

3080/16

I

0757/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



V 693519

Certified that the Document is admitted to Registration. The Stamp and the endorsement sheet attached to the document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III, Kolkata

21 MAR 2016

2/3-00
 2/103/11C
 P = 390490/16
 Mr. S. S. 8,97,500/-
 Additional Registrar of Assurances-III
 Kolkata

THIS INDENTURE OF CONVEYANCE made this 21st day of MARCH.

Two Thousand and Sixteen BETWEEN LOVELY PROMOTERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its

(P)

AC

AC

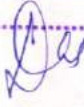
(P)

18 FEB 2016

no. 12089 Date

Sold to..... DSP LAW ASSOCIATES

of..... Advocates

Rupees 1.07 —  4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-9



Additional Registrar of Assurances - III
Kolkata

21 MAR 2016

THIS INSTRUMENT OF CONVEYANCE MADE BY THE STATE OF MARCH
Two Thousand and sixteen BETWEEN LOVELY PROWERS PRIVATE

Identified by me
Subhan Naskar.
s/o. M. Naskar.
c/o. DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata - 700001.
Service.

Registered Office at 47/A Zakaria Street Police Station Barabazar Kolkata 700073 and corporate office at Anuj Chamber, 24, Park Street, Police Station Park Street, Post Office Park Street, Kolkata 700016 having PAN AABCL1338C, represented by its Director Navneet Chitlangia son of Shri H.P. Chitlangia, residing at Mangalam Apartments, 71A/2 Alipore Road , Kolkata- 700027 Police Station Chetla, Post Office Alipore (having PAN ABLPC4721P) 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) of the **ONE PART AND GODBALAJI TRADELINK PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCG5964E and its Registered Office at 14 N.S. Road, Police Station Hare Street, Post Office Hare Street, Kolkata 700001, and represented by its Authorized Signatory Abhijit Chatterjee son of Sri Sahadeb Chatterjee of 14 N.S. Road, Police Station Hare Street, Post Office Hare Street, Kolkata 700001, (having PAN AEHPC7548G) 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/or successors-in-interest and/or assigns) of the **OTHER PART**:

- A. **WHEREAS** one Bela Rani Chatterjee (nee Mukhopadhyay), Vivekananda Mukhopadhyay (also known as Bibekananda Mukhopadhyay) and Sibani Mukherjee were the full and absolute owners of All That piece and parcel of land containing an area of 0.46 acre or 46 satak more or less situate lying at and being the entire R.S. Dag No. 487 recorded in R.S. Khatian No. 10 in Mouza Sreerampur, J. L. No. 34 (formerly J. L. No. 26), under Police Station Dadpur in the District of Hooghly hereinafter referred to as “the **Larger Property**” having inherited the same from their father Sachindananda Mukhopadhyay.
- B. **AND WHEREAS** by virtue of a Deed of Family Settlement dated 9th February 1974 and registered with Sadar Joint Sub-Registrar, Chinsurah at Hooghly in Book I Volume No. 9 Pages 185 to 189 Being No. 698 for the year 1974 upon the death of the said Vivekananda Mukhopadhyay and in accordance with the terms of the said Deed of Family Settlement dated 9th February 1974 his son

Q

AC




Additional Registrar of Assurance - III
Kolkata

21 MAR 2016

Purnananda Mukhopadhyay became entitled to amongst other properties, one-third more or less out of the Larger Property (i.e. about 15.33 Sataks).

