

6

10015/15

I

02727/15



Away from
 Metal
 (Copper)
 Hong Kong
 MOP
 2-38
 3/11/15
 899031/15
 6.941396
 Additional Registrar of Assurances
 Kolkata

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

A.R. A. 100/-
 III

V 313420

Cheques & Draft Pay by online

V86

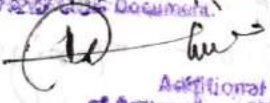


THIS INDENTURE OF CONVEYANCE made this 3rd day of NOVEMBER Two
 Thousand and Fifteen **BETWEEN LOVELY PROMOTERS PRIVATE LIMITED**, a
 Company incorporated under the Companies Act, 1956, having its Registered Office at
 Anuj Chamber, 24, Park Street, Police Station Park Street, Post Office Park Street,

NC

Certified that the Document is admitted to
 Registration - By the State and the
 endorsement of the Registrar in this document
 are the only valid Documents.


 Additional Registrar of Assurances - III
 Kolkata


 Additional Registrar
 of Assurances - III, Kolkata

3 NOV 2015

80328

P.S. LAWY ASSOCIATES
Advocates
47, Nicco House
1/B & 2, Chare Street,
Kolkata, 700001

18 SEP 2015

No. Date

Sold To

of

Rs.

P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender
L. No. : 351-RS1989



Additional Registrar of Assurances
Kolkata

8 NOV 2015

Identified by me
Dillip Kumar Mahato
S/o Lt. N. Mahato
Add- Zava Tola
p.s. - Bedsonal
p.o. - Tariyani Chapra
Distt. - Sitamerhi
Pin - 843316
Service

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 Appartments, 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 Kishore Chandra Ghosh (also known as Kishori Mohan Ghosh) and Nandalal Ghosh both sons of Chandra Sekhar Ghosh were fully seized and possessed of and well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing an area 0.45 acre or 45 satak more or less situate lying at and being the entire R.S. Dag No. 486 recorded in R.S. Khatian No. 112 in Mouza Sreerampur, J. L. No. 34 (formerly J.L. No. 26), 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**".
- B. **AND WHEREAS** the said R.S. Dag No. 486 was renumbered as L.R. Dag No. 443 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 and the names of Kishore Chandra Ghosh and Nandalal Ghosh were recorded as Raiyats under L. R. Khatian Nos. 28 and 75.
- C. **AND WHEREAS** by an Indenture of Conveyance dated 3rd May 1978 and registered with the District Sub Registrar, Hooghly in Book I Volume No. 31 Pages 169 to 170 Being No. 2382 for the year 1978, the said Nandalal Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Satya Dulal Sarkar All That land measuring 0.23 acre more or less of and from the said Property absolutely and forever.
- D. **AND WHEREAS** by an Indenture of Conveyance dated 27th June 1988 and registered with the District Registrar, Hooghly in Book I Volume No. 68 Pages 75

AC
NC



Additional Registrar of Assurances - (A)
Kolkata

3 NOV 2018

to 78 Being No. 5339 for the year 1988, the said Kishori Mohan Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Naba Kumar Sarkar All That land measuring 0.22 acre more or less of and from the said Property absolutely and forever.

- E.** **AND WHEREAS** by an Indenture of Conveyance dated 5th February 1997 and registered with the Additional District Sub Registrar, Hooghly in Book I Volume No. 11 Pages 127 to 132 Being No. 599 for the year 1997, the said Satya Dulal Sarkar for the consideration therein mentioned sold conveyed and transferred unto and to one Madhabi Ghosh, his entire said 0.23 acre of and in the said Property absolutely and forever.
- F.** **AND WHEREAS** by an Indenture of Conveyance dated 19th January 2007 and registered with the District Registrar, Hooghly in Book I Volume No. 62 Pages 189 to 198 Being No. 2838 for the year 2007, the said Naba Kumar Sarkar for the consideration therein mentioned sold conveyed and transferred unto and to one Madan Mohan Ghosh, his entire said 0.22 acre of and in the said Property absolutely and forever.
- G.** **AND WHEREAS** by the following two Indentures of Conveyance, the said Madan Mohan Ghosh and Madhabi Ghosh for the consideration mentioned therein sold conveyed and transferred unto and to the Vendor herein, the said property absolutely and forever.

