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25.7.19 at 11:20am  
 0-0-1059376/19

U.V. B 81, 40, 105/

Verified that the document is admitted to registration. The signature sheet/s and the stamp/s are attached with this for the same part of this document

25 JUL 2019

District Sub-Registrar,  
 100/10 South 24 Pargana

THIS INDENTURE made this 25<sup>th</sup> day of July Two Thousand and Nineteen BETWEEN SMT. PADMINI CHATTERJEE (PAN No. AKJPC0397D) wife of Late Prasenjit Chatterjee by faith Hindu, by occupation Housewife, by Nationality Indian, residing at .Sivanath Bhawan, Flat No. Y-19, 5th Floor, P-11, Gariahat Road, Post Office Gariahat, Police Station Ballygunge, Kolkata-700 029 hereinafter referred to as the 'VENDOR' (which term expression shall unless excluded by or

*And the other*

10 JUL 2019

29399  
NO. .... DATE .....  
SOLD TO .....  
ADDRESS .....  
RS. ....  
Chatterjee Sil & Co.  
Solicitors & Advocates  
7, Old Post Office Street  
Room No. 5, Kolkata-1

10 JUL 2019  
58

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O/S)  
HIGH COURT, KOLKATA 700 001

10 JUL 2019



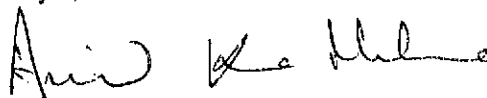
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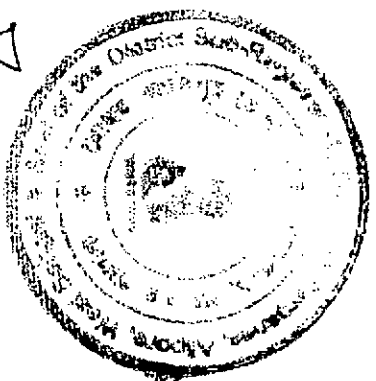
District Sub-Registrar-I  
South, South 24 Parganas

25 JUL 2019

Ranjit Hati  
S/o - Ramakanta Hati  
VII - Prillbanga, P.O. - Panchohra.  
P.S. - Egra, Mint - pura midnapur  
Pin - 721447, service

repugnant to the subject or context be deemed to mean and include her heir, executors, administrators, legal representative and assigns) of the **FIRST PART AND (1) M/S. ROMEX AGENCIES PRIVATE LIMITED (PAN NO. AABCR2428P)** 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 Sarani, in the town of Kolkata-700 071, **(2) M/S. NILANCHAL ESTATES PRIVATE LIMITED (PAN NO. AAACN8566D)** 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 Sarani, in the town of Kolkata-700 071, **(3) M/S. SMARTLAND ESTATES PRIVATE LIMITED (PAN NO. AADC57281B)** 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 Sarani, in the town of Kolkata-700 071, all represented by their Director **SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata 700 019, **AND**

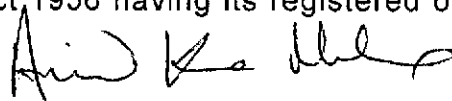


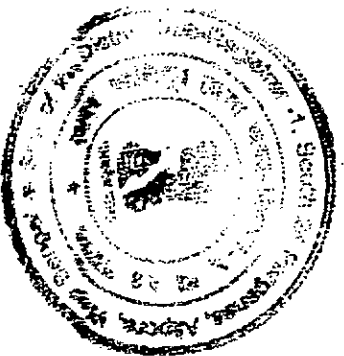


District Sub-Registrar-4  
Alibore, S. P. O. Alibore, Odisha

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(4) **SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharia, by faith Hindu, by occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata 700 019 hereinafter referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its successor and/or successors in office administrator and assigns of the Purchaser's No. 1, 2 & 3 and his legal heirs executors, administrator and assigns of the Purchaser No. 4) of the **SECOND PART AND MISS MARUSKA CHATTERJEE (PAN No. ACMPC5366P)** daughter of Late Prasenjit Chatterjee and Padmini Chatterjee by faith Hindu, by occupation Household, by Nationality Indian, residing at Sivanath Bhawan, Flat No. Y-19, 5th Floor, P-11, Gariahat Road, Post Office Gariahat, Police Station Bally-gunge, Kolkata-700 029, hereinafter referred to as the **'FIRST CONFIRMING PARTY'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representative and assigns) of the **THIRD PART AND M/S. PACE DEALCOM PRIVATE LIMITED (PAN NO. AABCP5507H)** a company registered under the Companies Act 1956 having its registered office at





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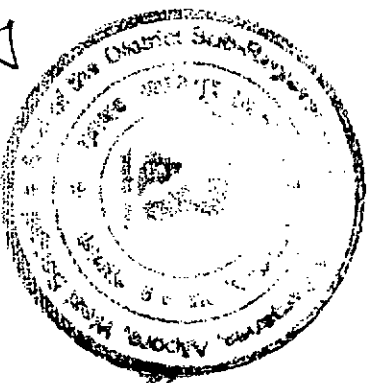
District Registrar  
Alipore, Suo in 24 Parganas

25 JUL 2019

Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear Sarani, 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, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata, hereinafter referred to as the **'SECOND CONFIRMING PARTY'** (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its successor and/or successors in office) of the **FOURTH PART.**

