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Copy for Home Loan

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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2-57  
3/11/15  
899 408/15  
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Additional Registrar of Assurances-III  
Kolkata

Fee & Draft Pay by online

604



Certified that the Document is admitted to Registration - The Signature Sheet and the endorsement attached to this document are the original documents.

Additional Registrar of Assurances-III, Kolkata

U/c-2231

THIS INDENTURE OF CONVEYANCE made this 3<sup>rd</sup> day of NOVEMBER Two Thousand and Fifteen **BETWEEN LOVELY PROMOTERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its Registered Office at Anuj Chamber, 24, Park Street, Police Station Park Street, Post Office Park Street,

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Additional Registrar of Assurances-III  
Kolkata

3 NOV 2015

*[Faint handwritten notes and signatures in the bottom right corner]*

45092

24 SEP 2015

No.....Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol - 27

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



Additional Registrar of Assurance  
Kolkata

8 NOV 2015

Identified by me  
Dilip kr. Mahato  
Sta Lt. N. Mahato  
Add- Zava Toda  
P.S. Beldand  
P.O. Tariyani Chapra  
Distt. Sitamarhi  
Pin. 843316  
Seowice



Kolkata 700016 (formerly at 47/A Zakaria Street Police Station Barabazar Kolkata 700073) 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 Kalipada Ghosh, Krishna Chandra Ghosh and Jugal Kishore Ghosh all sons of Kartick Chandra Ghosh and one Krishna Chandra Ghosh (since deceased) son of Satya Charan Ghosh were fully seized and possessed of and well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing an area of 0.31 acre or 31 satak situate lying at and being the entire R.S.Dag No. 604 recorded in R.S. Khatian No. 94 in Mouza Sreerampur, J. L. No. 34, under Police Station Dadpur in the District of Hooghly, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" absolutely and forever.
- B. **AND WHEREAS** by an Indenture of Conveyance dated 27<sup>th</sup> March 1972 and registered with the District Sub-Registrar, Hooghly in Book I Volume No. 31 Pages 250 to 252 Being No. 2452 for the year 1972, the said Kalipada Ghosh, Krishna Chandra Ghosh and Jugal Kishore Ghosh, for the consideration therein mentioned, sold conveyed and transferred unto and to one Lakshikanta Ghosh, Jagai Ghosh (also known as Jagabandhu Ghosh), Krishna Chandra Ghosh (also known as Krishna Ghosh), Haradhan Ghosh, and Bablu Kumar Ghosh (also known as Bablu Ghosh) all sons of Bholanath Ghosh All That land measuring 0.155 acres or 15.5 satak more or less of and from the said Property absolutely and forever.
- C. **AND WHEREAS** the said R.S. Dag No. 604 was renumbered as L.R. Dag Nos.444 measuring 0.15 acre and 445 measuring 0.16 acre under the Records of Rights published under the West Bengal Land Reforms Act, 1955.

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Kolkata

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- D.** **AND WHEREAS** the said Krishna Chandra Ghosh son of Satya Charan Ghosh who was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his wife namely Hasirasi Ghosh and his two sons namely Rup Kumar Ghosh and Raj Kumar Ghosh as his only heirs, heiress and legal representatives who all three upon his death inherited and became entitled to his entire part or share of and in the said Property absolutely.
- E.** **AND WHEREAS** by an Indenture of Conveyance dated 14<sup>th</sup> March 2008 and registered with the District Sub-Registrar-I, Hooghly in Book No. I, Volume No. 61, Page 109 to 114, Being No. 2796 for the year 2008, the said Hasirasi Ghosh, Rup Kumar Ghosh and Raj Kumar Ghosh for the consideration mentioned therein sold conveyed and transferred unto and to the Vendor herein, their entire part or share measuring 0.16 acre of and in the said Property.
- F.** **AND WHEREAS** by another Indenture of Conveyance dated 14<sup>th</sup> March 2008 and registered with the District Sub-Registrar-I, Hooghly in Book No. I, Volume No. 61, Page 101 to 108, Being No. 2795 for the year 2008, the said Lakshikanta Ghosh, Jagai Ghosh, Krishna Chandra Ghosh, Haradhan Ghosh, and Bablu Ghosh for the consideration mentioned therein sold conveyed and transferred unto and to the Vendor herein, their entire part or share measuring 0.155 acre of and in the said Property.
- G.** **AND WHEREAS** the Vendor got its name mutated as Raiyat in respect of the said Property in the Records of Rights published under the said Act of 1955 under L.R. Khatian No. 288 in respect of entire 0.15 acre in L.R. Dag Nos.444 and 0.16 acre in L. R. Dag No. 445.
- H.** **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.
- I.** **AND WHEREAS** the Vendor has approached the Purchaser to purchase All That the said Property (containing a land area of 0.31 acre or 31 Sataks 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

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Kolkata

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for a total consideration of Rs.5,54,635.00 (Rupees five lacs fifty-four thousand six hundred and thirty-five) only.

- J. 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, lispendens, annuity, debutters, wakf, devseva, 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;
  - (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

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Additional Registrar of Assurances - Kolkata

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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. 5,54,635.00 (Rupees five lacs fifty-four thousand six hundred and thirty-five) 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 31 Satak or 0.31 acre more or less situate lying at and being entire L.R. Dag Nos. 444 and 445 recorded in L.R. Khatian No.288 (formerly R.S. Dag No.604) 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 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 L. R. Dag Nos. 444 and 445 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

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Additional Registrar of Assurances -   
Kolkata

**8 NOV 2011**



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;
- (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

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Additional Registrar of Assurance  
Kolkata

3 NOV 2011

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 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.