SL. No.	Date of Sale deed	Name of Vendor therein	Registration Office	Registration Particulars	Area of land sold (in acres)
1	24 th September 2007	Madan Mohan Ghosh	District Sub Registrar- I Hooghly	Book No. I, Volume No. 39, Pages 175 to 188, Being No. 1775 for the year 2008	0.22
2	14 th March 2008	Madhabi Ghosh	Additional District Sub Registrar, Hooghly	Book No. I, Volume No. 2, Page 3735 to 3743, Being No. 1042 for the year 2008	0.23

- H.** **AND WHEREAS** the name of the Vendor has been mutated in the Records of Rights published under the said Act of 1955 in respect of 0.23 acre under L.R.

AC
NC




Additional Registrar of Assurance - III
Kolkata

3 NOV 2011

Khatian Nos. 288 and the remaining 0.22 acre continues to be recorded in L.R. Khatian No. 28.

- I.** **AND WHEREAS** the Vendor is the sole 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 0.45 acre or 45 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 for a total consideration of Rs.8,71,225.00 (Rupees eight lacs seventy-one thousand two hundred twenty-five) 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, 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

AC
NC



Additional Registrar of Assurance - 
Kolkata

8 NOV 2011

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 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.8,71,225.00 (Rupees eight lacs seventy-one thousand two hundred twenty-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 45 Satak or 0.45 acre more or less situate lying at and being entire L.R. Dag No. 443 recorded in L.R. Khatian No.288 and 28 (formerly R.S. Dag No.486) 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

AC
NC



[Handwritten signature]

Additional Registrar of Assurances - III
Kolkata

9 NOV 2011

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 No. 443 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 pattaahs 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;
- (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

AC
NC



Additional Registrar of Assurance - III
Kolkata

8 NOV 2011

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 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

AC
NC



[Handwritten signature]

Additional Registrar of Assurances - III
Kolkata

8 NOV 2011

encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens 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.
- 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

AC
Ne



[Handwritten signature]

Additional Registrar of Assurance - **III**
Kolkata

8 NOV 2011

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.

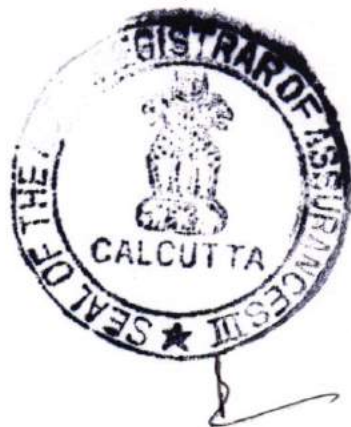
- e) **AND THAT** the Vendor has represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and 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 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 45 Satak or 0.45 acre more or less situate lying at and being entire L.R. Dag No. 443 (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

AC
NC



Additional Registrar of Assurance - 13
Kolkata

8 NOV 2011

Dag No. 486 recorded in Khatian No. 112	Dag No. 443 recorded in Khatian No. 288 and 28	0.45 acre	0.45 acre ✓
-----------------------------------------	------------------------------------------------	-----------	-------------

The entire R.S. Dag No. 486 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 portion of R.S. Dag No 489;
 On the **South** : Partly by each of R.S. Dag Nos. 485 and 605;
 On the **East** : By portion of R.S. Dag No. 604 and;
 On the **West** : By R.S. Dag No. 487.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the rooms constructed on the said Property is 100 Square feet more or less.

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:

Wilip ko mahata
 c/o DSP Law Associates
 1B & 2 Haso street
 K.O. 01

Soumya Samanta (Adv)

SIGNED SEALED AND DELIVERED

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

Wilip ko mahata

Soumya Samanta (Adv)

For Levely Promotions Pvt. Ltd

Navneet Chhangia

Director

GODBALAJI TRADELINK (P) LTD.