**WHEREAS** by an Indenture bearing date 14th day of December, 1940 made between Khondkar Fazles Sobhan son of Alhas Khan Bahadur Khandekar, Fuzlal 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. 1, 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 Fazles Sobhan, the Vendor therein absolutely sold, transferred and conveyed unto and in favour of the said Ela Chatterjee and Kanailal Chatterjee, the Purchasers

*Arvind Kumar Meharia*



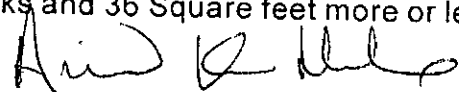
District Sub-Registrar  
Alibore, S. Parganas

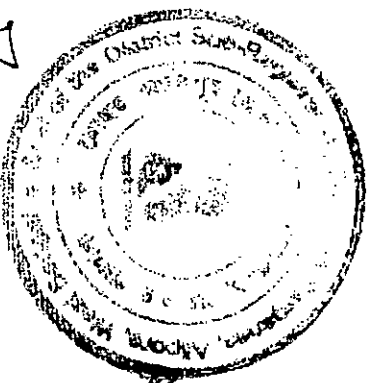
25 JUL 2018



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 Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and the said Purchasers had purchased the said land separately out of their respective separate funds ;

**AND WHEREAS** by a Deed of partition dated 31st day of July, 1946, registered in Book No. I, Volume No. 53, pages 9 to 20 being No. 2740 for the year 1946, 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 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and in the said Deed of Partition said Ela Chatterjee was allotted Lot 'A' being a demarcated portion of the total land measuring 18 Cottahs, 2 Chittacks and 10 Square feet of more or less and the said Kanai Lal Chatterjee was allotted Lot 'B' being the demarcated remaining portion of the total land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet more or less;





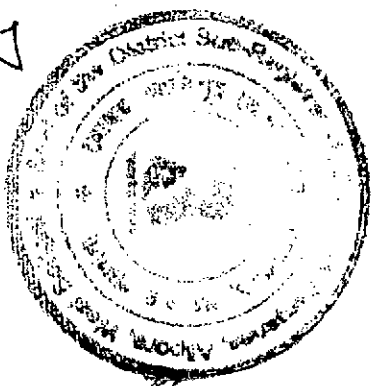
District Sub-Registrar-4  
Alibore, Odisha, Parganas

25 JUL 2018

**AND WHEREAS** after partition Smt. Ela Chatterjee had constructed two buildings one 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. 189A, 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 Chiradeep 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 7 to 16, being No. 11928 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 demarcated piece and parcel land measuring 7 Cottahs out of 18 Cottahs 2 Chittacks and 10 Square feet on the eastern portion together with the said incomplete structure situate lying at 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 written thereunder to Sri





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Chiradeep Lahiri and Smt. Indrani Lahiri, the Lessees mentioned therein for a period of 99 years more fully and particularly described in the Schedule "A" written thereunder ;


**AND WHEREAS** after granting the lease mentioned hereinabove, the said Ela Chatterjee retained the remaining land measuring 11 Cottah's 2 Chittacks and 10 Square feet comprised within the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 more fully and particularly described in the Schedule 'A' written hereunder ;

**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 her younger son Siddhartha Chatterjee as the Executor of the said Will ;

**AND WHEREAS** the said 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 brother of the Vendor Partha Chatterjee discussed





District Sub-Registrar  
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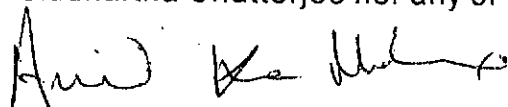
several times with the Legatees and/or other heirs of Smt. Ela Chatterjee, deceased to settle the disputes and division of all the properties but the Legatees and/or the heirs failed to settle the disputes and for the division of the properties ;

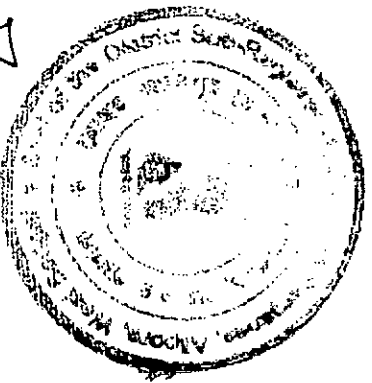
**AND WHEREAS** in the absence of probate of the said will of Smt. Ela Chatterjee, deceased, the Vendor herein inherited undivided  $\frac{1}{4}$ th share of all the properties including the aforesaid demarcated part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata containing 11 Cottahs 2 Chittacks and 10 Square feet left by Smt. Ela Chatterjee deceased ;

**AND WHEREAS** the Vendor's elder brother Partha Chatterjee by a registered Deed of Conveyance being No. 2929 of 2012 dated 6th day of 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 to Pace Dealcom Private Limited the Second Confirming Party ;

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

**AND WHEREAS** neither the son of Siddhartha Chatterjee nor any of the

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District Sub-Registrar  
Alibori, S. Unit, P. Parganas

25 JUL 2018



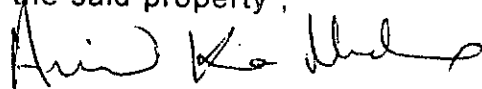
parties took any steps in P.L.A. No. 128 of 2001 and T.S. No. 4 of 2012 for obtaining the Probate / Letters of Administration from the Hon'ble High Court at Calcutta;