- C. **AND WHEREAS** by an Indenture of Conveyance dated 9th February 1994 and registered with the District Sub-Registrar, Hooghly in Book I Volume No. 18 Pages 451 to 456 Being No. 1354 for the year 1994, the said Purnananda Mukhopadhyay for the consideration therein mentioned sold conveyed transferred assigned and assured unto and to one Rama Ghosh wife of Joydeb Ghosh, All That his entire one-third part or share of and in the Larger Property, absolutely and forever.
- D. **AND WHEREAS** by an Indenture of Conveyance dated 22nd January 2008 and registered with the District-Sub Registrar-I, Hooghly in Book No. I, Volume No. 61, Pages 51 to 66, Being No. 2791 for the year 2008 the said Bela Rani Mukherjee for the consideration therein mentioned sold conveyed and transferred unto and to one Becharam Ghosh her entire one-third part or share of and in the Larger Property to one Becharam Ghosh absolutely and forever.
- E. **AND WHEREAS** by an Indenture of Conveyance dated 7th April 2008 and registered with Additional District Sub-Registrar, Chinsurah at Hooghly in Book No. I, Volume No. 2, Pages 10234 to 10243 Being No. 1484 for the year 2008 the said Rama Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to the said Becharam Ghosh her entire portion share admeasuring 0.1533 acre or 15.33 satak more or less out of the said Larger Property.
- F. **AND WHEREAS** the said Becharam Ghosh thus became the sole owner of 0.3066 acre or about 0.31 acre more or less out of the said Larger Property morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**”.
- G. **AND WHEREAS** the said Becharam Ghosh sold conveyed and transferred the said Property to the Vendor herein by the following two Indentures of Conveyance:-

Ⓟ AC



[Handwritten signature]

Additional Registrar of Assurance - III
Kolkata

21 MAR 2016

- i) By an Indenture of Conveyance dated 22nd January 2008 and registered with the District Sub-Registrar-I, Hooghly, in Book I, Volume No. 34, Pages 259 to 276 Being No. 1555 for the year 2008.
- ii) By an Indenture of Conveyance dated 9th March 2008 and registered with the Additional District Sub-Registrar, Chinsurah at Hooghly, in Book I, Volume No. 2, Pages 10244 to 10263 Being No. 1485 for the year 2008.
- H. **AND WHEREAS** the said R.S. Dag No. 487 was renumbered as L.R. Dag No. 442 under the West Bengal Land Reforms Act, 1955 and the name of the Vendor has already been recorded as Raiyat under LR Khatian No. 288 in respect of part of the said Property.
- I. **AND WHEREAS** the Vendor is the full and absolute owner of the said Property and is in 'khas' vacant and peaceful possession of the said property and the Vendor is paying khajana to the Government of West Bengal thereof.
- J. **AND WHEREAS** the Vendor has approached the Purchaser to purchase All That the said Property (containing a land area of 0.3066 acre rounded off to 0.31 acre more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs.6,06,727.00 (Rupees six lacs six thousand seven hundred and twenty seven) only.
- K. **AND WHEREAS** in connection with the sale of the said Property, the Vendor has 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 the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva,




Additional Registrar of Assurance - III
Kolkata

21 MAR 2016

trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;

- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchaser;
- (iii) That there shall be no difficulty in mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;
- (iv) That save and except the Vendor no other person has any right title or interest in the said 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 Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) 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 Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;

②

AC



[Handwritten signature]

Additional Registrar of Assurance - 
Kolkata

21 MAR 2019

- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- (ix) That save those relating to sale of the said Property to the Purchaser hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.6,06,727.00 (Rupees six lacs six thousand seven hundred and twenty seven) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor 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 forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 30.66 Satak or 0.3066 acre more or less (rounded off to 0.31 acre) situate lying at and being a portion of L.R. Dag No. 442 recorded in L.R. Khatian Nos.288, 243 and 244 (formerly R.S. Dag No.487) in Mouza Sreerampur, J.L. No.34, Police Station Dadpur, District- Hooghly morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said property**” **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound 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 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 therewith **AND** reversion or reversions remainder or



Additional Registrar of Assurance -100
Kolkata

21 MAR 2016

remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the entire L. R. Dag No. 442 and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property 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 **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** the same and 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 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, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

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

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

ⓐ AC




Additional Registrar of Assurance - III
Kolkata

21 MAR 2010

- (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 bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting 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 and its predecessors-in-title.
- (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 Vendor's entire one hundred percent share in the Dag comprised in the said Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dag.
- (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



[Handwritten signature]

Additional Registrar of Assurance -III
Kolkata

21 MAR 2016

eviction interruption claim or demand whatsoever from or by 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 by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Property 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 realisation 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 other Acts for the time being in force.