Ashutosh Chandra

Authorised Signatory



Additional Registrar of Assurances - III
Kolkata

8 NOV 2011

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.8,71,225.00 (Rupees eight lacs seventy-one thousand two hundred twenty-five) only being the consideration in full payable under these presents by a Cheque No. 768807 dated 2nd February 2015 drawn on Kotak Mahindra Bank Limited.

WITNESSES:

Dilip K. Mahato

Soumya Samanta (Adv)

For Level Promoters Pvt. Ltd.

Narajit Chitlangia

Director

Drafted by me:

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

F- 1064/2012



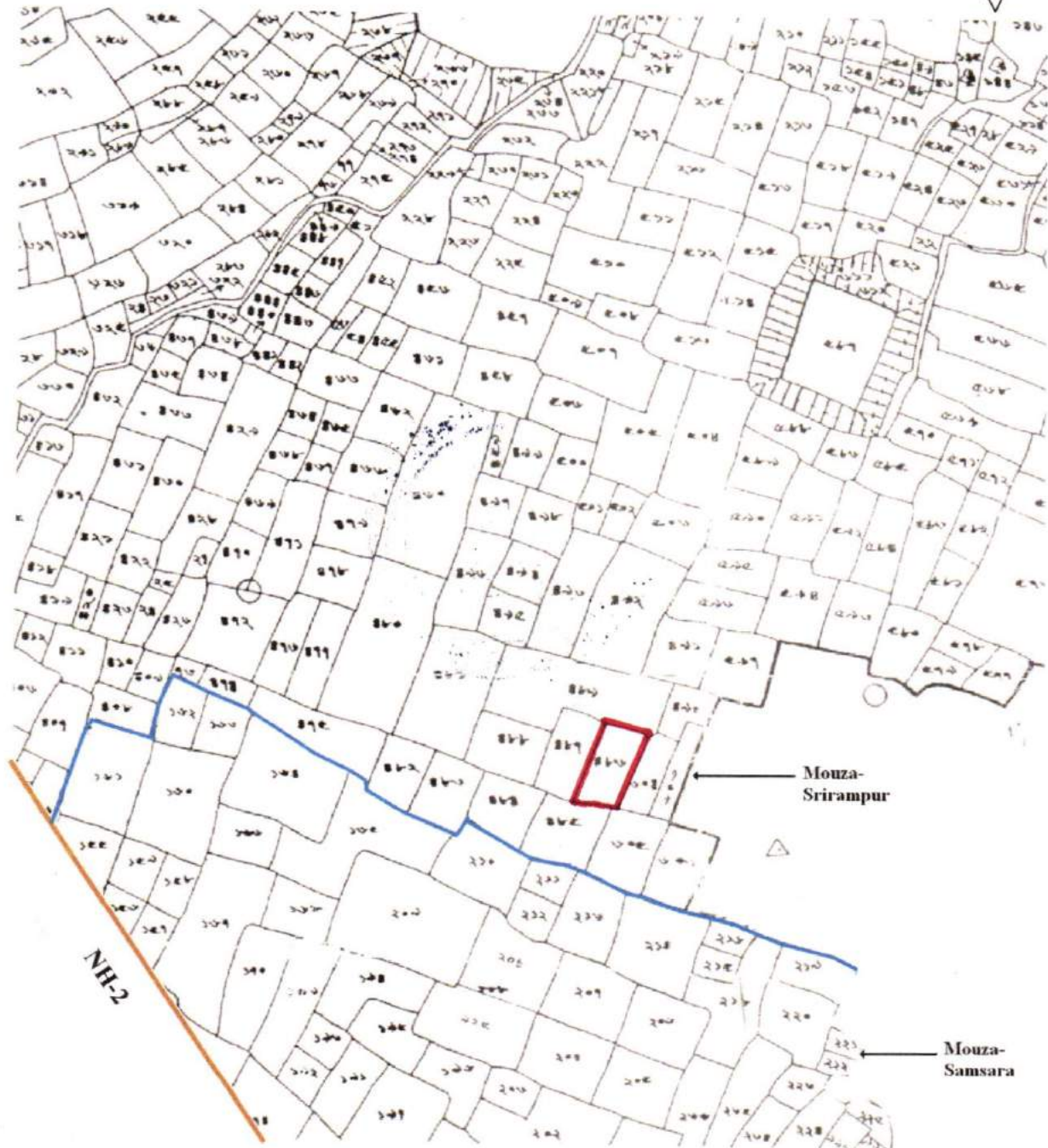
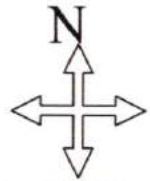
[Signature]
Additional Registrar of Assurances - B
Kolkata