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Additional Registrar of Assurances  
Kolkata

8 NOV 2011



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

GRN: 19-201516-002220112-1

Payment Mode Online Payment

GRN Date: 02/11/2015 14:02:45

Bank : AXIS Bank

BRN : 16474393

BRN Date: 02/11/2015 02:11:53

DEPOSITOR'S DETAILS

Id No. : 19030000899408/1/2015

[Query No./Query Year]

Name : GOD BALAJI TRADELINK PVT LTD  
Contact No. : 40050500 Mobile No. : +91 9830158365  
E-mail : PRO@PURTI.NET  
Address : 14.N.S ROAD 4 TH FLOOR KOLKATA-700001  
Applicant Name : Mr Abhijit Chatterjee  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030000899408/1/2015	Mutation/Conversion -Receipt	0029-00-800-028-27	41
2	19030000899408/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	7765
3	19030000899408/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	34795
<b>Total</b>				<b>42601</b>

In Words : Rupees Forty Two Thousand Six Hundred One only

8

**III. AND THE VENDOR DOETH 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.
- 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

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Additional Registrar of Assurances,  
Kolkata

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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 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. Due to inadvertence the area recorded in respect of L. R. Dag No. 445 is erroneously mentioned as 0.36 acre with different names having no connection with the dag in respect of the remaining erroneously recorded 0.20 acre which ought to be corrected by the authorities.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

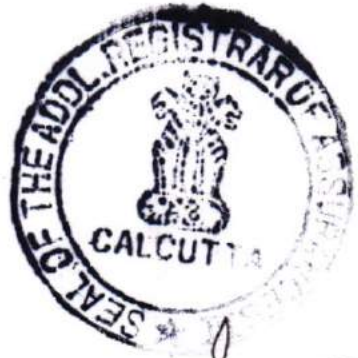
**ALL THAT** pieces or parcel of "Sali" land containing an area 31 Satak or 0.31 acre more or less situate lying at and being entire L.R.Dag Nos.444 and 445 (as described below) and comprised in Mouza Sreerampur (also known as Srirampur and Shrirampur), J.L. No. 34, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly:-

<b>R.S. Dag and Khatian Number</b>	<b>L.R. Dag and Khatian Number</b>	<b>Total Area in Dag</b>	<b>Area of Dag being subject matter of sale</b>
Dag No. 604 recorded in Khatian No. 94	Dag Nos. 444 recorded in Khatian No. 288	0.15 acre	0.15 acre
	Dag Nos. 445 recorded in Khatian No. 288	0.16 acre	0.16 acre

The entire R.S. Dag No. 604 is delineated in the plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows

- On the **North** : Partly by portions each of R.S. Dag Nos. 490 and 489;  
On the **South** : By portion of R.S. Dag No 605;  
On the **East** : By portion of R.S. Dag No 603 and;

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Kolkata

8 NOV 2014



On the West : Partly by R.S. Dag Nos. 486 and partly by portion of R.S. dag No. 489.

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:

Dilip Kr. Mahato  
c/o DSP Law Associates  
1 B & 2 Haro street  
Kod- 01

*Somya Samanta (Adv)*

**SIGNED SEALED AND DELIVERED**

by the withinnamed **PURCHASER** at Kolkata in the presence of:

Dilip Kr. Mahato

*Somya Samanta (Adv)*

For Levely Promoters Pvt. Ltd  
Navneet Chittangia  
Director

GODBALAJI TRADELINK (P) LTD.  
*Abhishek Chandra*  
Authorized Signatory



*[Handwritten signature]*

Additional Registrar of Assurance - IIT  
Kolkata

8 NOV 2011

**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs. 5,54,635.00 (Rupees five lacs fifty-four thousand six hundred and thirty-five) only being the consideration in full payable under these presents by Cheque No. 768801 dated 2<sup>nd</sup> February 2015 drawn on Kotak Mahindra Bank Limited.

for Leventy Promoters Pvt. Ltd.

navneet chitlangia

Director

**WITNESSES:**

Dilip K. Mahata

Soumya Samanta (Adv)

Drafted by me:

Soumya Samanta Advocate  
 C/O DSP Law Associates, Advocates  
 4D, Nicco House,  
 1B Hare Street, Kolkata-700001  
 F- 1069/2012