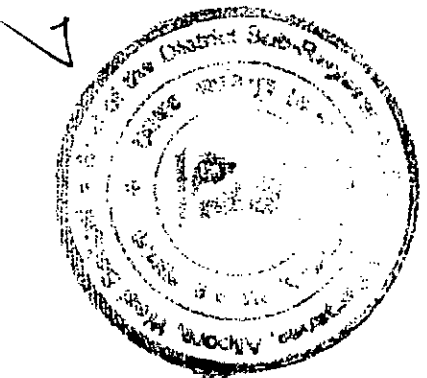
**AND WHEREAS** by an order dated 20th June, 2019 passed by the Hon'ble High Court at Calcutta, the said Testamentary Suit No. 4 of 2012 stands dismissed for non prosecution ;

**AND WHEREAS** thus the Vendor herein is now seized possessed of and/or otherwise well and sufficiently entitled to undivided  $\frac{1}{4}$ th (one fourth) share i.e. 2 (two) Cottahs 12 (twelve) Chittacks 33 Square feet land more or less together with building standing thereon (fully described in the Schedule 'B') out of 11 Cottahs 2 Chittacks 10 Square feet land mentioned in the Schedule 'A' written hereunder situate lying at part of Premises No. 189A, Netaji Subhas Chandra Bose Road also (formerly known) as Premises No. 3, Regent Grove Road, Kolkata-700 040 (hereinafter referred to as the "said property") ;

**AND WHEREAS** the Vendor herein is an old aged lady and Miss Maruska Chatterjee the First Confirming Party the only daughter of the Vendor looks after her;

**AND WHEREAS** Pace Dealcom Private Limited, the Second Confirming Party herein, has already purchased  $\frac{1}{4}$ th undivided share of Partha Chatterjee and is in possession of the said property ;





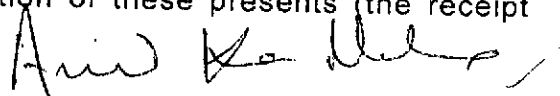
District Sub-Registrar-1  
Alibore, S. Unit, Odisha, Parganas

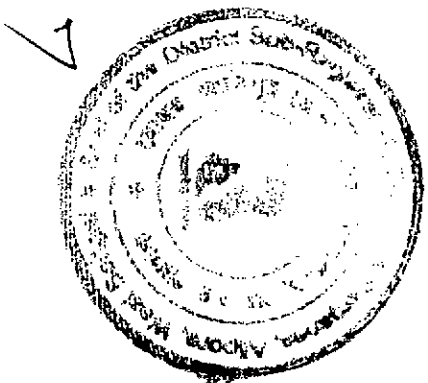
25 JUL 2019

**AND WHEREAS** the Vendor herein, negotiated with the Purchasers to sell her undivided  $\frac{1}{4}$ th (one fourth) share mentioned in the Schedule "B" of the said part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 at a consideration of Rs. 35,00,000/- (Rupees Thirty five lacs) only free from all encumbrances whatsoever (more fully and particularly described in the Schedule 'B' written hereunder and hereinafter referred to as the "said property") ;

**AND WHEREAS** the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided  $\frac{1}{4}$ th (one fourth) share i.e. 2 Cottahs 12 Chittacks 33 Square feet more or less together with the building standing thereon situate lying at part the Premises No. 189A, Netaji Subhas Chandra Bose Road, also described as 3, Regent Grove Road, Kolkata-700 040 together with right to own use passage fully described in the Schedule "B" written hereunder out of Schedule "A" property at or for the consideration of Rs. 35,00,000/- (Rupees Thirty five lacs) only free from all encumbrances liens, charges, mortgages, trust, whatsoever ;

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 35,00,000/- (Rupees Thirty five lacs) only of lawful money of India paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt

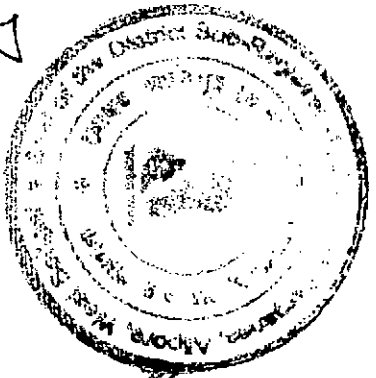




District Sub-Registrar-1  
Alibore, S. Unit, Parganas  
25 JUL 2018

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 Purchasers as well as the said property by these presents) the Vendor doth hereby grant transfer and convey (and the First Confirming Party and the Second Confirming Party and each of them doth hereby confirm) undivided  $\frac{1}{4}$ th (one fourth) share unto the Purchaser its successor or successors in office All That piece and parcel of the land hereditament and premises containing by estimation an area of 2 Cottahs 12 Chittacks 33 Square feet more or less together with the passage and structure standing thereon having undivided share of 2000 Square feet being part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 more fully and particularly mentioned in the Schedule 'B' hereunder out of 11 Cottahs 2 Chittacks 10 Square feet land mentioned in the Schedule "A" hereunder fully described as shown in the map or plan annexed hereto and bordered with Red colour OR HOWSOEVER OTHERWISE the said  $\frac{1}{4}$ th (one fourth) undivided 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 out houses 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