3 NOV 2011

**PLAN SHOWING R.S.DAG NO. 486 (CORRESPONDING L.R.DAG NO. 443) IN
MOUZA SREERAMPUR, J.L.NO. 34, POLICE STATION DADPUR, DISTRICT
HOOGLY.**

TOTAL AREA IN DAG: 0.45 acres

SUBJECT MATTER OF SALE: 0.45 acres



For Legal Promoters Pvt. Ltd.

Navnath Chitlangia

Director

GODBALAJI TRADELINK (P) LTD.

Abhinav Chandra












Authorized Signatory












NOT TO SCALE



Regional Registrar of Assurances
Kolkata

3 NOV 2011

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

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



[Handwritten signature]

Additional Registrar of Assurances
Kolkata

8 NOV 2018

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

GRN: 19-201516-002220834-1

Payment Mode Online Payment

GRN Date: 02/11/2015 14:45:06

Bank : AXIS Bank

BRN : 16474401

BRN Date: 02/11/2015 02:53:36

DEPOSITOR'S DETAILS

Id No. : 19030000899031/1/2015

[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	19030000899031/1/2015	Mutation/Conversion -Receipt	0029-00-800-028-27	55
2	19030000899031/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	11032
3	19030000899031/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	49639

Total

60726

In Words : Rupees Sixty Thousand Seven Hundred Twenty Six only



L

Registrar of Assurances : 17
Kolkata

3 NOV 2017



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/24/164/195632

পরিচয় পত্র

Duplicate

প্রতিক্রম



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 ক্ষেত্র : ১৬৪-হাওড়া দক্ষিণ

District: Howrah জেলা: হাওড়া

Date: 05.04.2006 তারিখ: ০৫.০৪.২০০৬

050406

आयकर विभाग
INCOME TAX DEPARTMENT

ABHIJIT CHATTERJEE
SAHADEB CHATTERJEE

05/05/1973

Permanent Account Number:

AEHPC7548G



Signature

भारत सरकार
GOVT. OF INDIA



12092006

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोजर परेल्स, 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 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in



भारत निर्वाचन आयोग
परभार पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

AZC1187467



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

Dileep mahato

AZC1187467

पता : झाडा टोना
महाराष्ट्र - दूरी,
बैलस - बैलस,
मिना - सीतामढ़ी,
843316

Address : Ziva Tona
Town/Vill - Haseur,
Arohal - Belsand,
Distt. - SITAMARHI,
843316

दिनांक / Date : 05/03/2014

030, बैलस निर्वाचन क्षेत्र के निर्वाचक
अधिकारी का हस्ताक्षर की अनुमति
Facsimile Signature of Electoral Registration
Officer 030, Belsand, Constituency

यदि बदले पर, उन्हें पते पर अपना नाम परिवर्तन
आधार में दर्ज करवाने तथा उस पते पर इसी प्रकार का
कार्ड करने के लिए सम्बन्धित कार्यों में यह कार्ड सजाव
करवाने पड़े।

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 চিতলাঙ্গিয়া

Mother's Name Janki Chitlangia

মাতার নাম জনকী চিতলাঙ্গিয়া

Sex M

লিঙ্গ পুং

Age as on 1.1.2002 24

১.১.২০০২-এ বয়স ২৪

N. Chitlangia

Address:

71A/2 ALIPORE ROAD ALIPORE Kolkata 700027

হিসানা :

৭১এ/২ আলিপুর রোড আলিপুর কলকাতা ৭০০০২৭

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অফিসার

Assembly Constituency: 148-Alipore

বিধানসভা নির্বাচন ক্ষেত্র : ১৪৮-আলিপুর

District:Kolkata

জেলা: কলকাতা

Date: 11.09.2002

তারিখ: ১১.০৯.২০০২

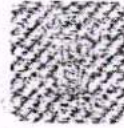
103/0275

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GODBALAJI TRADELINK PRIVATE
LIMITED