*[Handwritten signature]*

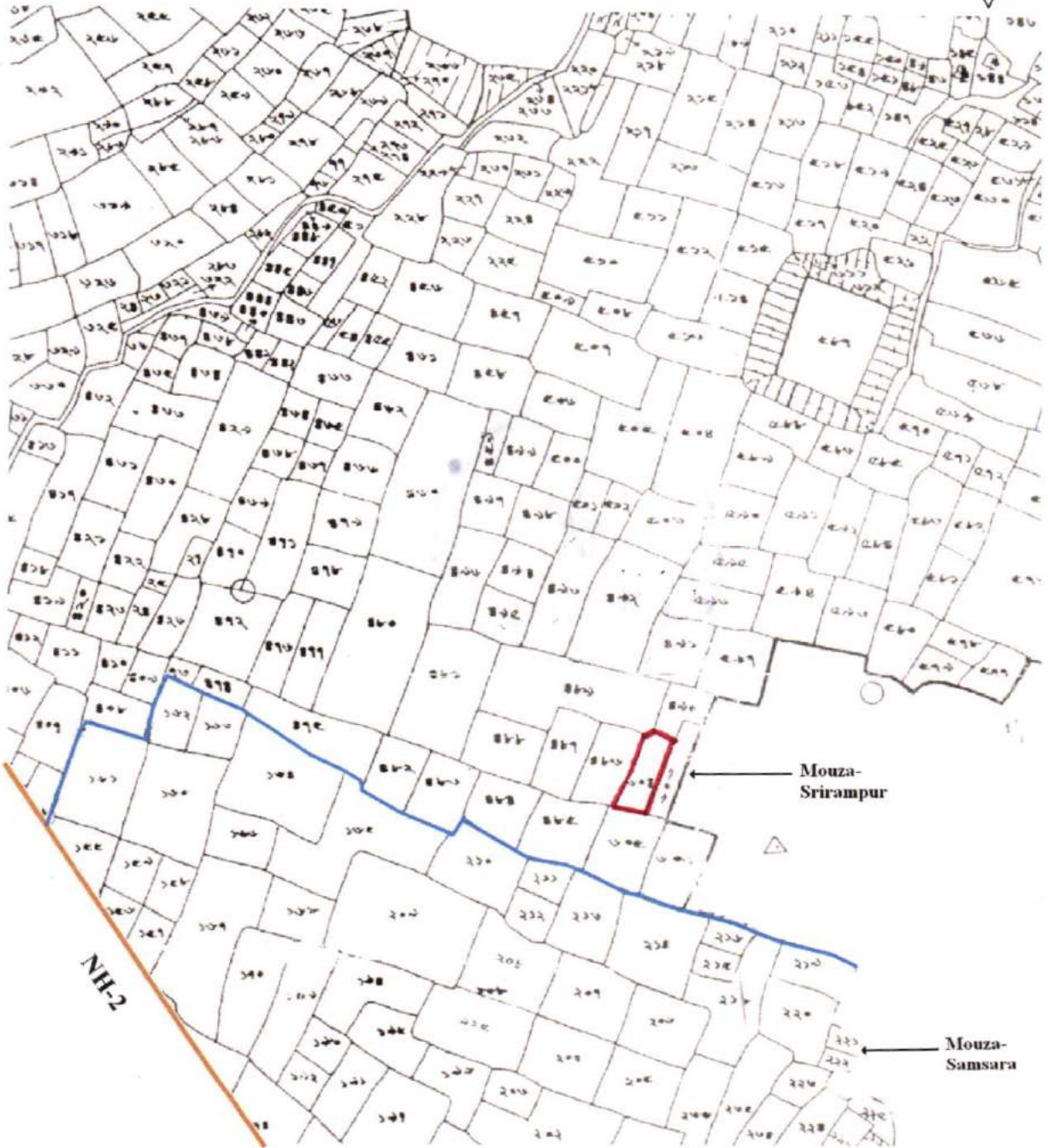
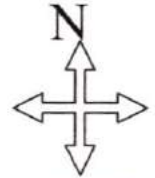
Additional Registrar of Assurances  
Kolkata

**8 NOV 2011**

**PLAN SHOWING R.S.DAG NO. 604 (CORRESPONDING L.R.DAG NOS. 444 AND 445) IN MOUZA SREERAMPUR, J.L.NO. 34, POLICE STATION DADPUR, DISTRICT HOOGLY.**

TOTAL AREA IN DAG: 0.31 acres

SUBJECT MATTER OF SALE: 0.31 acres



FOR LOWRIS PROMOTERS PVT. LTD.

NaracetehiHangia

Street

SOBALAJI TRADELINK (P) LTD.

*Abir Chandra*

Authorised Signatory












NOT TO SCALE

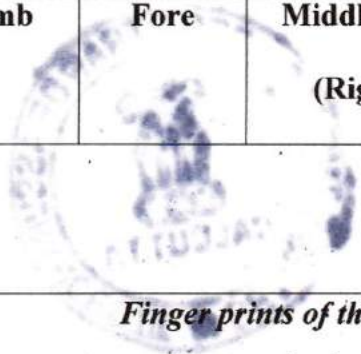













Additional Registrar of Assurances - III  
Kolkata

8 NOV 2011



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



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



  
Additional Registrar of Assurance - III  
Kolkata

8 NOV 2011

आयकर विभाग  
INCOME TAX DEPARTMENT  
ABHIJIT CHATTERJEE  
SAHADEB CHATTERJEE



भारत सरकार  
GOVT. OF INDIA

05/05/1973  
Permanent Account Number

AEHPC7548G

  
Signature



12092006



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कम्पाउंड,  
एस. बी. मार्ग, लोअर परेल्, 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 Parcel, Mumbai - 400 013.  
Tel: 91-22-2499 4660, Fax: 91-22-2495 0664,  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/24/164/195632

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Abhijit Chatterjee

নির্বাচকের নাম অভিজিৎ চ্যাটার্জী

Father's Name Sahadeb Chatterjee

পিতার নাম সহদেব চ্যাটার্জী

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 33

১.১.২০০৬ এ বয়স ৩৩

Address:

74 / 8 Dharmatala Lane 34 Shibpur Howrah 711102

ঠিকানা:

৭৪/৮ ধর্মতলা লেন ৩৪ শিবপুর হাওড়া ৭১১১০২

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 164-Howrah South

বিধানসভা নির্বাচন কেন্দ্র : ১৬৪-হাওড়া দক্ষিণ

District:Howrah জেলা: হাওড়া

Date: 05.04.2006 তারিখ: ০৫.০৪.২০০৬

058/0388





भारत निर्वाचक आयोग  
परचय कार्ड

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

AZC1187467



निर्वाचक का नाम	डिलीप महतो
Elector's Name	Dileep Mahato
पिता का नाम	नथुनी महतो
Father's Name	Nathunee Mahato
लिंग /Sex	पुरुष/Male
जन्म तिथि	XX/XX/1995
Date of Birth	XX/XX/1995

