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10/7/19/19

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U.V. R. 46, 06 250 L

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

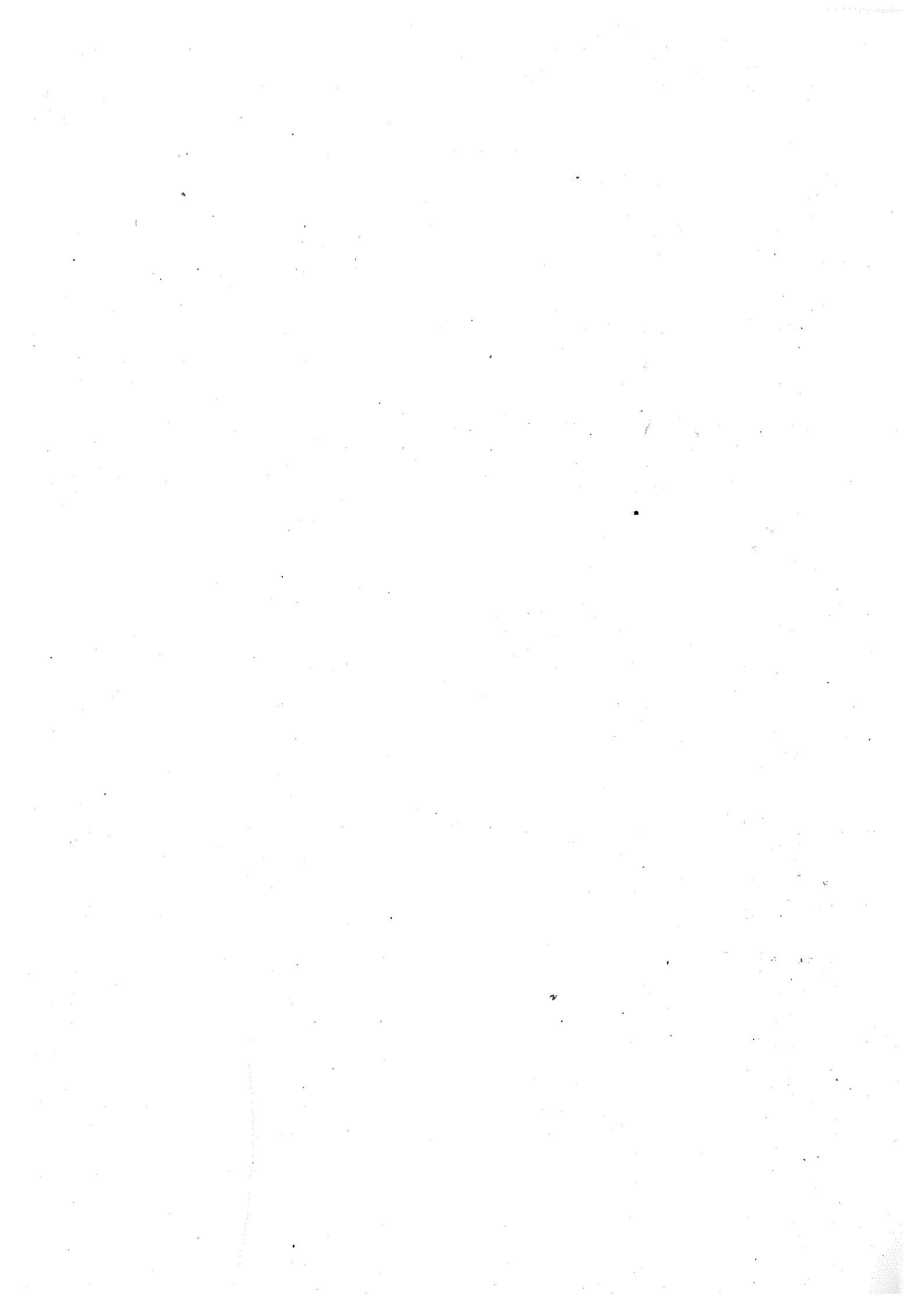
19

District Sub-Registrar  
Bhore South 24 Pargan

THIS INDENTURE made this 1st day of July Two Thousand  
01 JUL 2019  
 and Nineteen BETWEEN PARTHA CHATTERJEE PAN No.  
BTRPC1462K son of Late Debi Prasanna Chatterjee, by faith Hindu, by  
*by Nationality - Indian.*  
 occupation Consultant residing at Flat-84, 25, Porchester Place, London-  
 W2 2PF, 3TP United Kingdom, and also resident of 91/A, Bondel Road,  
 Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019 now  
 represented by Sri Pradeep Banerjee, *Alias PradiP Banerjee,* PAN No. AOAPB8647N, son of  
 Late Madhav Chandra Banerjee, by faith Hindu, by occupation Service,

*And the other*

*And the other*



Arvind Meharia

of No. 739, Sarat Chatterjee Road, Howrah-711 102 as Constituted Attorney appointed by a Deed of General Power of Attorney registered in A.R.A-III, Kolkata. Book No. IV, C.D. Volume No. 2, pages 546 to 556 Being No. 00736 for the year 2012 hereinafter referred to as the 'VENDOR' (which term expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executors, administrators, legal representative and assigns) of the **ONE PART AND M/S. PACE DEALCOM PRIVATE LIMITED PAN NO. AABCP5570H** a company registered under the Companies Act 1956 having its registered office at Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear, in the town of Kolkata-700 071, represented by its director **Sri Arvind Kumar Meharia (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by occupation Business, residing at 29/4, Ballygunge Park, P.O. Ballygunge, P.S. Karaya, in the Town of Kolkata, hereinafter referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors, administrators legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** by an Indenture bearing date 14.12.1940 made between Khondkar Fuzles Sobhan son of Alhas Khan Bahadur Khandekar, Fuzlal

Arvind Meharia