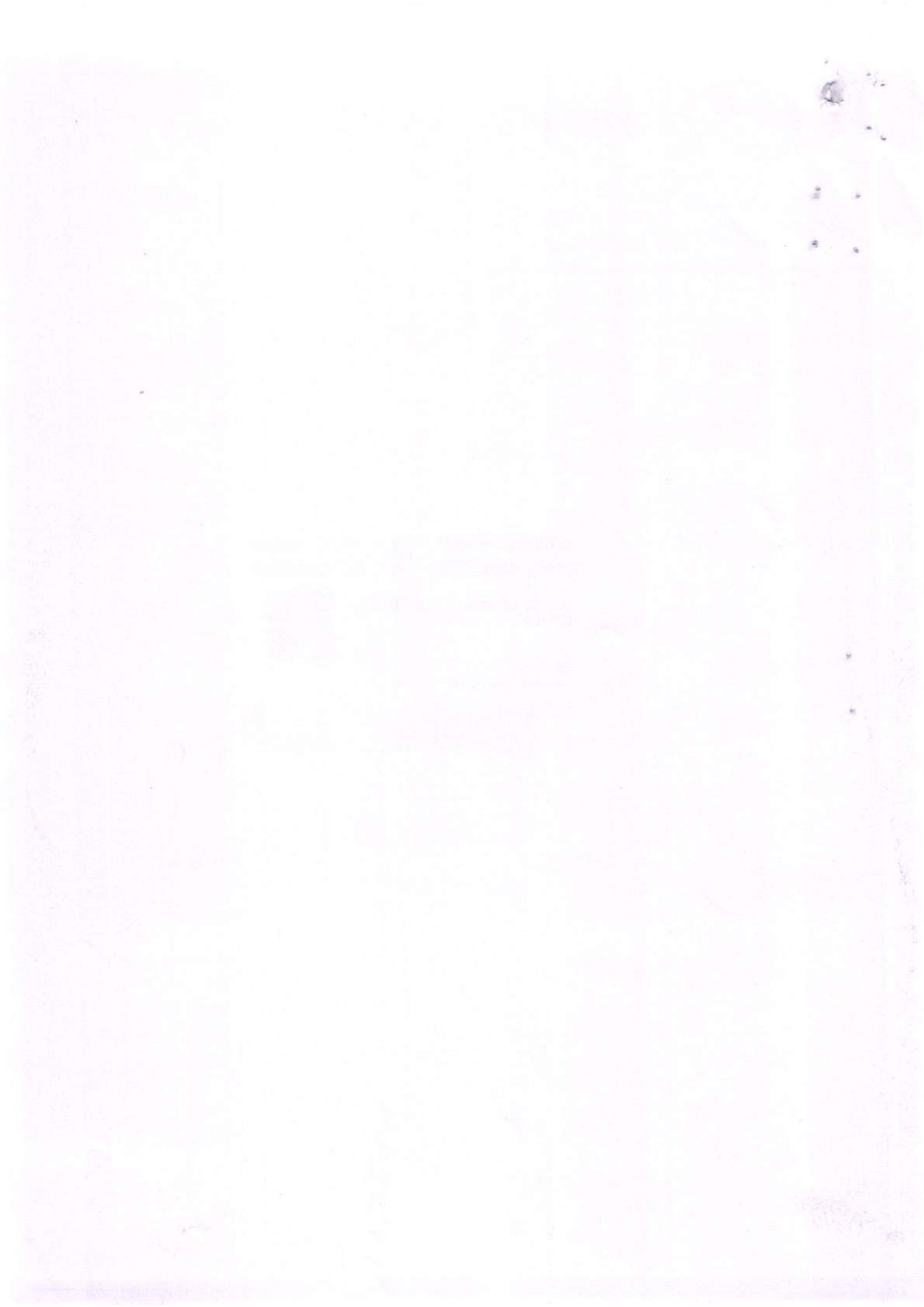


28/03/2006

Permanent Account Number

AACCG8964E

13060006



आयकर विभाग

INCOME TAX DEPARTMENT

NAVNEET CHITLANGIA

HARI PRASAD CHITLANGIA

09/11/1977

Permanent Account Number

AELPC4721P

Navneet Chitlangia

Signature

भारत सरकार


GOVT. OF INDIA



शुद्धता **विश्वस**
INCORPORATED DEPARTMENT