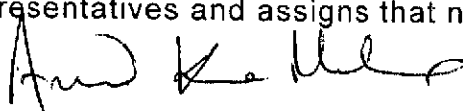
*Amir K. Khan*

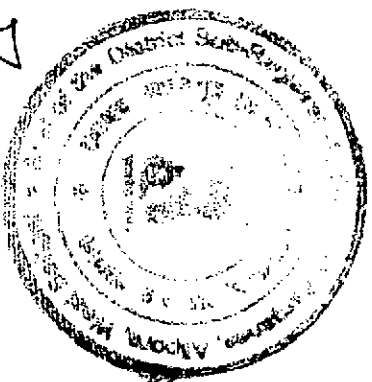


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Alipore, South 24 Parganas

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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 or reputed to belong or be deemed appurtenant thereto AND the reversion and/or reversions remainder and/or remainders and the rents issue and profits thereof and every part thereof AND all the legal incidency and all the estate right title interest property claim and demand whatsoever both or land equity of the Vendor into and upon the same AND all deeds pattas muniments writings and evidences of title which in any wise relate to the said property and/or the said messuage tenement land hereditaments and premises or any part or parcel thereof which now are or may hereafter shall or may be in the custody possession or power or control of the vendor or other person and/or persons from which she the Vendor can or which she can procure the same or without any suit at law or in equity TO HAVE AND TO HOLD  $\frac{1}{4}$ th (one fourth) undivided share in the said messuage tenement land hereditaments and all and singular other the 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 AND the Vendor doth hereby for herself, her heirs, executors, administrators and representatives and assigns that notwith-



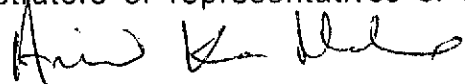


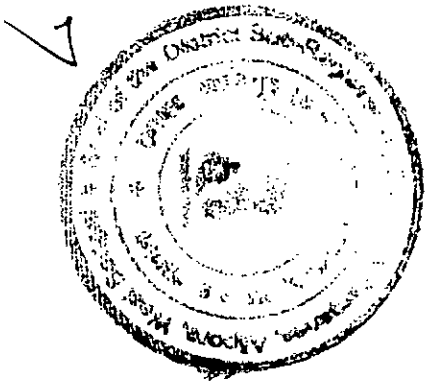
District Sub-Registrar-4  
Alibore, S. V. M. P. Organao

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standing any act deed matter or thing whatsoever by the Vendor (or her ancestors) made done committed or knowingly or willingly suffered to the contrary she 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 successor 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 her or from or under any of her ancestors AND that free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the Vendor her heirs executors administrators or representatives and well and sufficiently saved defend 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 her heirs, executors, administrators or representatives or any

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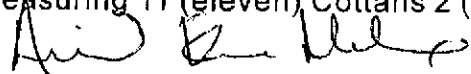
District Sub-Registrar-1  
Alibor, S. Unit, Parganas

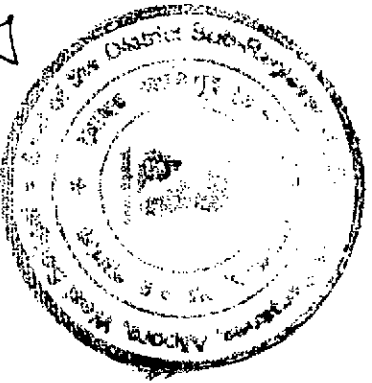
25 JUL 2019

person or persons claiming or to claim by from through under or in trust for the Vendor AND moreover that the Vendor her 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 the Vendor and/or the Vendor 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 and/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 successor and/or successors in office and assigns in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE A ABOVE REFERRED TO :**

ALL THAT demarcated piece and parcel of Western portion of the part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also described formerly known 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 11 (eleven) Cottahs 2 (two)





District Sub-Registrar  
Alibori, S.O. No. 24, Bargarh

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Chittacks 10 Square feet and two storied building having covered area of 8000 Square feet thereto as shown in the annexed map with "RED" colour, butted and bounded in manner as follows:

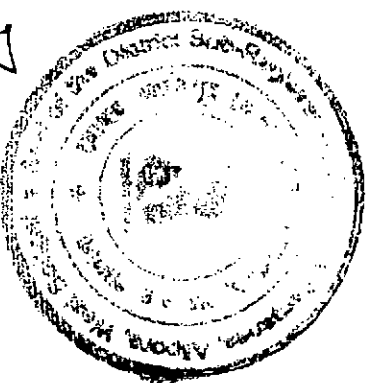
ON THE NORTH : By 189/B, Netaji Subhas Chandra Bose Road,  
 ON THE SOUTH : By KMC Road  
 ON THE EAST : By 199, Netaji Subhas Chandra Bose Road,  
 ON THE WEST : By 30' KMC Road

**SCHEDULE B ABOVE REFERRED TO :**

ALL THAT the  $\frac{1}{4}$ th (one fourth) undivided share of the land hereditament and premises containing an area of 2 Cottahs 12 Chittacks and 33 Square feet more or less out of total land area of 11 (eleven) Cottahs 2 (two) Chittacks 10 (ten) Square feet land and building, structures standing thereon measuring 1000 Square feet on the Ground floor and 1000 Square feet on the First floor out of 8000 Square feet cemented structure situated lying at Mouja - Khanpur, J.L.No. 46, Police Station Tollygunge presently Bansdroni comprised within Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 and also described as formerly known as 3, Regent Grove Road, Kolkata-700 040 under Kolkata Municipal Corporation Ward No. 98, in the District 24-Parganas (South).

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

*Air K. H. H.*



District Sub-Registrar-1  
Alibori, S. P. O. Alibori, Odisha

25 JUL 2018

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. Santinoy Chatterjee.  
6, Old Post Office St.  
Kolkata-700001.

