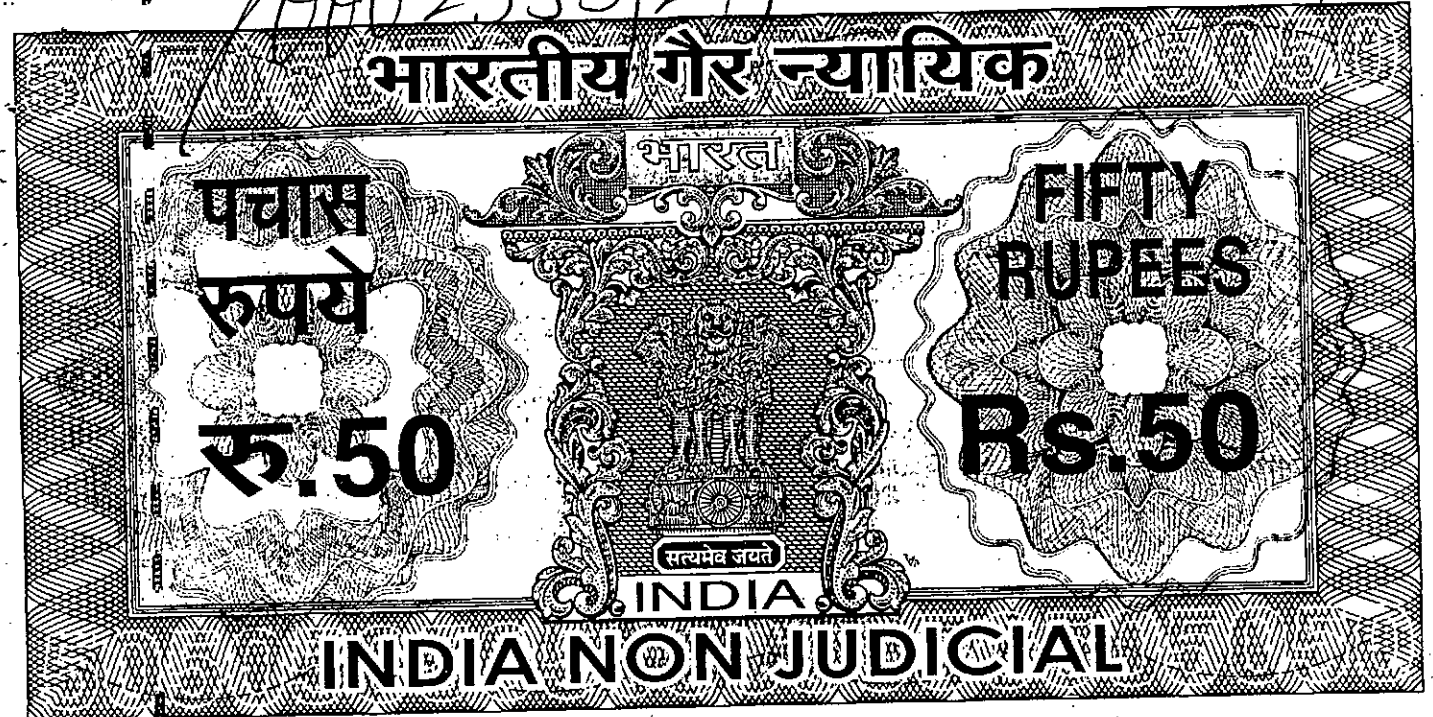


AAO 2353/2019

T-2229/19



पश्चिम बंगाल WEST BENGAL

Z 131556

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25.7.19
22.11.13am
9-0-10596R/19

L.V. R 46, 06, 250/-

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

25 JUL 2019

District Sub-Registrar,
South 24 Parganas

THIS INDENTURE made this 25th 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 repugnant to the subject or context be deemed to mean and include

Anil Kumar Chatterjee

29398

10 JUL 2019

SOLD TO.....DATE.....

ADDRESS.....