LOVELY PROMOTERS PRIVATE LIMITED

शिरा **अक्षर**
GOVT. OF INDIA

04/10/2005
 Memorandum Account Number
AA818133810



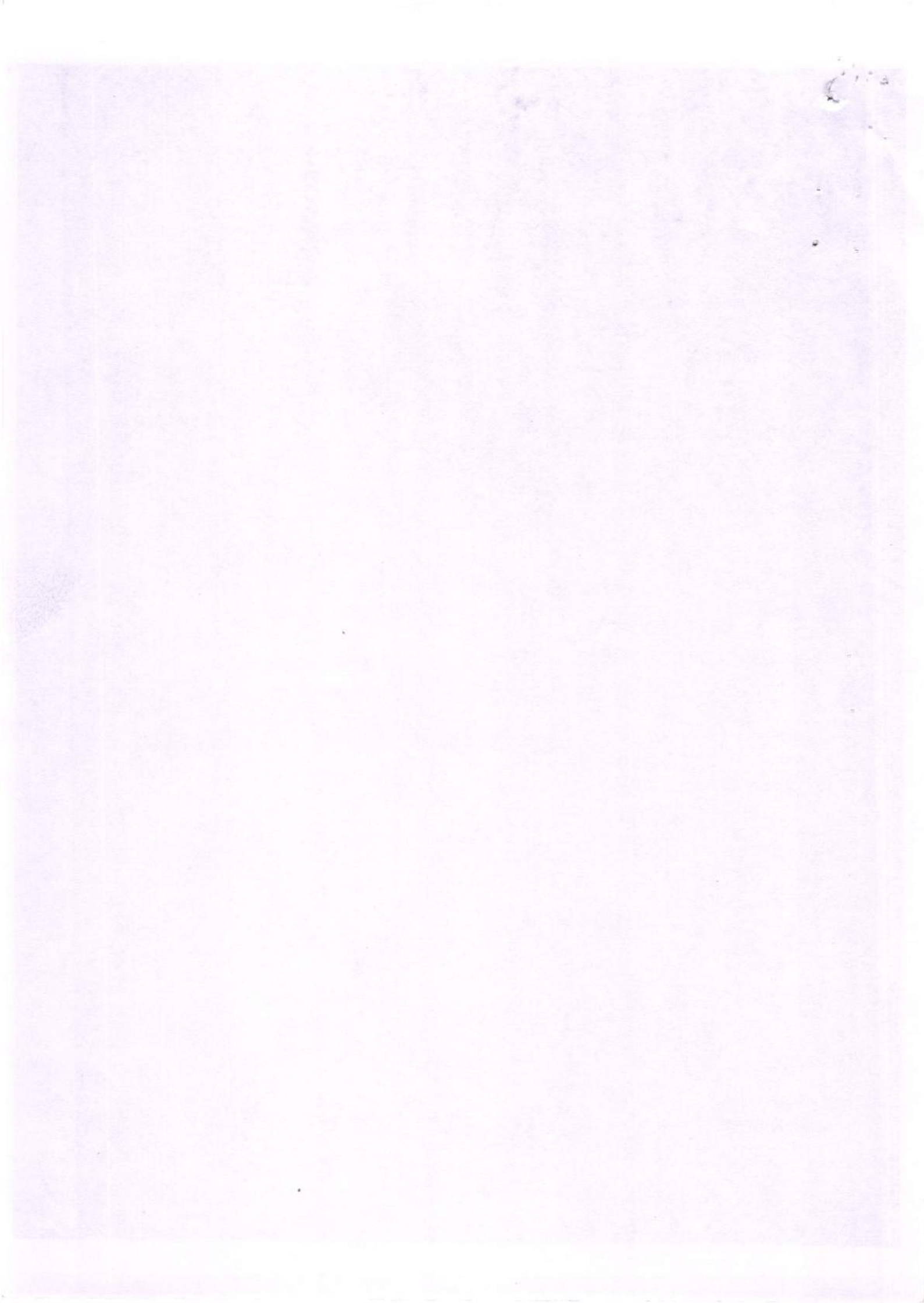
2010025

This receipt is valid only for the purpose of the Government of India and is not valid for any other purpose. It is not to be used as a receipt for any other purpose.