*Dileep Mahato*

AZC1187467

पता : झाडा टोला  
शहर/गाँव - हसीर,  
ब्लॉक - बेल्सन्द,  
ज़िला - सीतामढ़ी,  
843316


Address : Zava Tola  
Town/Vill - Hasaur,  
Anchal - Belsand,  
Distt. - SITAMARHI,  
843316

दिनांक / Date : 05/03/2014



030, बेल्सन्द निर्वाचन क्षेत्र के निर्वाचक  
नियंत्रण अधिकारी के उपायुक्त की अनुमति  
Facsimile Signature of Electoral Registration  
Officer 030, Belsand, Constituency

यदि बदले पते, नए पते पर अपना नाम निर्वाचक  
आयोग की वेब साइट पर दर्ज कराएँ तथा उस पते पर इसी संख्या का  
कार्ड पाने के लिए सम्बन्धित प्युमें में यह कार्ड जमा  
कराएँ तब

in case of change in address, mention this card  
no. in the relevant form for including your name  
in the roll at the changed address and to obtain  
the card with the same number.

  
**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      পুরুষ  
 Age as on 1.1.2002      24  
 ১.১.২০০২-এ বয়স      ২৪

*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 কেন্দ্র : ১৪৮-আলিপুর

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

1020375

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GODBALAJI TRADELINK PRIVATE  
LIMITED