RS.....
Chatterjee S.J. & Co.
Solkhori & Advocates
7, Old Post Office Street
Rooftop, Kolkata - 700014

CODE NO. (1087)
LICENCED NO.
20 & 20A/1978

ANUSHREE GANESHA
L. S. VENGODIA
MIB & BURT, KOLKATA - 700014

10 JUL 2019



District Sub-Registrar
Alibore, South 24 Parganas

29 JUL 2019

সম্মিলিত-হাতি

০ - Ramakanta Hathi

১ - Bileena, P.O. - Panduraj,

১ - Eggs, Print - product Mishra
in on - 92149, service

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. AADCS7281B)** 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 (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

Arvind K. Meharia



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INSTITUTO NACIONAL DE ESTADÍSTICA
ANEXO 1. FORMULARIO 141 P.03030000

25 JUL 2019

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 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

Arvind Kumar Meharia



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District Sub-Registrar-1
Alipore, South 24 Parganas
25 JUL 2019

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 Fuzles 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 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 said land separately out of their respective separate funds ;

And the



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District Sub-Registrar-1
Alipore, South 24 Parganas

25 JUL 2019

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. 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 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, 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 Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and Kanai Lal Chatterjee was allotted demarcated all that piece and parcel of 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 Khanpur, 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. 189A, Netaji Subhas Chandra Bose Road,

Anil K. Chatterjee



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District Sub-Registrar-1
Alipore, South 24 Parganas

25 JUL 2019

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 on the eastern portion of the said incomplete structure out of said 18 Cottahs 2 Chittacks and 10 Square feet of 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 therein 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" written there-under ;

AND WHEREAS thereafter the said Smt. Ela Chatterjee, died on 2nd

Anil K. Chatterjee



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District Registrar
Alibore, South 24 Parganas

25 JUL 2019

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 on Testamentary Suit No. 4 of 2012 ;

AND WHEREAS the Vendor's elder brother 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 (one fourth) share of all the properties including the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata including Premises No. 189/1A, Netaji Subhas Chandra Bose Road, (portion of 189A, Netaji Subhas Chandra Bose Road,) subject to lease left by Smt. Ela Chatterjee deceased ;

Amid the Hill



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Aidpur, South 24 Parganas

25 JUL 2019

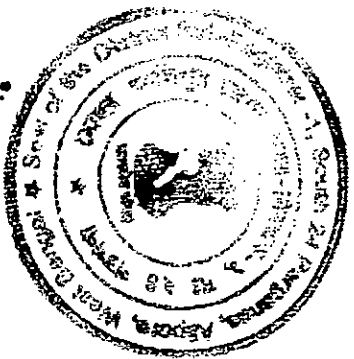
AND WHEREAS the Vendor's elder brother Partha Chatterjee by a registered Deed of Conveyance dated 1st day of July 2019 has already sold transferred and conveyed his ¼th (one fourth) undivided share subject to lease of the land and building comprising within part of Premises No. 3, Regent Grove Road now known as 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also described as 189/1A, Netaji Subhas Chandra Bose Road, leaving the part of the land under lease granted by Smt. Ela Chatterjee, since deceased to the Second Confirming Party herein ;

AND WHEREAS the said Siddhartha Chatterjee, the executor of the said Will died intestate on 7th May, 2016 leaving him surviving his only one 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 legal heirs of Ela Chatterjee 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 ;

Arindam K. Ghosh



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LISTING OF COLLECTIBLES
ADMITTED TO THE COLLECTION

25 JUL 2019

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 (Lessor's 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 mentioned 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 Vendor herein is an old aged lady and Miss Maruska Chatterjee the First Confirming Party 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 the Partha Chatterjee and is in possession of the said property ;

AND WHEREAS the Vendor herein, negotiated with the purchasers to sell her undivided $\frac{1}{4}$ th (one fourth) owner's share mentioned in the Schedule "B" hereunder of the said demarcated part of Premises No. 189A, Netaji

And the seller



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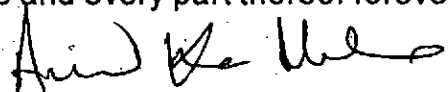
District Registrar-I
Alipore, South 24 Parganas

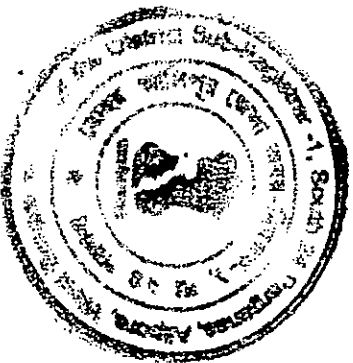
25 JUL 2019

Subhas Chandra Bose Road, and also mentioned as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 at a consideration of Rs. 11,00,000/- (Rupees Eleven lacs) only free from all encumbrances whatsoever but subject to lease ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers has agreed to purchase the said undivided $\frac{1}{4}$ th (one fourth) subject to lease viz 1 Cottah 12 Chittacks land more or less of the Premises No. 189A, Netaji Subhas Chandra Bose Road, also described 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. 11,00,000/- (Rupees Eleven lacs) 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. 11,00,000/- (Rupees Eleven lacs) only of lawful money of India paid by the Purchasers 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