Haque, therein described as the Vendor and Smt. Ela Chatterjee wife of Debi Prasanna Chatterjee and Kanailal Chatterjee son of Late Rai Saheb Bidhu Bhusan Chatterjee therein described as the Purchasers registered in Book No. I, Volume No. 8, pages 131 to 136 Deed No. 89 of 1941 registered at the office of Additional District Sub-Registrar Alipore, 24-Parganas, the said Khondkar Fuzles Sobhan, the Vendor therein absolutely sold, transferred and conveyed unto and in favour of the said Ela Chatterjee and Kanailal Chatterjee, the Purchasers therein, for the consideration mentioned therein, all that piece and parcel of land measuring 1 Bigha, 15 Cottahs, 5 Chittacks and 1 Square feet a little more less being the portion of C.S. Dag No. 116, 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khaspur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and the said Purchasers had purchased the land separately out of their respective separate funds ;

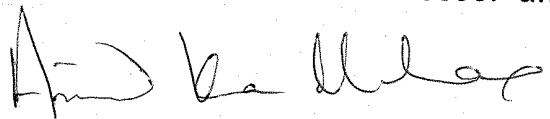
**AND WHEREAS** by a Deed of Partition dated 31.07.1946, registered in Book No. I, Volume No. 53, pages 9 to 20 being No. 2741 for the year 1946, registered at the office of the District Sub-Registrar at Alipore, 24-Parganas, Smt. Ela Chatterjee and Sri Kanai Lal Chatterjee had amicably separated and demarcated their shares and portions in the said land being the portion of C.S. Dag No. 116 and 118, Khatian Nos. 160, 267, 150 and

*Amo K. Chatterjee*

255, Touji Nos. 151 and 152 in Mouza and Parganas Khaspur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas. In the said Deed of Partition Ela Chatterjee was allotted demarcated 18 Cottahs, 2 Chittacks and 10 Square feet of land being a portion of C.S. Plot No. 118, Khatian No. 160 and 267, Touji Nos. 151 and 152 in Mouza and Parganas Khaspur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and Kanai Lal Chatterjee was allotted demarcated all that piece and parcel of Raiyat Sthitiban land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet comprised within C.S. Plot No. 116, Khatian Nos. 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khaspur, P.S. Tollygunge, Sub-Registration Office Alipore, District 24-Parganas ;