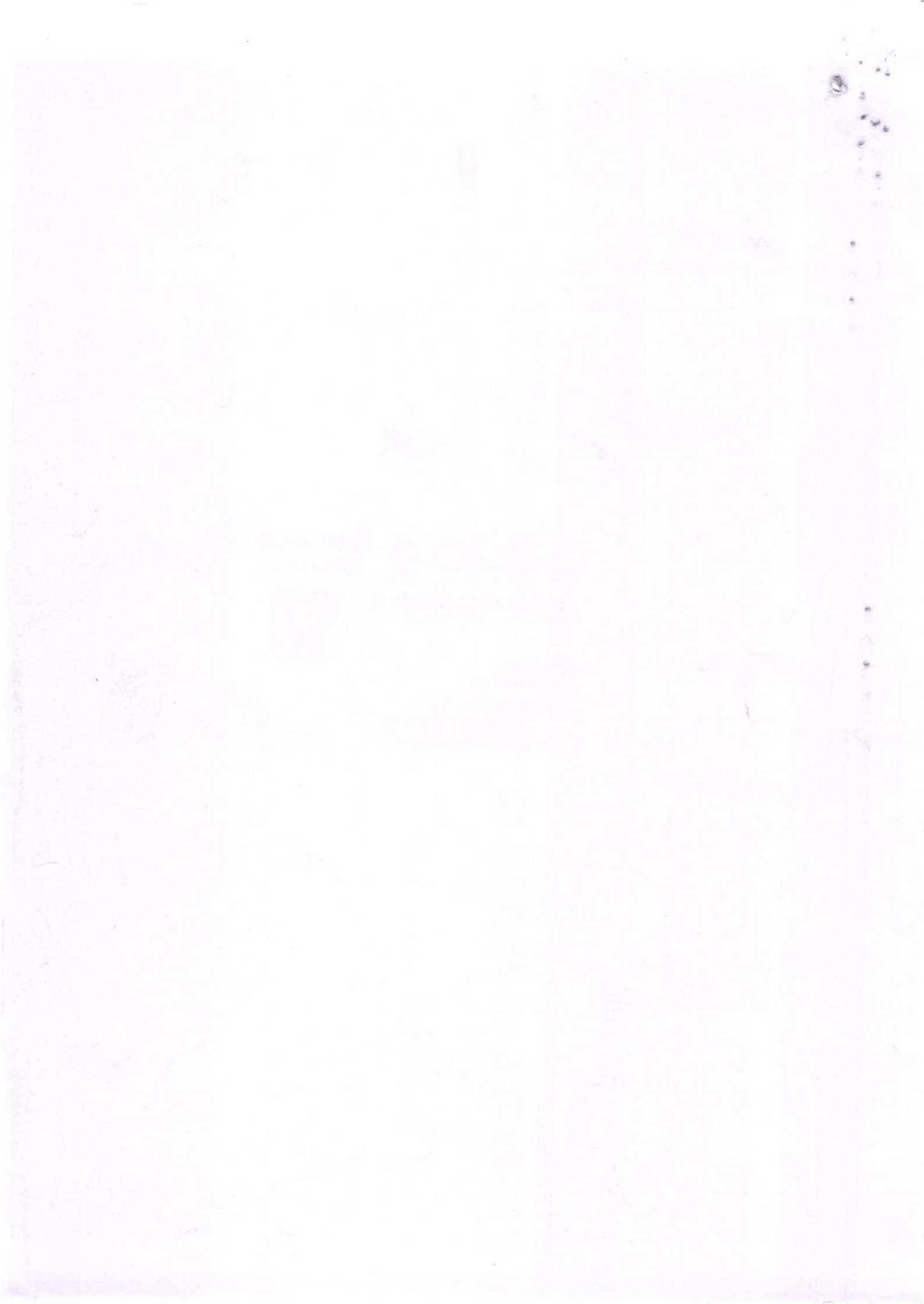
28/03/2006

Permanent Account Number

AACCG5964E

50003003

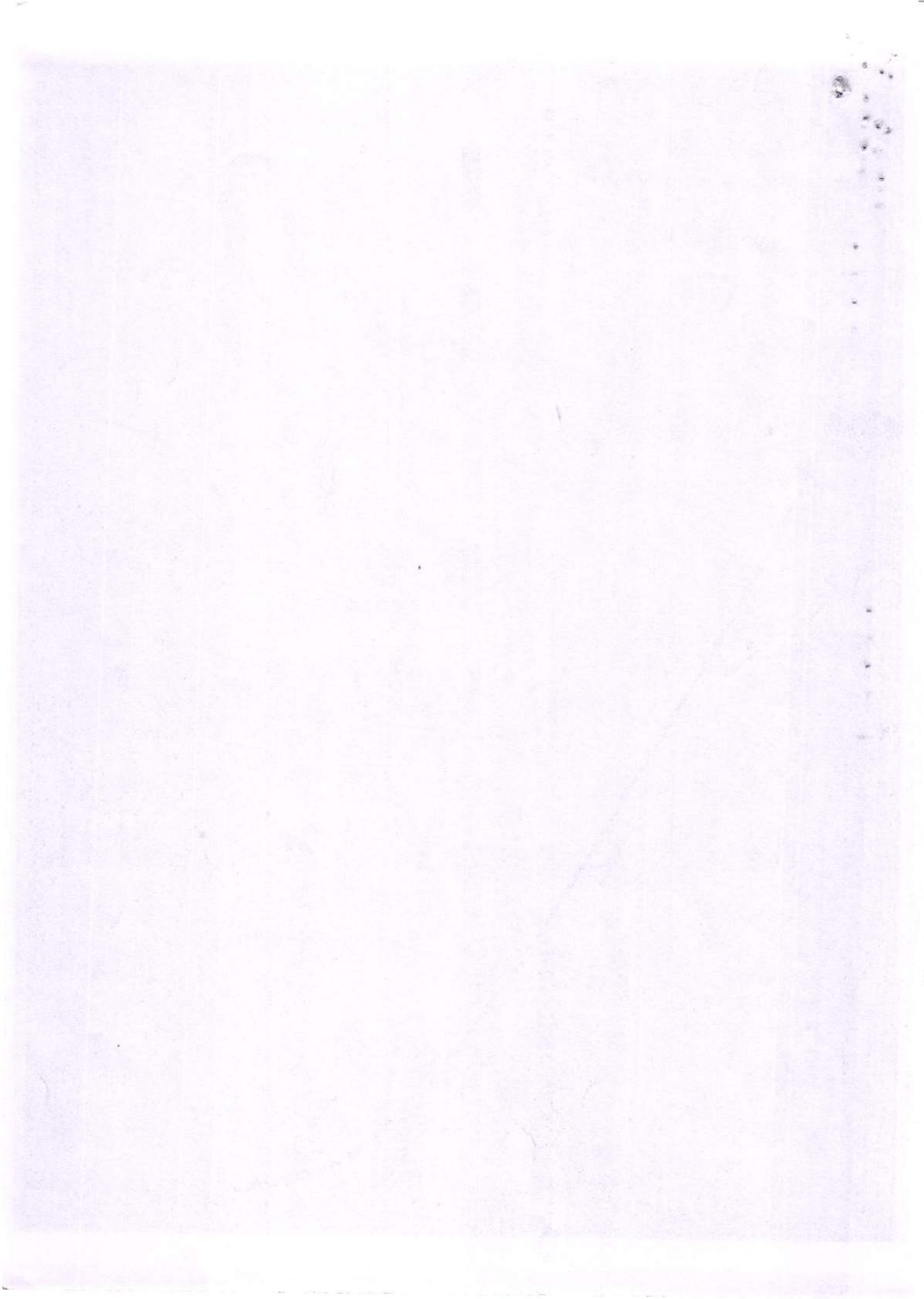














आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NAVNEET CHITLANGIA

HARI PRASAD CHITLANGIA

09/11/1977

Permanent Account Number

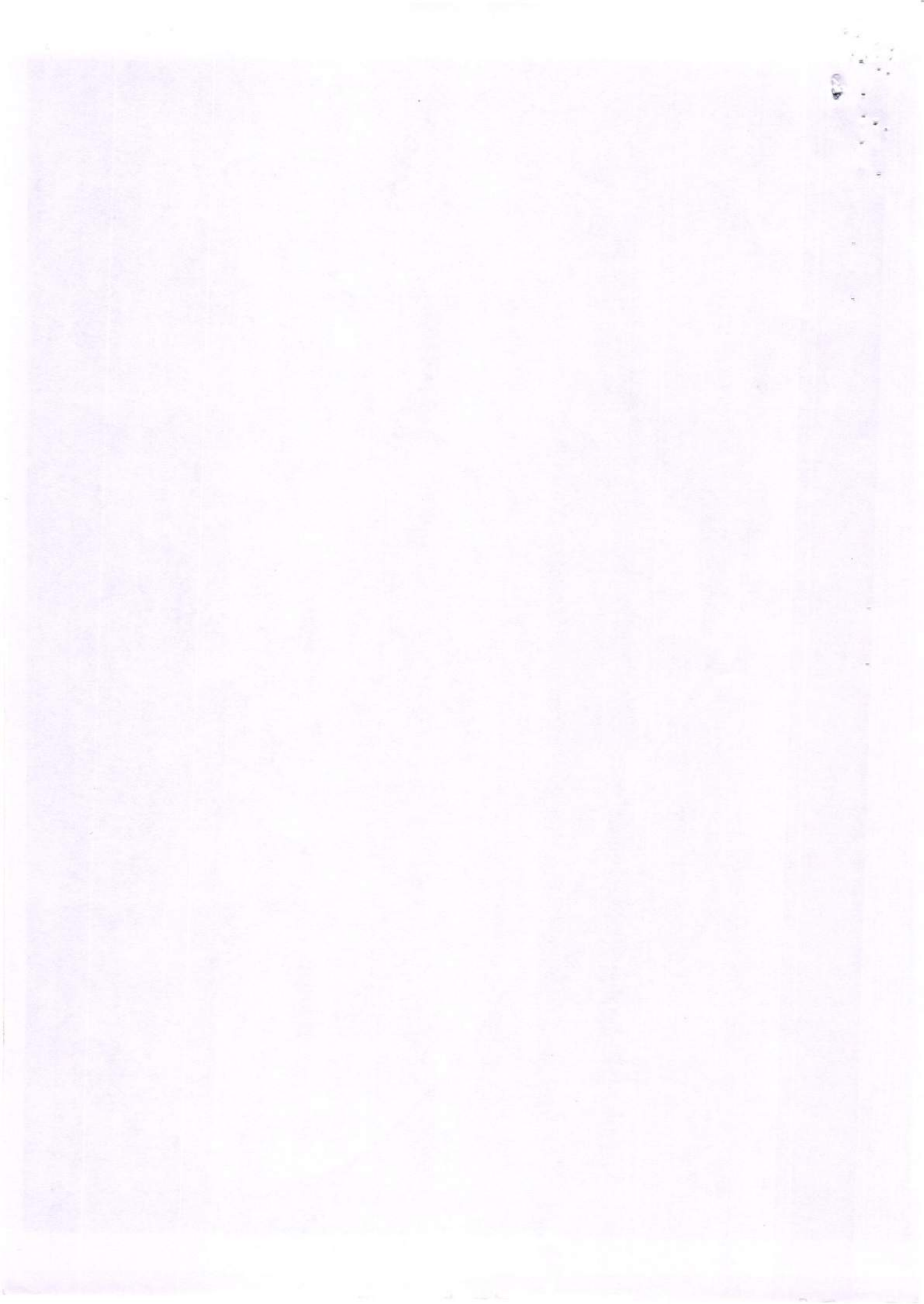
AELPC4721P

NAVNEET CHITLANGIA

Signature









Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	19030000899408/2015	Query Date	30/10/2015 1:36:42 PM
Office where deed will be registered	A.R.A. - III KOLKATA, District: Kolkata		
Applicant Name	Abhijit Chatterjee		
Address	14, N.S.Road, 4th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9830158365		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 5,54,635/-	Total Market Value:	Rs. 6,97,500/-
Stampduty Payable	Rs. 34,895/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 7,765/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed	04/11/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

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:- 444 , LR Khatian No:- 288	15 Dec	2,72,317/-	3,37,500/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,
L2	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 445 , LR Khatian No:- 288	16 Dec	2,82,318/-	3,60,000/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,
Total			31 Dec	5,54,635/-	6,97,500/-	
Seller Details						
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	LOVELY PROMOTERS PRIVATE LIMITED Anuj Chamber, 24, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Organization	Executed by: Representative,	PAN No. AABCL1338C,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Navneet Chitlangia Mangalam Appartments, 71A/2 Alipore Road, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ABLPC4721P		LOVELY PROMOTERS PRIVATE LIMITED (as DIRECTOR)		



Buyer Details				
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	GODBALAJI TRADELINK PRIVATE LIMITED 14, N.S.Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,	PAN No. AACCG5964E,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
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		GODBALAJI TRADELINK PRIVATE LIMITED (as Authorized signatory)
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Dileep Mahato (Alias Name: Mr Dilip Kumar Mahato) Son of Mr N Mahato Zava Tola, P.O:- Tariyani Chapra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316		Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mr Navneet Chittlangia, Mr Abhijit Chatterjee	