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Notary Public
Alameda, South 24th & Alameda
25 JUL 2019

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) owners' share unto
 the Purchasers its successor or successors in office All That piece and
~~parcel of the land hereditament and premises containing by estimation an~~
 area of 1 Cottah 12 Chittacks more or less subject to lease out of 7
 Cottahs land more or less mentioned in the Schedule "A" hereunder
 together with passage and dilapidated structure standing therein being
 part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-
 700 040 and fully described in the Schedule 'B' hereto free from all encum-
 brances but subject to lease as shown in the map or plan annexed hereto
 OR HOWSOEVER OTHERWISE the said $\frac{1}{4}$ th (one fourth) undivided share
 subject to lease 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 water water-courses sewers
 drains ditches and the ground and soil thereof AND all and all manner
 of rights liberties easements privileges advantages emoluments

Amir K. Khan

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 deemed taken or known as part parcel or member thereof 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 $\frac{1}{4}$ th undivided share subject to lease in the estate right title interest property claim and demand whatsoever 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 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 or control of the Vendor or which he can procure the without any suit at law or in equity TO HAVE AND TO HOLD $\frac{1}{4}$ th (one fourth) undivided share subject to lease 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 Purchasers its successor and successors in office and assigns absolutely and forever but subject

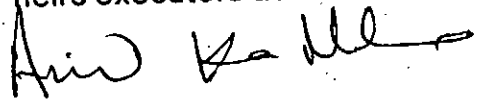
Amid K. H. H.

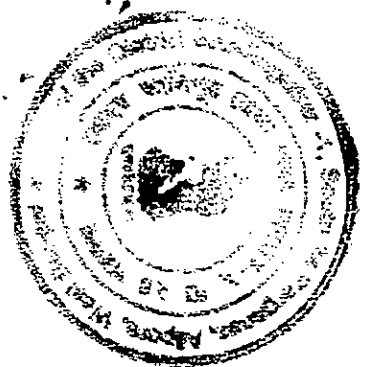


Director, State Registrar
Alfonse S. Smith, Esq.

25 JUL 2019

to lease AND the Vendor doth hereby for herself, her heirs, executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by her 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 Purchasers 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 Purchasers 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

A handwritten signature in black ink, appearing to be "A. W. K. H. L. S.", written in a cursive style.



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District Sub-Registrar's
Alwar, Rajasthan

25 JUL 2019

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 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

Amir K. H. H.



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District Sub-Registrar-I
Alipore, South 24 Parganas
25 JUL 2019

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 piece and parcel of Eastern portion of the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-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 2400 Square feet 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, and butted and bounded in manner as follows:

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

Amir K. Dhillon



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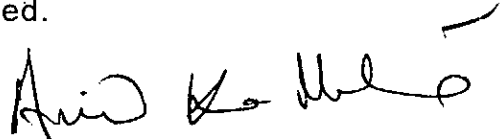
District Sub-Registrar-I
Alipore, South 24 Parganas

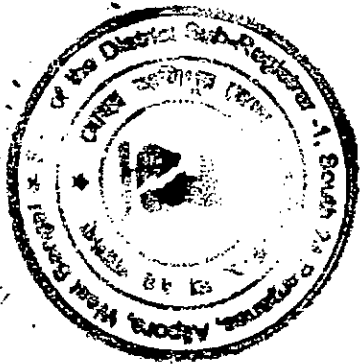
25 JUL 2019

SCHEDULE B ABOVE REFERRED TO :

ALL THAT the $\frac{1}{4}$ th 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 two storied incomplete structure 600 Square feet (ground 300 + 1st 300) out of 2400 Square feet cemented pucca structure standing thereon and 10 feet wide common passage on the property situated lying at Mouja - Khanpur, 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 Road, 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).

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





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District Sub-Registrar-1
Alipore, South 24 Parganas

25 JUL 2019

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) Jeevi

Gouri Shankar Center
46C Chowringhee Road
Kolkata

Radmini Chatterjee

VENDOR

Anil K. Meher

OMEX AGENCIES PRIVATE LIMITED

Anil K. Meher

Director

For Smartland Estates Private Ltd.

Anil K. Meher

Director

SMARTLAND ESTATES PVT LTD

Anil K. Meher

PURCHASERS Director

Maruska Chatterjee

FIRST CONFIRMING PARTY

OMEX/REALCOM PRIVATE LIMITED

Anil K. Meher

Director

SECOND CONFIRMING PARTY

Drafted by:

Rajinath Chatterjee

Advocate

High Court, Calcutta

WB-335/1977



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District Sub-Registrar
Alipore, South 24 Parganas

29 JUL 2019

Received of and from the withinnamed
Purchaser the within mentioned sum of
Rs. 11,00,000/- (Rupees Eleven lacs)
only being the Consideration money
as per memo below.