**AND WHEREAS** after partition Smt. Ela Chatterjee had constructed two buildings on the western part of the said land allotted to her and the land with those buildings were recorded in the books of the Kolkata Municipal Corporation as Premises No. 189/A, Netaji Subhas Chandra Bose Road, under Ward No. 98 and Smt. Ela Chatterjee also constructed an incomplete structure on the eastern part of the aforesaid premises ;

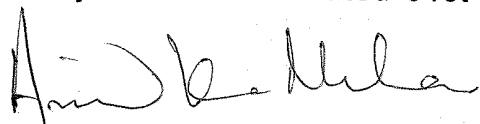
**AND WHEREAS** by a Deed of Lease bearing date 12th day of October, 1988, Smt. Ela Chatterjee, therein mentioned as the Lessor and Sri



Chiradip Lahiri son of Late Chandra Shekhar Lahiri and Smt. Indrani Lahiri wife of Late Chandra Shekhar Lahiri, therein mentioned as the Lessees, registered in Book No. I, Volume No. 282, pages 1 to 6, being No. 11927 for the year 1988 registered at the office of the Additional District Sub-Registrar, Alipore, District 24-Parganas (S), the said Smt. Ela Chatterjee, the Lessor therein, for the consideration mentioned therein leased out all that the piece and parcel land measuring 7 Cottahs on the eastern portion of the said incomplete structure situate lying Premises No. 189A, also described as 189/1A, Netaji Subhas Chandra Bose Road, previously known as 3, Regent Grove Road, Kolkata-700 040 mentioned in the Schedule herein to Sri Chiradip Lahiri and Smt. Indrani Lahiri, the Lessees mentioned therein for a period of 99 years more fully and particularly described in the Schedule "A" ;

**AND WHEREAS** thereafter the said Smt. Ela Chatterjee, died on 2nd day of November, 1998 leaving her surviving her two sons Partha Chatterjee and Siddhartha Chatterjee and two daughters Smt. Indrani Lahiri and Smt. Padmini Chatterjee ;

**AND WHEREAS** the said Ela Chatterjee left a Will dated 31st day of



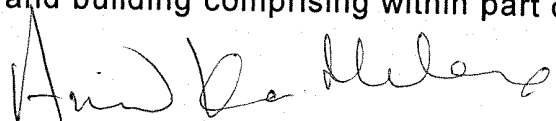
December, 1991 and appointed Siddhartha Chatterjee as the Executor of the said Will ;

**AND WHEREAS** Siddhartha Chatterjee applied for obtaining Probate of the said Will of Smt. Ela Chatterjee, deceased before the Hon'ble High Court at Calcutta being P.L.A. No.128 of 2001. The said Probate application has been contested and marked as T.S. No. 4 of 2012 ;

**AND WHEREAS** the said Partha Chatterjee discussed several times with the Legatees and/or other heirs of Smt. Ela Chatterjee, deceased to settle the disputes and division of all the properties but the Legatees and/or the heirs failed to settle the disputes and for the division of the properties;

**AND WHEREAS** in the absence of probate of the said will of Smt. Ela Chatterjee, deceased, the Vendor herein inherited undivided  $\frac{1}{4}$ th share of all the properties including the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata left by Smt. Ela Chatterjee deceased ;

**AND WHEREAS** the Vendor herein by a registered Deed of Conveyance dated 6th February, 2012, has already sold transferred and conveyed his  $\frac{1}{4}$ th undivided share of the land and building comprising within part of