2) Jami  
Gouri Shankar Laskar  
46C Chowranghee Lane  
(K-1)

Padmini Chatterjee

VENDOR  
Anil K. Ghosh  
For Smartland Estates Private Ltd

Director  
ANIL K. GHOSH  
For HILANCHAL ESTATES PVT LTD  
Director

Director  
ANIL K. GHOSH  
COMEX AGENCIES PRIVATE LIMITED  
PURCHASERS Director

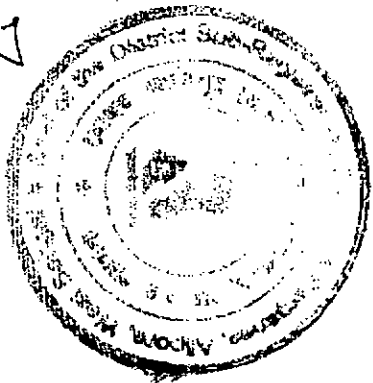
Maruska Chatterjee

FIRST CONFIRMING PARTY

FACE SEALCOM PRIVATE LIMITED  
Anil K. Ghosh  
Director

SECOND CONFIRMING PARTY

Drafted by:  
Raghunath Chatterjee  
Advocate  
High Court, Calcutta  
WB-335/1977



District Sub-Registrar-1  
Andhra Pradesh, S. V. Srinivas Pranganam  
25 JUL 2018



**Received of and from the withinnamed**  
**Purchaser the within mentioned sum of**  
**Rs. 35,00,000/- (Rupees Thirty five lacs) only**  
**being the Consideration money as per memo**  
**below.** Rs. 35,00,000/-

**MEMO OF CONSIDERATION**

Cheque/DD	Dated	Bank	Branch	Amount(Rs.)
098740	23/07/2019	Federal Bank	New Market	8,75,000/-
417581	24/07/2019	PNB	New Market	8,75,000/-
358569	24/07/2019	PNB	Sarat Bose Rd.	8,75,000/-
098737	23/07/2019	Federal Bank	New Market	8,75,000/-
Total :				<u>35,00,000/-</u>

(Rupees Thirty five lacs only)

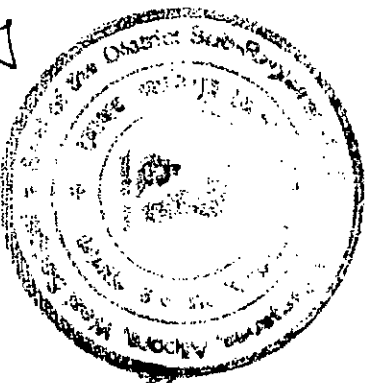
*Rohini Chatterjee*

Witnessess :