Rs. 11,00,000/-

MEMO OF CONSIDERATION

Cheque/DD	Dated	Bank	Branch	Amount(Rs.)
098742	23/07/2019	Federal Bank	New Market	2,75,000/-
417583	24/07/2019	PNB	New Market	2,75,000/-
358571	24/07/2019	PNB	Sarat Bose Rd.	2,75,000/-
098739	23/07/2019	Federal Bank	New Market	2,75,000/-
Total :				<u>11,00,000/-</u>

(Rupees Eleven lacs only)

Padmini Chatterjee

Witnessess :

1. *Santimoy Chatterjee*

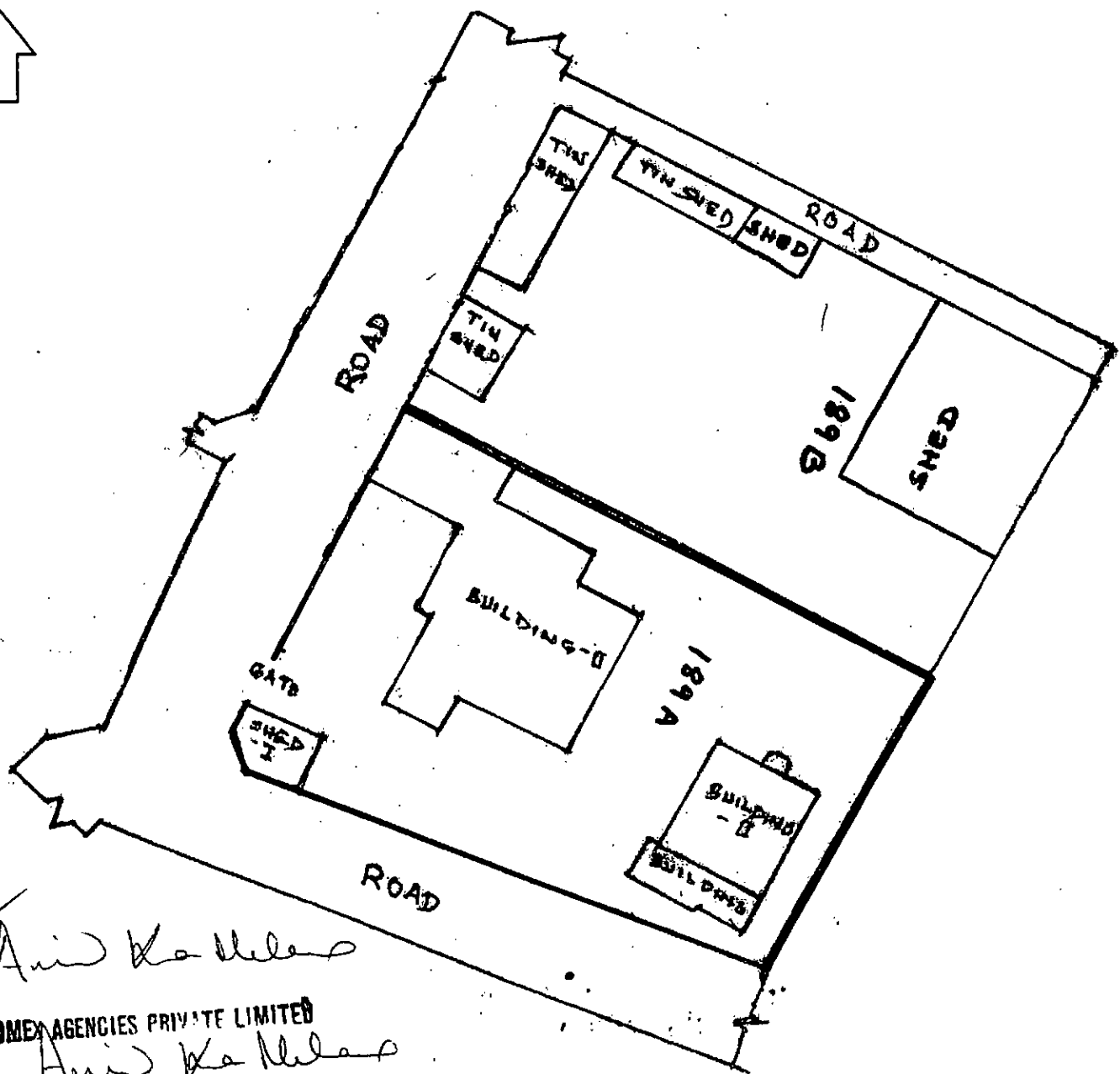
2. *Janu*



Distric Sub Registrar-I
ಆಧಾರ್ ಸಂಖ್ಯೆ 24 P 7999999

25 JUL 2016

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

ROME AGENCIES PRIVATE LIMITED

Anil K. Mehta

Director
 For Smartland Estates Private Ltd.