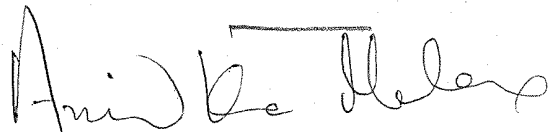
Premises No. 3, Regent Grove Road now known as 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 leaving the part of the land under lease granted by Smt. Ela Chatterjee, since deceased to the purchase herein ;

**AND WHEREAS** Siddhartha Chatterjee the executor of the said Will died intestate on 7th May, 2016 leaving him surviving his only one son Debaprem Chatterjee, who inherited the share of Siddhartha Chatterjee, deceased ;

**AND WHEREAS** none of the parties took any steps in P.L.A. No. 128 of 2001 and T.S. No. 4 of 2012 for obtaining the Probate Letters of Administration from the Hon'ble High Court at Calcutta ;

**AND WHEREAS** by an order dated 20th June, 2019 passed by the Hon'ble High Court at Calcutta the said Testamentary Suit No. 4 of 2012 stands dismissed for non prosecution ;

**AND WHEREAS** thus Vendor herein is now seized possessed of and/or otherwise well and sufficiently entitled to undivided  $\frac{1}{4}$ th share (Lessors'share) i.e. 1 (one) Cotthah 12 (twelve) Chittacks land more or less of the lease hold land together with incomplete building standing thereon out of 7 Cottahs land mentioned in the Schedule 'A' written hereunder situate lying at Premises No. 189A, Netaji Subhas Chandra

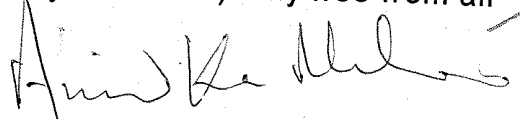




Bose Road also known as 189/1A, Netaji Subhas Chandra Bose Road, also (formerly known) as Premises No. 3, Regent Grove Road, Kolkata-700 040 (morefully and particularly described in the Schedule 'B' written hereunder and hereinafter referred to as the "said land") ;

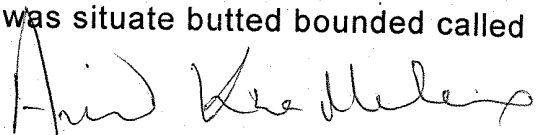
**AND WHEREAS** the said Partha Chatterjee, the Vendor herein, negotiated with the purchaser to sell his undivided  $\frac{1}{4}$ th owner's share mentioned in the Schedule "B" of the said part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata at a consideration of Rs. 50,000/- (Rupees Fifty thousand) only free from all encumbrances whatsoever but subject to lease ;

**AND WHEREAS** the Vendor has agreed to sell and the Purchaser has agreed to purchase the said undivided  $\frac{1}{4}$ th owner's share viz 1 Cottah 12 $\frac{1}{2}$  Chittacks land more or less of the lease hold Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 together with right to use passage and dilapidated incomplete building standing thereon fully described in the Schedule "B" hereto out of Schedule "A" property at or for the consideration of Rs. 50,000/- (Rupees Fifty thousand) only free from all

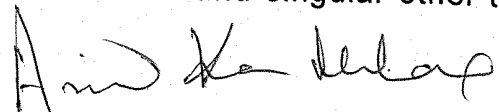


encumbrances liens, charges, mortgages, trust, whatsoever but subject to lease ;

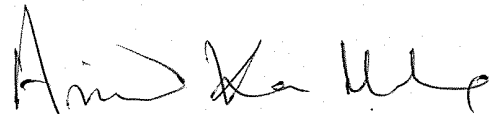
**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 50,000/- (Rupees Fifty thousand) only of lawful money of India paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser as well as the said property by these presents) the Vendor doth hereby grant transfer and convey undivided  $\frac{1}{4}$ th owner's share unto the Purchaser its successor or successors in office All That piece and parcel of the leasehold land hereditament and premises containing an area of 1 Cottah 12 Chittacks more or less out of 7 Cottahs land mentioned in the Schedule "A" hereunder together with passage and dilapidated structure standing thereon being part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 fully described in the Schedule "B" hereto but subject to lease as shown in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said  $\frac{1}{4}$ th undivided owner's share in the messuage tenement land hereditaments and premises now are or is or at any time or times heretofore were or was situate butted bounded called