② Ac



[Handwritten signature]

Additional Registrar of Insurance - III
Kolkata

21 MAR 2018

- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the 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 Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion 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 the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or 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** the Vendor has represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendor since becoming the owner thereof without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims

① AC



[Handwritten signature]

Additional Registrar of Assurance - 100
Kolkata

21 MAR 2016

demands action or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor being found to be false.

- f) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT pieces or parcel of "Sali" land containing an area of 30.66 Satak or 0.3066 acre more or less (rounded off to 0.31 acre) situate lying at and being a portion of L.R. Dag No. 442 (as described below) and comprised in Mouza Sreerampur (also known as Srirampur and Shrirampur), J.L. No. 34, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly:-

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 487 recorded in Khatian No. 10	Dag No. 442 recorded in Khatian No. 288, 243 and 244.	0.46 acre	0.31 acre

The entire R.S. Dag No. 487 is delineated in the plan annexed hereto duly bordered thereon in RED and the same is butted and bounded as follows

On the **North** : By R.S. Dag No. 489;

On the **South** : Partly by each of R.S. Dag Nos. 485 and 484;

On the **East** : By R.S. Dag No. 486 and;

On the **West** : Partly by each of R.S. Dag Nos. 488 and 489.

Ⓜ

Ac



[Signature]
Additional Registrar of Assurance - 2
Kolkata

21 MAR 2015

OR HOWSOEVER OTHERWISE the same now are or 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 abovenamed **VENDOR** at Kolkata in the presence of:

Subhas Nankar.

*Samya Samanta
(Adv)
C/O DSP Law & Associates
1B22 Hare Street
Kolkata 700001*

For LOVELY PROMOTERS PVT. LTD.

Navneet Chitlangia

*Director
(NAVNEET CHITLANGIA)*

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

*Subhas Nankar.
C/O DSP Law Associates.
4D, Nilee House
1B22, Hare Street.
Kolkata - 700001.*

*Samya Samanta
(Adv)*

GODBALAJI TRADELINK (P) LTD.

Abhijit Chatterjee
Authorised Signator

(ABHIJIT CHATTERJEE)



Additional Registrar of Assurance -
Kolkata

21 MAR 2016

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.6,06,727.00 (Rupees six lacs six thousand seven hundred and twenty seven) only being the consideration in full payable under these presents by Cheque No. 768811 dated 19th March 2016 drawn on Kotak Mahindra Bank Limited.

WITNESSES:

Subhm Nalla

Saumya Samanta
(Adv)

For LOVELY PROMOTERS PVT. LTD.

Naunet Chitlangia

Director
(NAUNET CHITLANGIA)

Drafted by me:

