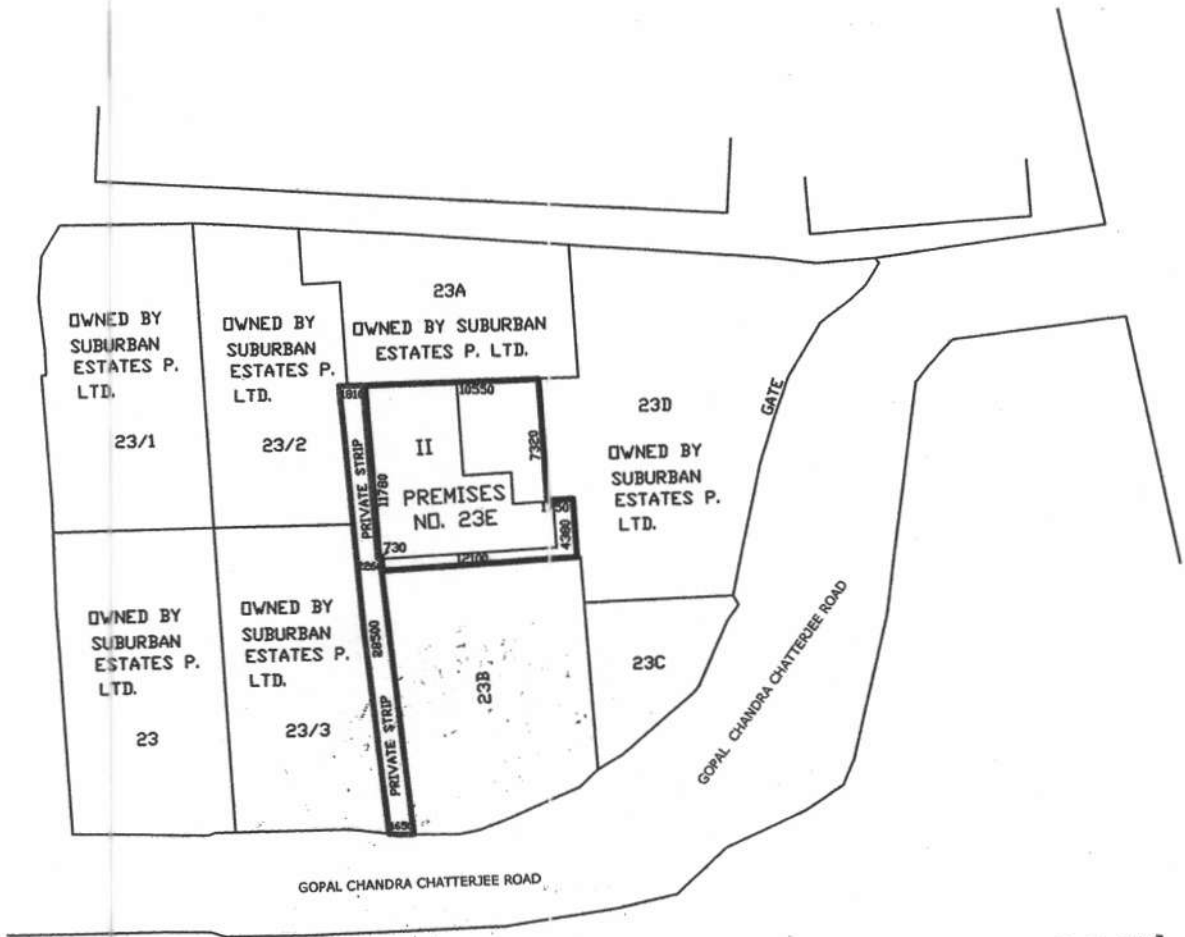


ADDL REGISTRAR OF ASSURANCES - KOLKATA
-4 SEP 2017

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



NOT TO SCALE

























Enclave Guest House (Pvt) Ltd.
Sarfaraz Alam
Director Director












Tripti Chatterjee
Krishnendu Chattopadhyay
Sibyendu Chattopadhyay
Sutapa Datta



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 4 SEP 2017












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












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

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 4 SEP 2011

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

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
4 SEP 2017

6.50/2
4.9.17







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 19040001244333/2017



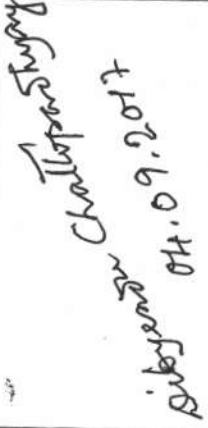





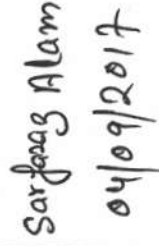
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs TRIPTY CHATTERJEE 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		5568 	Tripty Chatterjee. 04/09/2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr KRISHNENDU CHATTOPADHYAY Alias Mr Krishnendu Chatterjee 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		5566 	Krishnendu Chattopadhyay 04/09/2017