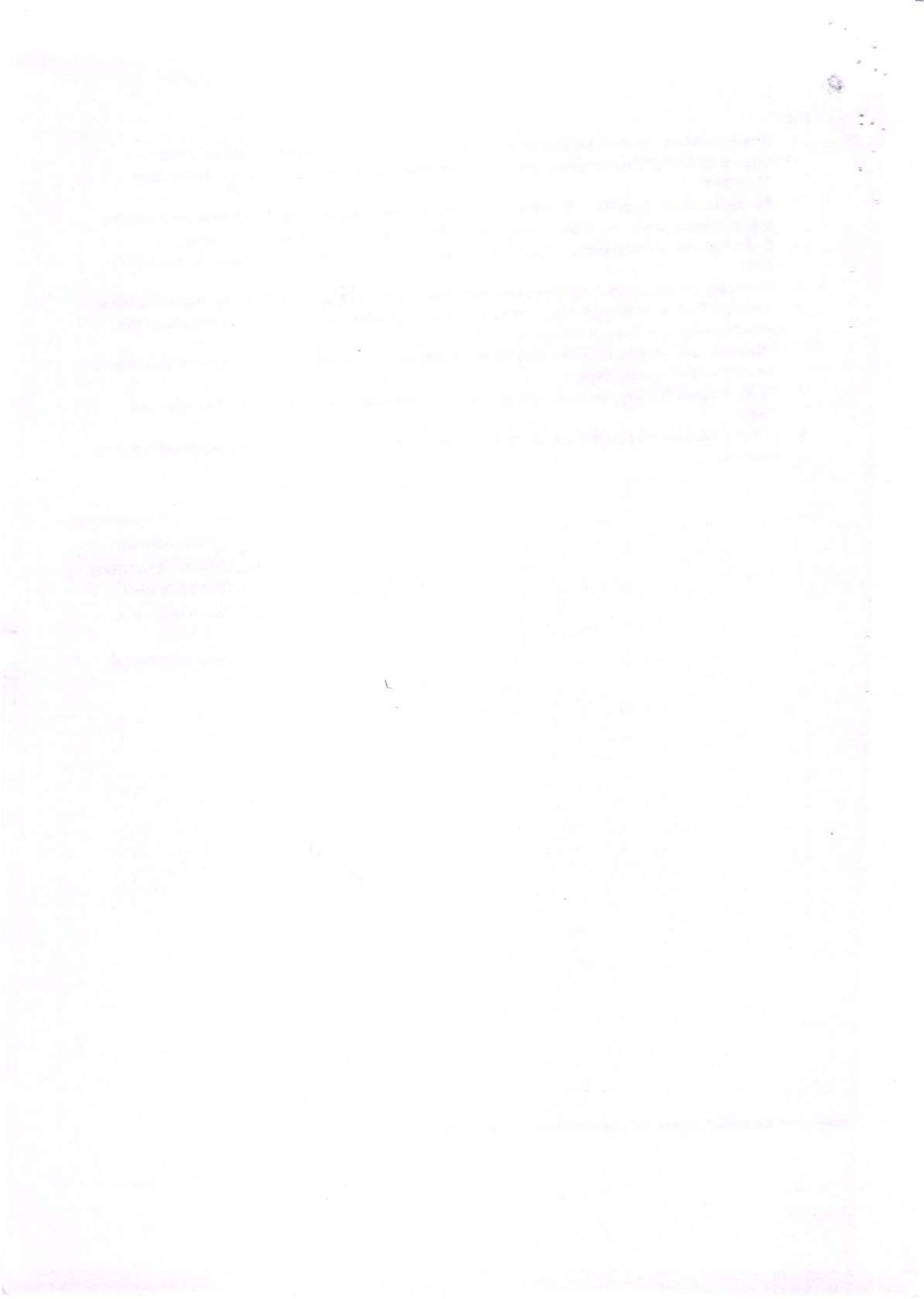
For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 444 , LR Khatian No:- 288	Owner:লাভনী প্রমোটার্স প্রা:লি:পক্ষে, Gurdian:ডা রেক্টার, Address:47/এ,জাকারিয়া স্ট্রীট জোড়াসাঁকো ,কোল-73, Classification:শালি, Area:0.15000000 Acr
L2	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 445 , LR Khatian No:- 288	Owner:লাভনী প্রমোটার্স প্রা:লি:পক্ষে, Gurdian:ডা রেক্টার, Address:47/এ,জাকারিয়া স্ট্রীট জোড়াসাঁকো ,কোল-73, Classification:শালি, Area:0.16000000 Acr

**Note:**

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 13/12/2015.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.




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



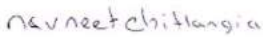













## Seller, Buyer and Property Details

### A. Seller & Buyer Details

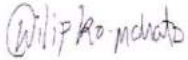
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Abhijit Chatterjee 14, N.S.Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 03/11/2015 4:48:14 PM	 LTI 03/11/2015 4:48:27 PM
		 03/11/2015 4:48:36 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	LOVELY PROMOTERS PRIVATE LIMITED Anuj Chamber, 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 Mangalam Appartments, 71A/2 Alipore Road, P.O:- Alipore, P.S:- Chetla, District:-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ABLPC4721P.; Status : Representative; Date of Execution : 03/11/2015; Date of Admission : 03/11/2015; Place of Admission of Execution : Office	 03/11/2015 4:57:26 PM	 LTI 03/11/2015 4:57:39 PM
		 03/11/2015 4:57:49 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)	<table border="1"> <tr> <td>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 : 03/11/2015; Date of Admission : 03/11/2015; Place of Admission of Execution : Office</td> <td> 03/11/2015 4:48:14 PM</td> <td> LTI 03/11/2015 4:48:27 PM</td> </tr> <tr> <td></td> <td colspan="2"> 03/11/2015 4:48:36 PM</td> </tr> </table>	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 : 03/11/2015; Date of Admission : 03/11/2015; Place of Admission of Execution : Office	 03/11/2015 4:48:14 PM	 LTI 03/11/2015 4:48:27 PM		 03/11/2015 4:48:36 PM	
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 : 03/11/2015; Date of Admission : 03/11/2015; Place of Admission of Execution : Office	 03/11/2015 4:48:14 PM	 LTI 03/11/2015 4:48:27 PM					
	 03/11/2015 4:48:36 PM						

## B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Dileep Mahato (Alias Name: Mr Dilip Kumar Mahato) Son of Mr N Mahato Zava Tola, P.O:- Tariyani Chapra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mr Navneet Chitlangia, Mr Abhijit Chatterjee	 03/11/2015 4:58:52 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

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:- 444 , LR Khatian No:- 288	15 Dec	2,72,317/-	3,37,500/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,
L2	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 445 , LR Khatian No:- 288	16 Dec	2,82,318/-	3,60,000/-	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 PRIVATE LIMITED	GODBALAJI TRADELINK PRIVATE LIMITED	15	100
L2	LOVELY PROMOTERS PRIVATE LIMITED	GODBALAJI TRADELINK PRIVATE LIMITED	16	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Abhijit Chatterjee
Address	14, N.S.Road, 4th Floor, 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 - 190302721 / 2015

Query No/Year	19030000899408/2015	Serial no/Year	1903010022 / 2015
Deed No/Year	I - 190302721 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Abhijit Chatterjee	Presented At	Office
Date of Execution	03-11-2015	Date of Presentation	03-11-2015

**Remarks**

On 03/11/2015

**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 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 online = Rs 7,765/-

Description of Online Payment

1. Rs 7,765/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: AXIS Bank ( UTIB0000005)

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 34,895/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 34,795/-

Description of Online Payment

1. Rs 34,795/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: AXIS Bank ( UTIB0000005)

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

Presented for registration at 14:57 hrs on : 03/11/2015, at the Office of the A.R.A. - III KOLKATA by Mr Abhijit Chatterjee ,.