Saumya Samanta Advocate

C/o DSP Law Associates, Advocates

4D, Nicco House,

1B Hare Street, Kolkata-700001

F- 1064/2012



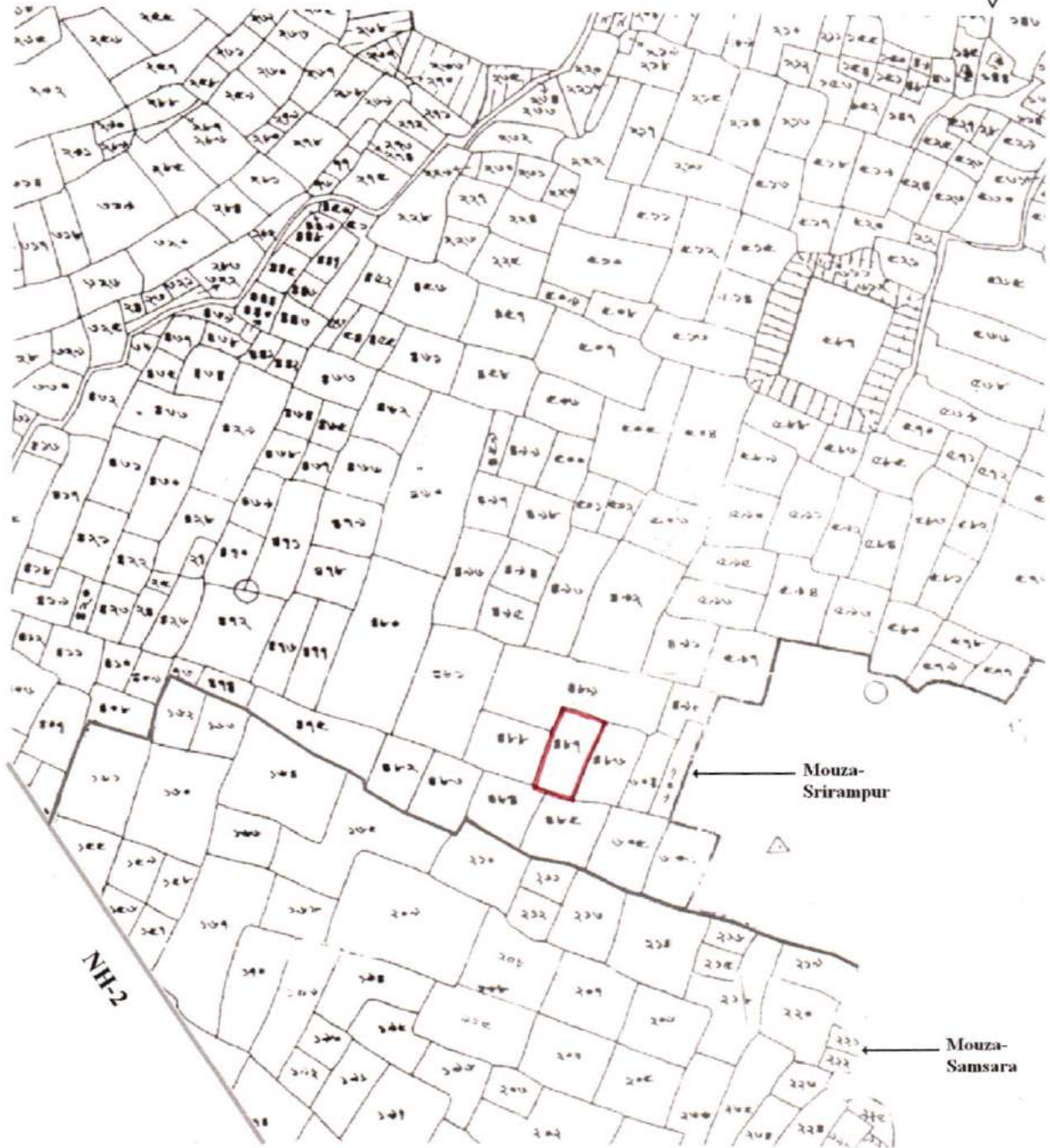
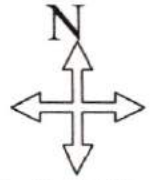
Additional Registrar of Assurance - III
Kolkata

21 MAR 2016

**PLAN SHOWING R.S.DAG NO. 487 (CORRESPONDING L.R.DAG NO. 442) IN
MOUZA SREERAMPUR, J.L.NO. 34, POLICE STATION DADPUR, DISTRICT
HOOGLY.**

TOTAL AREA IN DAG: 0.46 acres

SUBJECT MATTER OF SALE: 0.31 acres



GODBALAJI TRADELINK (P) LTD.

For LOVELY PROMOTERS PVT. LTD.