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-4 SEP 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
3	Mr DIBYENDU CHATTOPADHYAY Alias Mr Dibyendu Chatterjee 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		5567 	 Dibyendu Chattopadhyay 04.09.2017
4	Mrs SUTAPA DALAL 51, A. C. Banerjee Road, Adyama Abasan, Flat No. 7, P.O:- Ariadaha, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700057	Seller		5568 	 Sutapa Dalal 04/09/2017
5	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]		5564 	 Sarfaraz Alam 04/09/2017



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
4 SEP 2017

6.500
4.9.17







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 19040001244333/2017







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs TRIPTY CHATTERJEE 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		 5565	Tripty Chatterjee. 04/09/2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr KRISHNENDU CHATTOPADHYAY Alias Mr Krishnendu Chatterjee 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		 5566	Krishnendu Chattopadhyay 04/09/2017



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 4 SEP 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
3	Mr DIBYENDU CHATTOPADHYAY Alias Mr Dibyendu Chatterjee 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Seller		5569 	<i>Dibyendu Chatterjee</i> 04.09.2017
4	Mrs SUTAPA DALAL 51, A. C. Banerjee Road, Adyama Abasan, Flat No. 7, P.O:- Ariadaha, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700057	Seller		5568 	<i>Sutapa Dalal</i> 04/09/2017
5	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]		5564 	<i>Sarfaraz Alam</i> 04/09/2017



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
4 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	Mrs TRIPTY CHATTERJEE, Mr KRISHNENDU CHATTOPADHYAY, Mr DIBYENDU CHATTOPADHYAY, Mrs SUTAPA DALAL, Mr Sarfaraz Alam	<i>Ranajit Chatterjee</i> 04.09.17

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 4 SEP 2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TRIPTI CHATTERJEE

KALI CHARAN MUKHERJEE

16/10/1943
Permanent Account Number
ANVPC7550P

T. Chatterjee
Signature



Tripti Chatterjee / T. Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT
TRIPTI CHATTERJEE
KALI CHARAN MUKHERJEE
16/10/1943
Permanent Account Number
ANVPC7550P
T. Chatterjee
Signature

भारत सरकार
GOVT OF INDIA



Tripti Chatterjee / T. Chatterjee




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNENDU CHATTOPADHYAY
KANAI LAL CHATTERJEE

21/11/1964
Permanent Account Number
AESPC3835R

K. Chatterjee
Signature



K. Chatterjee

@ Krishnendu Chattopadhyay



ভারতীয় বিশিষ্ট পরিচয় প্রমাণিকা
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19708/00207

To
 কৃষ্ণেন্দু চট্টোপাধ্যায়
 Krishnendu Chattopadhyay
 23-D Gopal Chandra Chatterjee Road
 COSSIPORE Cossipore H.O
 Cossipore Kolkata
 West Bengal 700002

19149630



MN191496307DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7702 3069 2480

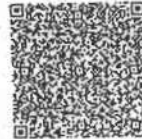
আধার - সাধারণ মানুষের অধিকার



সংসদ সরকার
 GOVERNMENT OF INDIA



কৃষ্ণেন্দু চট্টোপাধ্যায়
 Krishnendu Chattopadhyay
 পিতা : কানাই লাল চট্টোপাধ্যায়
 Father : Kanai Lai Chattopadhyay
 জন্ম সাল / Year of Birth : 1964
 পুরুষ / Male



7702 3069 2480

আধার - সাধারণ মানুষের অধিকার

K. Chatterjee
 @ Krishnendu Chattopadhyay

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEFPC1835A



नाम /NAME
DIBYENDU CHATTOPADHYAY

पिता का नाम /FATHER'S NAME
KANAI LAL CHATTOPADHYAY

जन्म तिथि /DATE OF BIRTH
21-11-1964

हस्ताक्षर /SIGNATURE

Dibyendu Chattopadhyay

Stalin

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

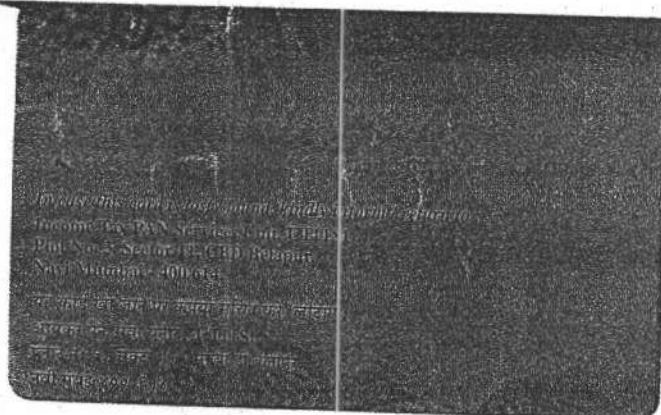
Dibyendu Chattopadhyay

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.