1. *Santimoy Chatterjee*

2. *Prasun*

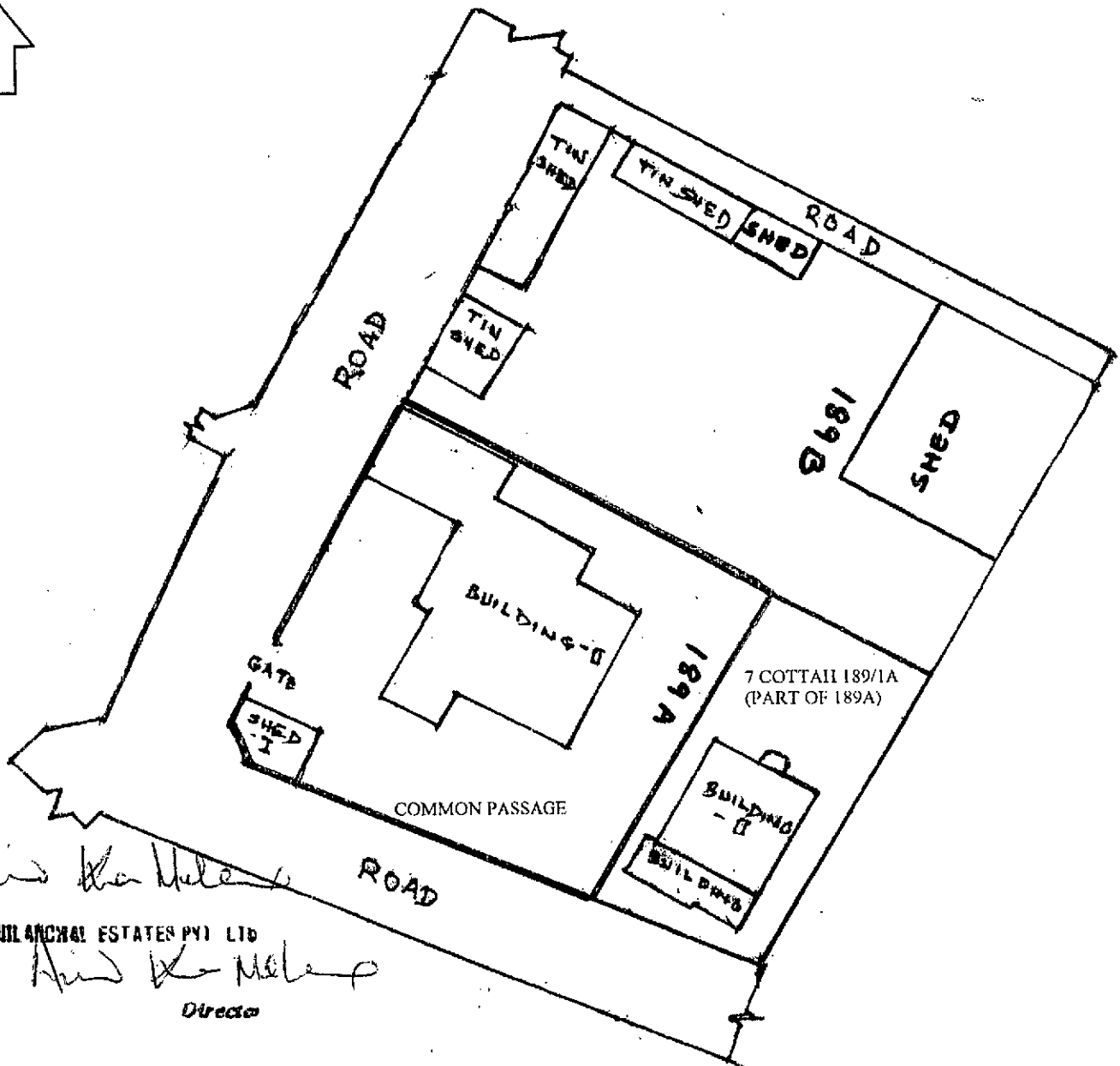
*Adk...*



District Sub-Registrar-4  
Alibore, Odisha, India

25 JUL 2018

DEED PLAN OF PREMISES NO. 189A & 189B NSC BOSE ROAD, KOLKATA - 700040  
 AREA - 1 BIGHA 15 COTTAH 5 CHITTACK 1 SQUARE FEET



*Anil K. Mehta*

For MILANCHAL ESTATES PVT LTD

*Anil K. Mehta*  
 Director

ROMEX AGENCIES PRIVATE LIMITED

*Anil K. Mehta*  
 Director

For Smartland Estates Private Ltd.

*Anil K. Mehta*  
 Director

Signature of purchaser

*Manuska Chatterjee*

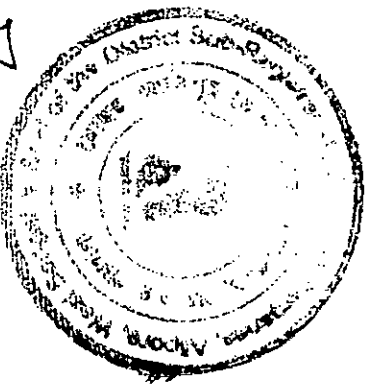
FACE DEACOM PRIVATE LIMITED

*Anil K. Mehta*  
 Director

Signature of confirming parties

*Radmini Chatterjee*


Signature of vendor



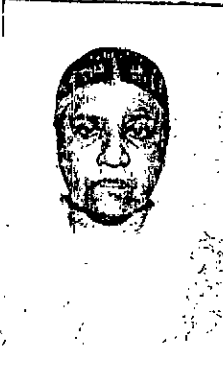
District Sub-Registrar-1  
Alibori, S. Unit, Parganas

25 JUL 2018


### Specimen Form for Ten Finger Prints

	Anil Kumar Meher	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

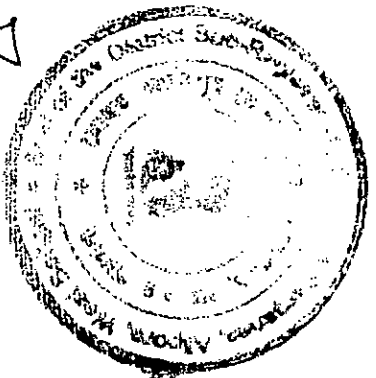
Signature : Anil Kumar Meher

	Padmini Chatterjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Padmini Chatterjee

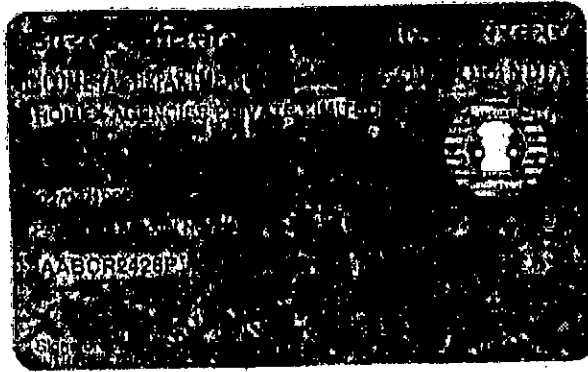
	Manuoka Chatterjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Manuoka Chatterjee



District Sub-Registrar-1  
Aligarh, Uttar Pradesh

25 JUL 2019



KOMEX AGENCIES PRIVATE LIMITED

A handwritten signature in black ink, consisting of several loops and flourishes, positioned over the company name.

*Director*





PERMANENT ACCOUNT NUMBER  
AEKRM7842Q

ARVIND KUMAR MEHARIA

FATHER'S NAME  
HANUMAN DAS MEHARIA

DATE OF BIRTH  
05-01-1961



SIGNATURE

STREET ADDRESS

COMMISSIONER OF INCOME TAX, WB

*(Handwritten signature)*

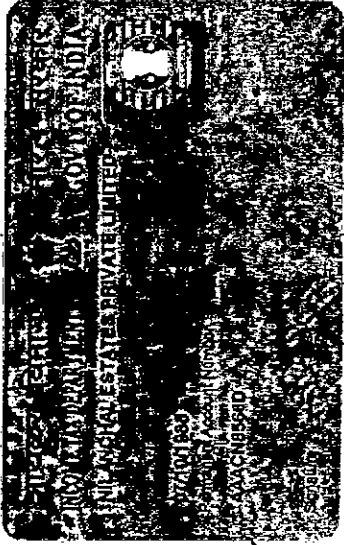


स्थान / लेखा संख्या / PERMANENT ACCOUNT NUMBER	AADCS7281B	
नाम / NAME	SMARTLAND ESTATES PRIVATE LIMITED	
सिद्धांत / बनने की तिथि / DATE OF INCORPORATION/FORMATION	11-02-1993	
		
		आयकर अधिकारी, पं. सं. XI COMMISSIONER OF INCOME TAX, W.B. - XI

For Smartland Estates Private Ltd.