Abhinav Chandra
Authorised Signatory

Nanacet Chikungia
Director

NOT TO SCALE




Additional Registrar of Assurance - III
Kolkata

21 MAR 2016



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HLG3587615

পরিচয় পত্র



Elector's Name Subhash Naskar

নির্বাচকের নাম সুভাষ নস্কর

Father's Name Madan Mohan Naskar

পিতার নাম মদন মোহন নস্কর

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 18

১.১.২০০৬ এ বয়স ১৮

Subhash Naskar

Address:

68/1 Nutan Pally 124 Thakurpukur South 24 Parganas
700008

ঠিকানা:

৬৮/১ নুতন পল্লী ১২৪ ঠাকুরপুকুর দক্ষিণ ২৪ পরগণা ৭০০০০৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 112-Behala East

বিধানসভা নির্বাচন কেন্দ্র: ১১২-বেহালা পূর্ব

District: South 24 Parganas

জেলা: দক্ষিণ ২৪ পরগণা

Date: 24.01.2006

তারিখ: ২৪.০১.২০০৬

48/1558

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIJIT CHATTERJEE
SAHADEB CHATTERJEE

05/05/1973
Permanent Account Number
AEHPC7548G

Signature



12092006

इस कार्ड के खोने/घाने पर कृपया सूचित करें/लौटाएँ:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :-*

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

NAVNEET CHITLANGIA

HARI PRASAD CHITLANGIA

09/11/1977

Permanent Account Number

AELPC4721P

N-Chitlangia

Signature



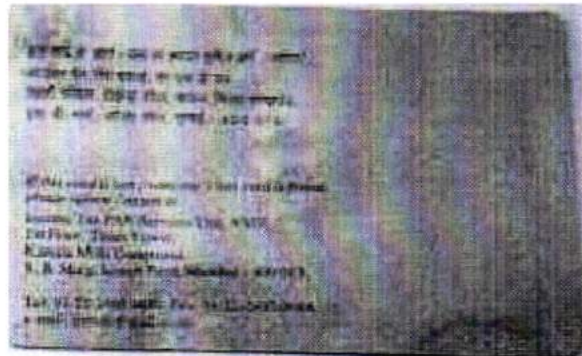
भारत सरकार

GOVT. OF INDIA



01072016

Navneet Chitlangia



For LOVELY PROMOTERS PVT. LTD.

Navneet Chikangia

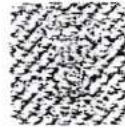
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GODBALAJI TRADELINK PRIVATE
LIMITED




28/03/2006



Permanent Account Number

AACCG5964E

13062006


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD HZG3167012
 পরিচয় পত্র


Elector's Name	Navneet Chitlangia
নির্বাচকের নাম	নবনীত চিতলাঙ্গীয়া
Mother's Name	Janki Chitlangia
মাতার নাম	জনকী চিতলাঙ্গীয়া
Sex	M
লিঙ্গ	পু
Age as on 1.1.2002	24
১.১.২০০২-এ বয়স	২৪

N. Chitlangia

N. Chitlangia

Address:
71A/2 ALIPORE ROAD ALIPORE Kolkata 700027

ঠিকানা :
৭১এ/২ আলিপুর রোড আলিপুর কলকাতা ৭০০০২৭

























Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 148-Alipore
 বিধানসভা নির্বাচন ক্ষেত্র : ১৪৮-আলিপুর

District: Kolkata জেলা: কলকাতা
 Date: 11.09.2002 তারিখ: ১১.০৯.২০০২

1032071

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

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



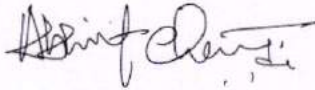




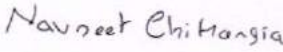
Additional Registrar of Assurance - III
Kolkata