**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/-

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

Execution is admitted on 03/11/2015 by

Mr Navneet Chitlangia DIRECTOR, LOVELY PROMOTERS PRIVATE LIMITED, Anuj Chamber, 24, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016  
Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service

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

Execution is admitted on 03/11/2015 by

Mr Abhijit Chatterjee Authorized signatory, GODBALAJI TRADELINK PRIVATE LIMITED, 14, N.S.Road, P.O:-  
GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr N Mahato, Zava Tola, P.O: Tariyani  
Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private  
Service

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,895/- and Stamp Duty paid by Stamp Rs  
100/-, by online = Rs 34,795/-

#### Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 45092, Purchased on 24/09/2015, Vendor named  
Subhankar Das.



(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 1903-2015, Page from 39475 to 39504

being No 190302721 for the year 2015.



Digitally signed by BALARAM ADHIKARI  
Date: 2015.11.04 17:16:10 +05:30  
Reason: Digital Signing of Deed.

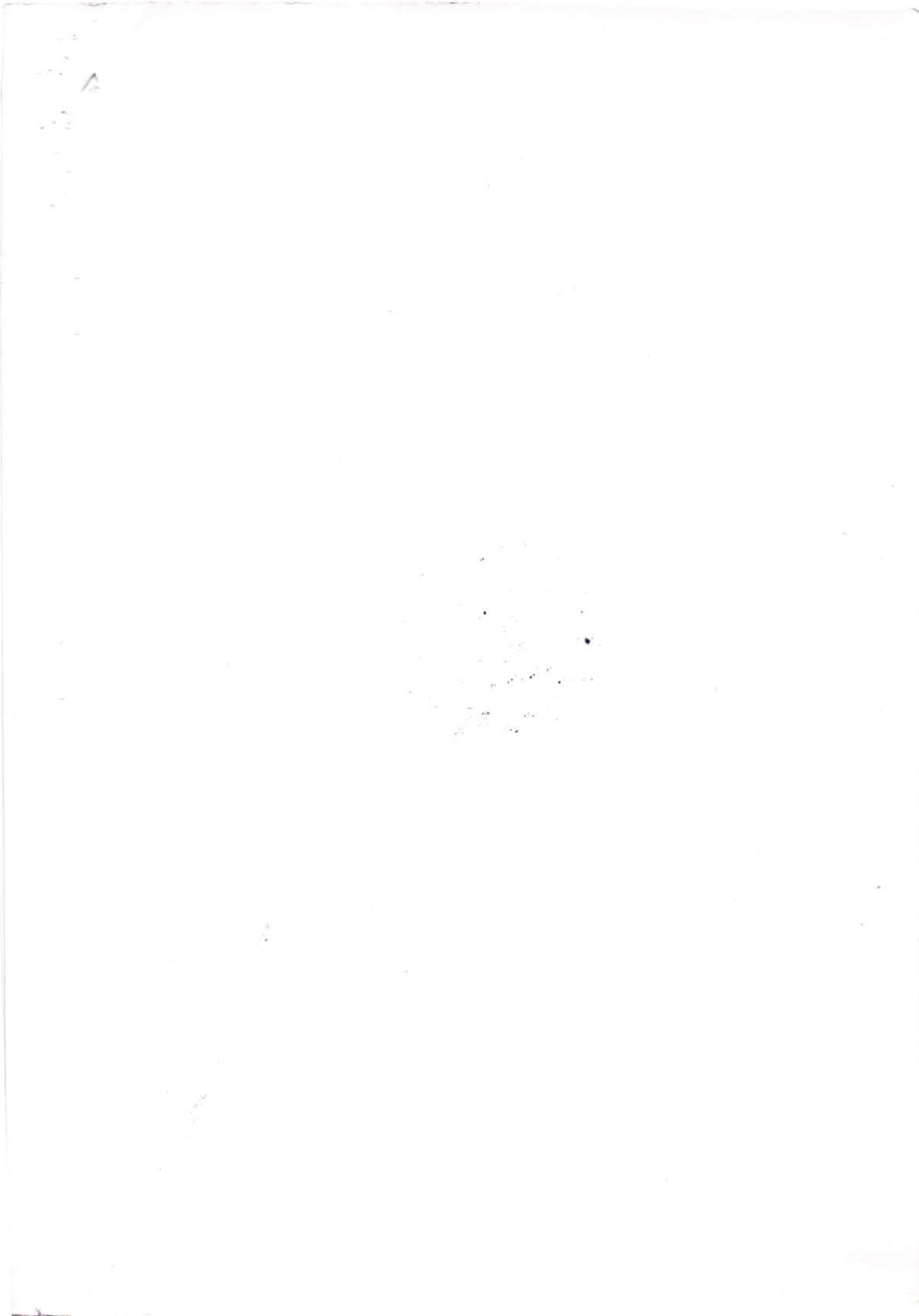
*Balaram Adhikari*

(Balaram Adhikari) 04/11/2015 17:16:09  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

16/11/15

(This document is digitally signed.)

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DATED THIS 3<sup>rd</sup> DAY OF NOVEMBER 2015

BETWEEN

LOVELY PROMOTERS PRIVATE LIMITED

...VENDOR

AND

GODBALAJI TRADELINK PRIVATE  
LIMITED

...PURCHASER

CONVEYANCE

**DSP LAW ASSOCIATES**

**Advocates**

**4D NICCO HOUSE**

**1B & 2 HARE STREET,**

**KOLKATA-700001**