  
Director



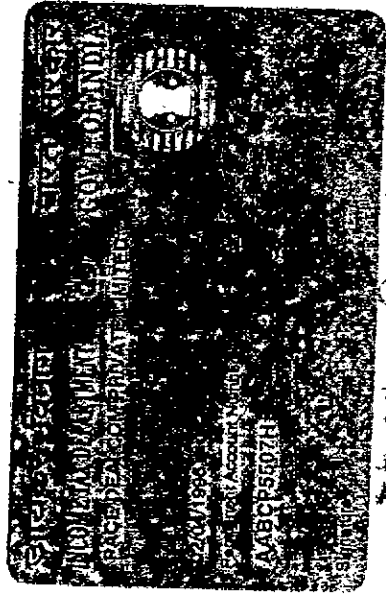


SHRI ANKUR ESTATES PVT LTD

*[Handwritten signature]*

*P. Prakash*





FACE JEALCOM PRIVATE LIMITED

Director






**शुद्ध विधि**  
**INCOME TAX DEPARTMENT**  
**पदमिनी चट्टी**  
**PADMINI CHATTERJEE**  
**डेबिटर/रिसर्वाइजिंग एजेंट**  
**DEBITOR/RISERVING AGENT**  
**आयकर विभाग, कोलकाता**  
**Income Tax Department, Kolkata**  
**आयकर संख्या: 500-013**  
**Tax Number: 500-013**

**भारत सरकार**  
**GOVT. OF INDIA**

**भारत**  
**भारत**



*Padmini Chatterjee*



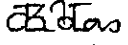
**शुद्ध विधि**  
**INCOME TAX DEPARTMENT**  
**पदमिनी चट्टी**  
**PADMINI CHATTERJEE**  
**डेबिटर/रिसर्वाइजिंग एजेंट**  
**DEBITOR/RISERVING AGENT**  
**आयकर विभाग, कोलकाता**  
**Income Tax Department, Kolkata**  
**आयकर संख्या: 500-013**  
**Tax Number: 500-013**

**भारत सरकार**  
**GOVT. OF INDIA**

**भारत**  
**भारत**





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACMPC5366P	
नाम / NAME	MARUSKA CHATTERJEE	
पिता का नाम / FATHER'S NAME	PRASENJIT CHATTERJEE	
जन्म तिथि / DATE OF BIRTH	13-12-1969	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प. नं. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI


Maruska Chatterjee

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

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




Government of India  
রাজ্য সরকার  
Government of India  
রাজ্য সরকার



নাম: হাজী  
RANJIT HATI  
পিতা: রামকান্ত হাজী  
Father: Ramakanta Hati

জন্ম তারিখ/DOB: 02/05/1987  
সঙ্গ / Male



4175 0018 7415

UIDAI  
অধার  
সর্বভারতীয় পরিচয়পত্র প্রদানকারী সংস্থা  
National Identification Authority of India

ঠিকানা: পাচরোল, বিলবারা, পাচরোল  
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ  
Address: PANCHROL,  
Bilbara, Panchrol, East  
Midnapore, West Bengal,  
721447

4175 0018 7415

অধার - সাধারণ মানুষের অধিকার

1947  
1800 309 1947

help@uidai.gov.in

www.uidai.gov.in

Ranjit Hati



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

GRN: 19-201920-004289402-2

GRN Date: 17/07/2019 13:39:45

BRN : M597306

Payment Mode Counter Payment

Bank : Punjab National Bank

BRN Date: 18/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16010001059376/4/2019

(Query No./Query Year)

Name : SMARTLAND ESTATES PVT LTD

Contact No. : Mobile No. : +91 9831004744

E-mail : mehariagroup@gmail.com

Address : 9F Everest House 46C Chowringhee Road

Applicant Name : Mr. RANJIT HATI

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001059376/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	488426
2	16010001059376/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	81447

In Words : Rupees, Five Lakh Sixty Nine Thousand Eight Hundred Seventy Three only

Total

569873





### Major Information of the Deed

Deed No :	I-1601-02230/2019	Date of Registration	25/07/2019
Query No / Year	1601-0001059376/2019	Office where deed is registered	
Query Date	03/07/2019 8:41:11 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051166711, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 81,40,105/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,88,476/- (Article:23)	Rs. 81,447/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



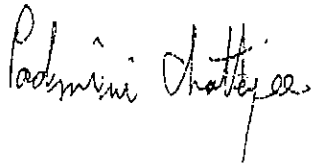


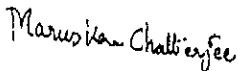
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 189A, , Ward No: 098 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 12 Chatak 33 Sq Ft	34,00,000/-	66,40,105/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>4.6131Dec</b>	<b>34,00,000 /-</b>	<b>66,40,105 /-</b>	