In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.





Sutapa Dalal



Sutapa Dalal


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/136/297195
 পরিচয় পত্র

Elector's Name : DALAL SUTAPA
 নির্বাচকের নাম : দালাল সূতপা
 Father/Mother/
 Husband's Name : KAMOLENDU
 পিতা/মাতা/স্বামীর নাম : কমলেন্দু
 Sex : F
 লিঙ্গ : স্ত্রী
 Age as on 1.1.1995 : 30
 ১.১.১৯৯৫-এ বয়স : ৩০

Address PART NO. 100
 KAMARHATI
 NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ১০০
 কামারহাটি
 উত্তর ২৪ - পরগনা

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For 136-KAMARHATI Assembly Constituency
 ১৩৬-কামারহাটি বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR
 স্থান : ব্যারাকপুর
 Date : 15/03/95
 তারিখ : ১৫/০৩/৯৫

Sutapa Dalal



ভারত সরকার
Government of India

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



6713 0525 7792

আধার - সাধারণ মানুষের অধিকার

Sarfaraz Alam



ভারতীয় বৈশিষ্ট্য 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.uidai.gov.in

Sarfaraz Alam

सर्वकार विभाग
INCOME TAX DEPARTMENT
SARFARAZ ALAM
ATIUR RAHAMAN
 24/02/1982
 Permanent Account Number
AHPPA4706K
 Signature

सर्वत सरकार
GOVT OF INDIA







Sarfazaz Alam

In case forwarded to you for
 Income Tax PAN Services
 Plot No. 3, Sector 11, CBD
 New Delhi - 110 014

If kindly inform / return to
 the IAT/SL
 Delhiana

भारतीय सरकार
 आयकर विभाग
 नया दिल्ली

Sarfazaz Alam

রাঞ্জিত চাটার্জী
Ranjit Chatterjee
 পিতা : প্রণব কুমার চাটার্জী
 Father : Pranab Kumar Chatterjee


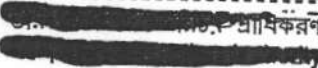
জন্মতারিখ/DOB: 29/09/1965
 পুরুষ / Male



3852 1840 3442

আধার - সাধারণ মানুষের অধিকার

Ranjit Chatterjee






আধার
 Government of India


ঠিকানা: বী, ম্যাক লিড স্ট্রীট
 সার্কাস এভিনিউ, সার্কাস আডেন
 কোলকাতা, পশ্চিম বঙ্গ,

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.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19708/00401

To
02/10/2012
দিবোন্দু চট্টোপাধ্যায়
Dibyendu Chattopadhyay
23-D G.C.C.ROAD
COSSIPORE Cossipore H.O
Cossipore Kolkata
West Bengal 700002

12052642



MN120526425DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6071 7910 1764

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দিবোন্দু চট্টোপাধ্যায়
Dibyendu Chattopadhyay
পিতা : কানাইলাল চাট্টাজী
Father : Kanai Lal Chatterjee
জন্ম সাল / Year of Birth : 1964
পুরুষ / Male

Dibyendu Chattopadhyay



6071 7910 1764

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত 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.

I2052642



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
23 ডি, জি.সি.সি.রোড, কাশীপুর,
কাশীপুর, কোলকাতা, পশ্চিমবঙ্গ,
700002

Address:
23-D, G.C.C.ROAD,
COSSIPORE, Cossipore
H.O, Cossipore, Kolkata,
West Bengal, 700002

Dibyendu Chatterjee

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Major Information of the Deed

Deed No.	I-1904-09260/2017	Date of Registration	05/09/2017
Query No./Year	1904-0001244333/2017	Office where deed is registered	
Query Date	01/09/2017 3:27:16 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	[0101] Sale, Sale Document	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value	Rs. 17,60,000/-	Market Value	Rs. 17,80,000/-
Stamp duty Paid (SD)	Rs. 1,06,920/- (Article:23)	Registration Fee Paid	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	Set Forth 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	Set Forth 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
Grand Total :					1.32Dec	15,80,000 /-	16,00,000 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Set Forth 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
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
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					
Total :		400 sq ft	1,80,000 /-	1,80,000 /-	