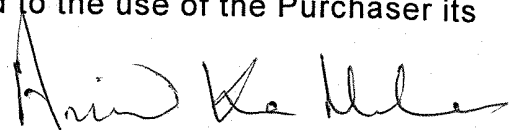
known numbered described or distinguished TOGETHER WITH all houses outhouses and other buildings erections and fixtures and all ways paths passages lights waters water-courses sewers drains ditches and the ground and soil thereof AND all and all manner of rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing and being in and upon or belonging to or in anywise appertaining to the said messuage tenement land hereditaments and premises and every part thereof or which with the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or accepted reputed deemed taken or known as part parcel or member thereof appurtenant thereto AND the reversion and reversions remainder and remainders and the rents issue and profits thereof and every part thereof AND all the  $\frac{1}{4}$ th undivided owner's share in the estate right title interest property claim and demand whatsoever of the Vendor into and upon the same AND all deeds pottas muniments writings and evidences of title which in any wise relate to the said messuage tenement land hereditaments and premises or any part or parcel thereof which now are or hereafter shall or may be in the custody possession or power of the vendor or which he can procure without any suit TO HAVE AND TO HOLD  $\frac{1}{4}$ th undivided owner's share in the said messuage tenement land hereditaments and all and singular other the

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premises hereby granted transferred and conveyed or otherwise assured or intended so to be unto and to the use of the Purchaser its successor and successors in office and assigns absolutely and forever but subject to lease AND the Vendor doth hereby for himself, his heirs, executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by him the vendor (or his ancestors) made done committed or knowingly or willingly suffered to the contrary he the Vendor now has good right full power and absolute authority to grant convey and transfer all and singular the said messuage tenement land hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto and to the use of the Purchaser its successors or successors in office and assigns in the manner aforesaid and according to the true intent and meaning of these presents AND that the Purchaser its successor and successors in office and assigns shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement land hereditaments and premises hereby granted and receive and take the rents issues and profits thereof without any hinderance lawful eviction interruption disturbance claim and demand whatsoever from or by the Vendor or by any person or persons now or hereafter lawfully or equitably claiming or to claim by from under or in trust for him or from or under any

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of his ancestors AND that free and clear and clearly and absolutely discharged or exonerated or otherwise by the Vendor his heirs executors administrators or representatives and well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the vendor his heirs, executors, administrators or representatives or any person or persons claiming or to claim by from through under or in trust for him AND moreover that the Vendor his heirs, executors administrators and representatives and all and every other person or persons having or claiming or who shall or may have or claim any estate right title interest claim and demand whatsoever at law or in equity in to or out of the said messuage tenement land hereditaments and premises hereby granted or intended so to be or any part thereof from through under or in trust for him shall and will from time to time and at all times hereafter upon every reasonable request and at the expense and cost of the Purchaser its successor or successors in office and assigns make do acknowledge and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said messuage tenement land hereditaments and premises and every part or parcel thereof unto and to the use of the Purchaser its

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successors, successors in office and assigns in the manner aforesaid as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and all his heirs executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser its successor or successors in office and assigns against loss damages costs charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

**SCHEDULE A ABOVE REFERRED TO :**

Undivided  $\frac{1}{4}$ th share in ALL THAT piece and parcel of eastern portion of the premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata, also known as 189/1A, Netaji Subhas Chandra Bose Road, Calcutta-700 040, formerly know as 3, Regent Grove Road, Kolkata-700 040, P.S. Netaji Nagar, District-24-Parganas (S), under Ward No. 98, of Calcutta Municipal Corporation being a land measuring 7 (seven) Cottahs with passage and dilapidated two storied incomplete structure thereon and 10' (ten feet) wide common passage on western side connecting the Public Road, namely Regent Grove Road, with the right of common use with co-owners and easement appurtenant thereto as shown in the annexed map with "RED" colour, butted and bounded in manner as follows:

ON THE NORTH : by 189/B, Netaji Subhas Chandra Bose Road,  
ON THE SOUTH : by 30' wide Regent Grove Road

*Am K. Das*

ON THE EAST : by 199, Netaji Subhas Chandra Bose Road,  
 ON THE WEST : by part of the premises No. 3, Regent Grove  
 Road and 10 feet wide common passage with  
 right of easement.