#### Structure Details :


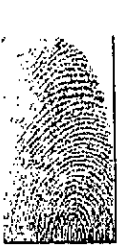
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1,00,000 /-</b>	<b>15,00,000 /-</b>	

**Seller Details :**





Sl No.	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt PADMINI CHATTERJEE</b> Wife of Late PRASENJIT CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	 25/07/2019	 LTI 25/07/2019	 25/07/2019
	P- 11, GARIAHAT ROAD, P.O:- GARIAHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKJPC0397D, Status :Individual, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office			
2	<b>Name</b> <b>Miss MARUSKA CHATTERJEE</b> Daugther of Late PRASENJIT CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	 25/07/2019	 LTI 25/07/2019	 25/07/2019
	P- 11, GARIAHAT ROAD, P.O:- GARIAHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACMPC5366P, Status :Confirming Party, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office			
3	<b>PACE DEALCOM PRIVATE LIMITED</b> 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCP5507H, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ROMEX AGENCIES PRIVATE LIMITED</b> 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCR2428P, Status :Organization, Executed by: Representative



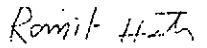
2	<b>NILANCHAL ESTATES PRIVATE LIMITED</b> 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACN8566D, Status :Organization, Executed by: Representative		
3	<b>SMARTLAND ESTATES PRIVATE LIMITED</b> 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AADCS7281B, Status :Organization, Executed by: Representative		
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>
	<b>Shri ARVIND KUMAR MEHARIA (Presentant )</b> Son of Late HANUMAN DAS MEHARIA Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office		
	25/07/2019	LTI 25/07/2019	25/07/2019
Son of Late HANUMAN DAS MEHARIA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPM7842Q, Status :Individual, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Finger Print
	<b>Shri ARVIND KUMAR MEHARIA</b> Son of Late HANUMAN DAS MEHARIA Date of Execution - 25/07/2019, , Admitted by: Self, Date of Admission: 25/07/2019, Place of Admission of Execution: Office		
	Jul 25 2019 12:11PM	LTI 25/07/2019	25/07/2019
29/4, BALLYGUNGE PARK, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEKPM7842Q Status : Representative, Representative of : ROMEX AGENCIES PRIVATE LIMITED (as DIRECTOR), NILANCHAL ESTATES PRIVATE LIMITED (as DIRECTOR), SMARTLAND ESTATES PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print
	<b>Shri ARVIND KUMAR MEHARIA</b> Son of Late HANUMAN DAS MEHARIA Date of Execution - 25/07/2019, , Admitted by: Self, Date of Admission: 25/07/2019, Place of Admission of Execution: Office		
	Jul 25 2019 12:11PM	LTI 25/07/2019	25/07/2019

29/4, BALLYGUNGE PARK, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEKPM7842Q Status : Representative, Representative of : PACE DEALCOM PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RANJIT HATI</b> Son of Mr RAMAKANTA HATI VILL- BILLBARA, P.O:- PANCHROL, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721447			
	25/07/2019	25/07/2019	25/07/2019
Identifier Of Smt PADMINI CHATTERJEE, Miss MARUSKA CHATTERJEE, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PADMINI CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-1.15328 Dec,NILANCHAL ESTATES PRIVATE LIMITED-1.15328 Dec,SMARTLAND ESTATES PRIVATE LIMITED-1.15328 Dec,Shri ARVIND KUMAR MEHARIA-1.15328 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt PADMINI CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-500.00000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-500.00000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-500.00000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-500.00000000 Sq Ft

**Endorsement For Deed Number : I - 160102230 / 2019**

**On:04-07-2019**

**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 81,40,105/-

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 25-07-2019

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:20 hrs on 25-07-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri ARVIND KUMAR MEHARIA, one of the Claimants.

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

Execution is admitted on 25/07/2019 by 1. Smt PADMINI CHATTERJEE, Wife of Late PRASENJIT CHATTERJEE, P- 11, GARIAHAT ROAD, P.O: GARIAHAT, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Miss MARUSKA CHATTERJEE, Daughter of Late PRASENJIT CHATTERJEE, P- 11, GARIAHAT ROAD, P.O: GARIAHAT, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 3. Shri ARVIND KUMAR MEHARIA, Son of Late HANUMAN DAS MEHARIA, 29/4, BALLYGUNGE PARK, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr RANJIT HATI, , , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

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

Execution is admitted on 25-07-2019 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071; DIRECTOR, NILANCHAL ESTATES PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071; DIRECTOR, SMARTLAND ESTATES PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr RANJIT HATI, , , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Execution is admitted on 25-07-2019 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr RANJIT HATI, , , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 81,447/- ( A(1) = Rs 81,401/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 81,447/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2019 12:00AM with Govt. Ref. No: 192019200042894022 on 17-07-2019, Amount Rs: 81,447/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M597306 on 18-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,88,426/- and Stamp Duty paid by Stamp Rs 50/-  
by online = Rs 4,88,426/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29399, Amount: Rs.50/-, Date of Purchase: 10/07/2019, Vendor name: A  
BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/07/2019 12:00AM with Govt. Ref. No: 192019200042894022 on 17-07-2019, Amount Rs: 4,88,426/-,  
Bank: Punjab National Bank ( PUNB0010000), Ref. No. M597306 on 18-07-2019, Head of Account 0030-02-103-003-  
02

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 107378 to 107415  
being No 160102230 for the year 2019.



Digitally signed by MAITREYEE GHOSH  
Date: 2019.07.26 15:44:45 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 26/07/2019 15:42:36  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)