Seller Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>Mrs TRIPTY CHATTERJEE Wife of Late Kanai Lal Chatterjee 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANVPC7550P, Status :Individual, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence</p>
2	<p>Mr KRISHNENDU CHATTOPADHYAY, (Alias: Mr Krishnendu Chatterjee) Son of Late Kanai Lal Chatterjee 23D, 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: Business, Citizen of: India, PAN No.:: AESPC3835R, Status :Individual, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence</p>
3	<p>Mr DIBYENDU CHATTOPADHYAY, (Alias: Mr Dibyendu Chatterjee) Son of Late Kanai Lal Chatterjee 23D, 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: Service, Citizen of: India, PAN No.:: AEFPC1835A, Status :Individual, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence</p>
4	<p>Mrs SUTAPA DALAL Wife of Mr Kamalendu Dalal 51, A. C. Banerjee Road, Adyama Abasan, Flat No. 7, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AINPD6953A, Status :Individual, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2017 , Admitted by: Self, Date of Admission: 04/09/2017 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>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</p>

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>Mr Sarfaraz Alam (Presentant) 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: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHPPA4706K Status : Representative, Representative of : ENCLAVE GUEST HOUSE PRIVATE LIMITED (as Director)</p>

Identifier Details :

Name & address	
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, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs TRIPTY CHATTERJEE, Mr KRISHNENDU CHATTOPADHYAY, Mr DIBYENDU CHATTOPADHYAY, Mrs SUTAPA DALAL, Mr Sarfraz Alam	

Transfer of property for I-1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRIPTY CHATTERJEE	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.275 Dec
2	Mr KRISHNENDU CHATTOPADHYAY	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.275 Dec
3	Mr DIBYENDU CHATTOPADHYAY	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.275 Dec
4	Mrs SUTAPA DALAL	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.275 Dec

Transfer of property for I-2		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRIPTY CHATTERJEE	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.055 Dec
2	Mr KRISHNENDU CHATTOPADHYAY	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.055 Dec
3	Mr DIBYENDU CHATTOPADHYAY	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.055 Dec
4	Mrs SUTAPA DALAL	ENCLAVE GUEST HOUSE PRIVATE LIMITED-0.055 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRIPTY CHATTERJEE	ENCLAVE GUEST HOUSE PRIVATE LIMITED-100.00000000 Sq Ft
2	Mr KRISHNENDU CHATTOPADHYAY	ENCLAVE GUEST HOUSE PRIVATE LIMITED-100.00000000 Sq Ft
3	Mr DIBYENDU CHATTOPADHYAY	ENCLAVE GUEST HOUSE PRIVATE LIMITED-100.00000000 Sq Ft
4	Mrs SUTAPA DALAL	ENCLAVE GUEST HOUSE PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190409260 / 2017

On 04-09-2017

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

Presented for registration at 18:50 hrs on 04-09-2017, at the Private residence by Mr Sarfaraz Alam .

Certificate of Market Value (WB PUV) 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 04/09/2017 by 1. Mrs TRIPTY CHATTERJEE, Wife of Late Kanai Lal Chatterjee, 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 2. Mr KRISHNENDU CHATTOPADHYAY, Alias Mr Krishnendu Chatterjee, Son of Late Kanai Lal Chatterjee, 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 3. Mr DIBYENDU CHATTOPADHYAY, Alias Mr Dibyendu Chatterjee, Son of Late Kanai Lal Chatterjee, 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 4. Mrs SUTAPA DALAL, Wife of Mr Kamalendu Dalal, 51, A. C. Banerjee Road, Adyama Abasan, Flat No. 7, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession House wife

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 04-09-2017 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 16-09-2017

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 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 Cash Rs 0/-, by online = Rs 17,898/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2017 12:26PM with Govt. Ref. No: 192017180069511541 on 04-09-2017, Amount Rs: 17,898/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 369093039 on 04-09-2017, 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 Stamp Rs 100/- by online = Rs 1,06,820/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 37121, Amount: Rs.100/-, Date of Purchase: 01/08/2017, Vendor name: B GANGA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2017 12:26PM with Govt. Ref. No: 192017180069511541 on 04-09-2017, Amount Rs: 1,06,820/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 369093039 on 04-09-2017, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 350585 to 350625
being No 190409260 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.09.13 17:24:45 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 13-09-2017 17:24:36
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 4th DAY OF SEPTEMBER 2017

BETWEEN

TRIPTY CHATTERJEE AND ORS.

... VENDORS

AND

ENCLAVE GUEST HOUSE PVT. LTD.

... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES

Advocates

4D NICCO HOUSE,

1B & 2 HARE STREET,

KOLKATA-700001