**SCHEDULE B ABOVE REFERRED TO :**

ALL THAT the 1/4th undivided owner's share of the leasehold land hereditament and premises containing an area of 1 Cottah 12 Chittacks more or less out of total land area of 7 Cottahs together with passage and dilapidated <sup>600 SBF (61-300+15+300) out of 2400 SBF covered</sup> two storied incomplete structures standing thereon and 10 <sup>approx SFT</sup> feet wide common passage on the property situated lying at Mouja - Khaspur, J.L.No. 46, Police Station Tollygunge presently Bansdroni comprised within Premises No. 189A, Netaji Subhas Chandra Bose, Kolkata-700 040, also known as 189/1A, Netaji Subhas Chandra Bose, Kolkata-700 040 and formerly known as 3, Regent Grove Road, Kolkata-700 040 under Kolkata Municipal Corporation Ward No. 98, in the District 24-Parganas (South) and butted and bounded as follows :

ON THE NORTH BY : By 189/B, Netaji Subhas Chandra Bose Road,

ON THE SOUTH BY : By 189A, N.S.C. Bose Road

ON THE EAST BY : By 199, Netaji Subhas Chandra Bose Road

ON THE WEST BY : K.M.C. Road

*Amir K. Up*

*Amir K. Up*

OR HOWSOEVER OTHERWISE the said premises is butted bounded called known described or distinguished.

IN WITNESS WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

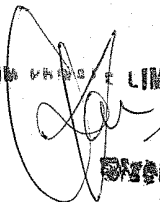
SIGNED SEALED AND DELIVERED

at Kolkata in the Presence of :

1) Gopin Shankar Mukherjee (Poreei)  
46C Chokorengheo Road

Pratip Banerjee  
For Partha Chatterjee  
constituted Attorney

27 Ramprasad H.S.  
10, old Post office street  
Kolkata.

ACE BEALCO PRIVATE LIMITED  
  
Kolkata

Drafted by :



Advocate

High Court, Calcutta

Registration No. NB/139/77



**Received of and from the withinnamed**  
 Purchaser the within mentioned sum of  
 Rs. 50,000/- (Rupees Fifty thousand) only  
 being the Consideration money as per memo  
 below.

Rs. 50,000/-

**MEMO OF CONSIDERATION**

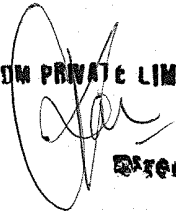
Cheque No. 950928 dt. 27/03/2018  
 drawn on Punjab National Bank  
 New Market Branch