The Government of India is not responsible for the loss or damage of this receipt.

H. M. Sharma, Director, Government of India.

11





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19030000899031/2015	Query Date	30/10/2015 12:53:23 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. 8,71,225/-	Total Market Value:	Rs. 9,94,376/-
Stampduty Payable	Rs. 49,739/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 11,032/-	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			

*As for
Manga Map
Not nearby Hotel
Road*

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:- 443 LR Khatian No:- 28	22 Dec	4,35,612/-	4,86,139/-	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:- 443 LR Khatian No:- 288	23 Dec	4,35,613/-	5,08,237/-	Proposed Use: Industrial Use, ROR: Shali, Width of Approach Road: 2 Ft.,
Total			45 Dec	8,71,225/-	9,94,376/-	
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 Navneel Chitlangia Mangalam Apartments, 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				
Sl 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, 4th Floor, 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 Late 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	

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:- 443 , LR Khatian No:- 28	Owner:কিশোর চন্দ্র ঘোষ, Gurdian:চন্দ্রশেখর, Address:হাঁড়াল, Classification:শালি, Area:0.22000000 A re.
L2	District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shrirampur	LR Plot No:- 443 , LR Khatian No:- 288	Owner:পাভলী প্রোপার্টিস প্রা:লি:পক্ষে, Gurdian:ডা রেক্টার, Address:47/এ.জাকারিয়া স্ট্রীট জোড়াসাঁকো .কোল-73, Classification:শালি, Area:0.23000000 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.


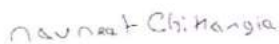
(Balaram Adhikari)



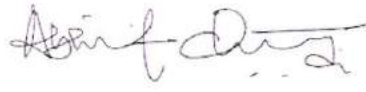
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - III
KOLKATA
Kolkata, West Bengal

Seller, Buyer and Property Details

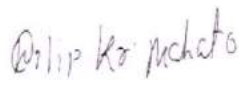
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Abhijit Chatterjee 14, N.S.Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 03/11/2015 4:43:07 PM	 LTI 03/11/2015 4:43:26 PM
		 03/11/2015 4:43:52 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 5:07:46 PM	 LTI 03/11/2015 5:07:58 PM
		 03/11/2015 5:08:09 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, 4th Floor, 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 4:43:07 PM	 LTI 03/11/2015 4:43:26 PM
		 03/11/2015 4:43:52 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 Late 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 5:08:38 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:- 443 , LR Khatian No:- 28	22 Dec	4,35,612/-	4,86,139/-	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:- 443 , LR Khatian No:- 288	23 Dec	4,35,613/-	5,08,237/-	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	22	100
L2	LOVELY PROMOTERS PRIVATE LIMITED	GODBALAJI TRADELINK PRIVATE LIMITED	23	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 - 190302727 / 2015

Query No/Year	19030000899031/2015	Serial no/Year	1903010015 / 2015
Deed No/Year	I - 190302727 / 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 11,032/- (A(1) = Rs 10,934/- ,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 11,032/-

Description of Online Payment

1. Rs 11,032/- 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. 49,739/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 49,639/-

Description of Online Payment

1. Rs 49,639/- 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 14:38 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 9,94,376/-

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 Late 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 Late 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. 49,739/- and Stamp Duty paid by Stamp Rs
100/-, by online = Rs 49,639/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 80328, Purchased on 18/09/2015, Vendor named P
Chatterjee.



(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 39595 to 39624

being No 190302727 for the year 2015.



Digitally signed by BALARAM ADHIKARI
Date: 2015.11.04 17:26:58 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 04/11/2015 17:26:57

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

16/11/15

(This document is digitally signed.)



DATED THIS 3rd 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