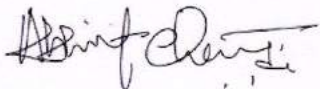
21 MAR 2016

Seller, Buyer and Property Details

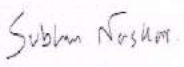
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr ABHIJIT CHATTERJEE 14, N.S ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 21/03/2016 3:41:29 PM	 LTI 21/03/2016 3:41:45 PM
		 21/03/2016 3:42:05 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	LOVELY PROMOTERS PVT LTD ANUJ CHAMBERS, 24, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016 PAN No. AABCL1338C,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr NAVNEET CHITLANGIA 24, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ABLPC4721P,; Status : Representative; Date of Execution : 21/03/2016; Date of Admission : 21/03/2016; Place of Admission of Execution : Office	 21/03/2016 3:42:43 PM	 LTI 21/03/2016 3:42:56 PM
		 21/03/2016 3:43:16 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	GODBALAJI TRADELINK PRIVATE LIMITED 14, N.S ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG5964E.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr ABHIJIT CHATTERJEE 14, N.S ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AEHPC7548G.; Status : Representative; Date of Execution : 21/03/2016; Date of Admission : 21/03/2016; Place of Admission of Execution : Office	 21/03/2016 3:41:29 PM	 LTI 21/03/2016 3:41:45 PM
		 21/03/2016 3:42:05 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Subhash Naskar Son of Mr Madan Mohan Naskar 68/1, Natun Pally, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr NAVNEET CHITLANGIA, Mr ABHIJIT CHATTERJEE	 21/03/2016 3:44:37 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 442, LR Khatian No:- 288	15 Dec	3,00,000/-	3,37,500/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 442 , LR Khatian No:- 244	11 Dec	2,06,727/-	2,47,500/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,
L3	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 442 , LR Khatian No:- 243	5 Dec	1,00,000/-	1,12,500/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	LOVELY PROMOTERS PVT LTD	GODBALAJI TRADELINK PRIVATE LIMITED	15	100
L2	LOVELY PROMOTERS PVT LTD	GODBALAJI TRADELINK PRIVATE LIMITED	11	100
L3	LOVELY PROMOTERS PVT LTD	GODBALAJI TRADELINK PRIVATE LIMITED	5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Abhijit Chatterjee
Address	14, N.S Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

Office of the A.R.A. - III KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190300757 / 2016

Query No/Year	19030000390490/2016	Serial no/Year	1903003080 / 2016
Deed No/Year	I - 190300757 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr ABHIJIT CHATTERJEE	Presented At	Office
Date of Execution	21-03-2016	Date of Presentation	21-03-2016

Remarks

On 17/03/2016

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 6,97,500/-



(Balaram Adhikari)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 21/03/2016

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 15:00 hrs on : 21/03/2016, at the Office of the A.R.A. - III KOLKATA by Mr ABHIJIT CHATTERJEE ,.

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

Execution is admitted on 21/03/2016 by

Mr NAVNEET CHITLANGIA Director, LOVELY PROMOTERS PVT LTD, ANUJ CHAMBERS, 24, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016
Mr NAVNEET CHITLANGIA, Son of , 24, PARK STREET, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Service Indetified by Mr Subhash Naskar, Son of Mr Madan Mohan Naskar, 68/1, Natun Pally, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession Service

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

Execution is admitted on 21/03/2016 by

Mr ABHIJIT CHATTERJEE Authorised signatory, GODBALAJI TRADELINK PRIVATE LIMITED, 14, N.S ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr ABHIJIT CHATTERJEE, Son of , 14, N.S ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Service
Indetified by Mr Subhash Naskar, Son of Mr Madan Mohan Naskar, 68/1, Natun Pally, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,765/- (A(1) = Rs 7,667/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 7,765/-

Description of Draft

1. Rs 7,765/- is paid, by the Draft(8554-16) No: 879981000428, Date: 18/03/2016, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,895/- and Stamp Duty paid by Draft Rs 34,895/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 12089, Purchased on 18/02/2016, Vendor named Samiran Das.

Description of Draft

1. Rs 34,895/- is paid, by the Draft(8554-16) No: 879980000428, Date: 18/03/2016, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.



(Balaram Adhikari)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2016, Page from 25294 to 25324

being No 190300757 for the year 2016.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2016.03.26 15:33:07 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 26/03/2016 15:33:06
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)



DATED THIS 21st DAY OF MARCH 2016

BETWEEN

LOVELY PROMOTERS PRIVATE
LIMITED

...VENDOR

AND

PURTI BEVERAGES PRIVATE LIMITED

... PURCHASER

CONVEYANCE

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