— Rs. 50,000.00

17. Parvati

27. Ramji H. S.

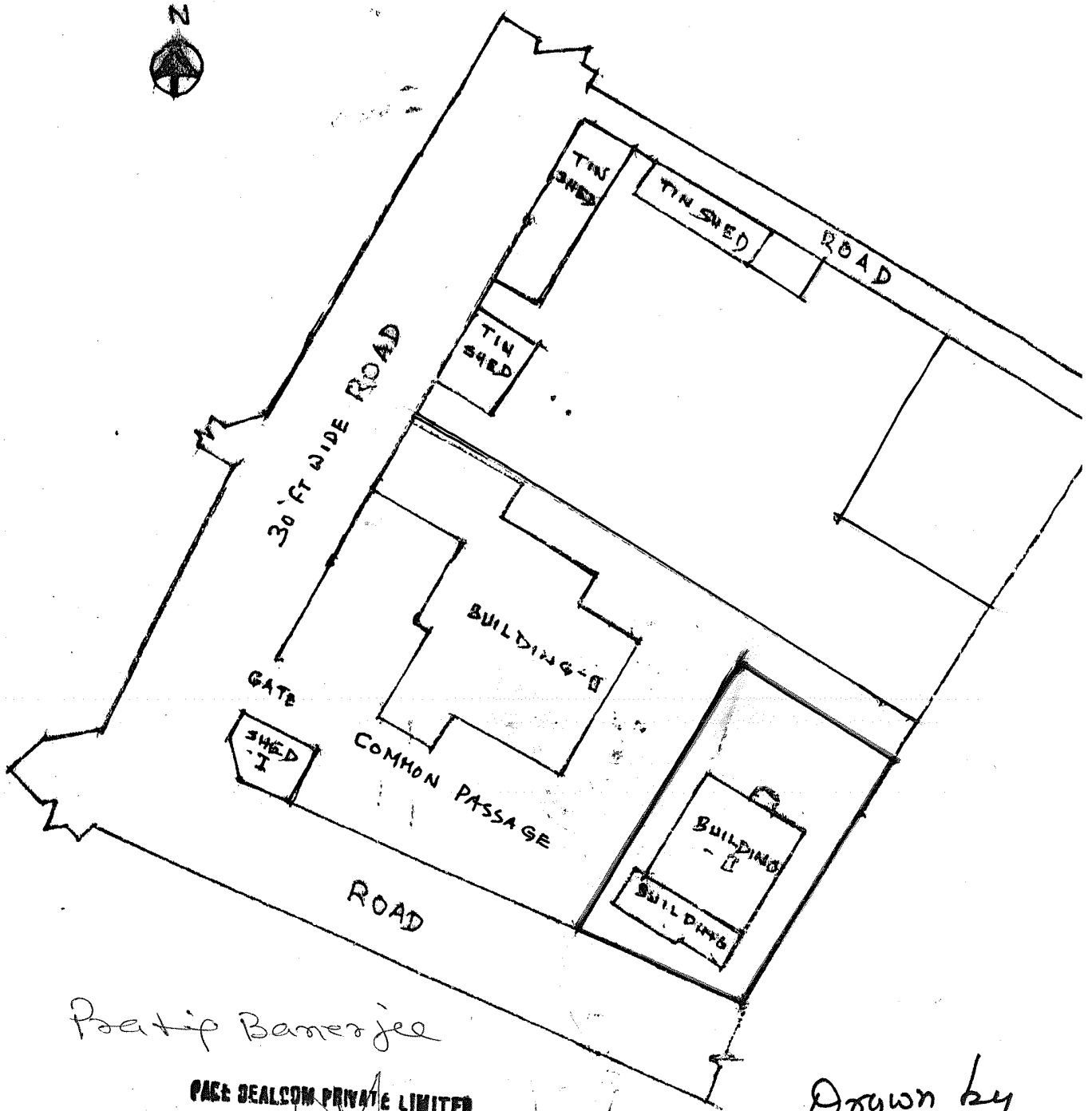
PAKISTAN PRIVATE LIMITED



Director

Parvati Banojee

DEED PLAN OF PREMISES NO  
189A & 189B N.S.C BOSE ROAD KOLKATA-700040.



Pratip Banerjee

FACE SEALSON PRIVATE LIMITED

*[Signature]*  
Director

Drawn by  
*[Signature]*

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1601-2019, Page from 93172 to 93204**

**being No 160101941 for the year 2019.**



Digitally signed by MAITREYEE GHOSH  
Date: 2019.07.03 12:14:17 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

**(Maitreyee Ghosh) 03-Jul-19 12:11:58 PM**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS**

**West Bengal.**

**(This document is digitally signed.)**

03/07/2019 Query No:-16010001017319 / 2019 Deed No :I - 160101941 / 2019, Document is digitally signed.

Page 03 of 03