Anil K. Mehta

Director

FOR ULLANCHAL ESTATES PVT LTD

Anil K. Mehta

Director

Signature of purchaser

Maruska Chatterjee

FACE SEALCOM PRIVATE LIMITED

Anil K. Mehta

Signature of ^{Director} confirming parties

Padmini Chatterjee






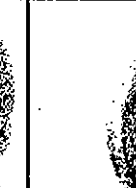





Signature of vendor











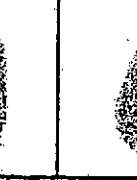


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District Sub-Registrar
Alipore, South 24 Parganas

25 JUL 2018












Specimen Form for Ten Finger Prints

 Anil K. Wale	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Signature: Anil K. Wale

 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

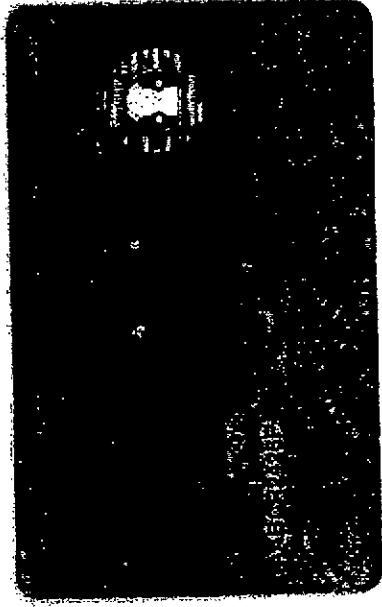
 Manuoka Chatterjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
						

Signature: Manuoka Chatterjee



District Registrar-I
Alipore, South 24 Parganas

25 JUL 2019



ROMEX AGENCIES PRIVATE LIMITED

Director

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned over the printed name 'Director'.



PERMANENT ACCOUNT NUMBER
KEMKEM78420

ARVIND KUMAR MEHARIA

YUNANDAS MERTANI

03-01-1961

SIGNATURE

YUNANDAS MERTANI

YUNANDAS MERTANI

COMMISSIONER

INDONESIA

INDONESIA

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PERMANENT ACCOUNT NUMBER
AAADGS72815

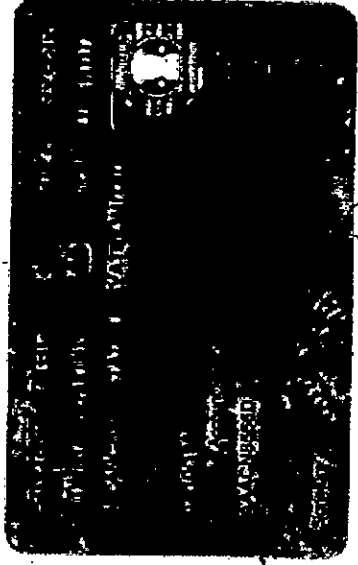
SM ARTLAND ESTATES PRIVATE LIMITED

11/02/1993

COMMISSIONER OF INCOME TAX

For Sm Artland
Director

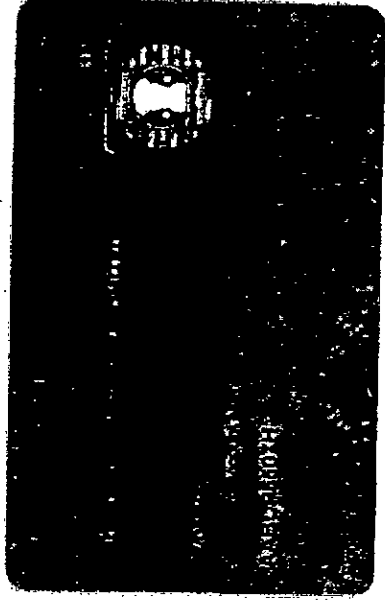




197 HILANCHAI ESTATES PVT LTD

[Handwritten signature]
Director





ALL SEALCOM PRIVATE LIMITED

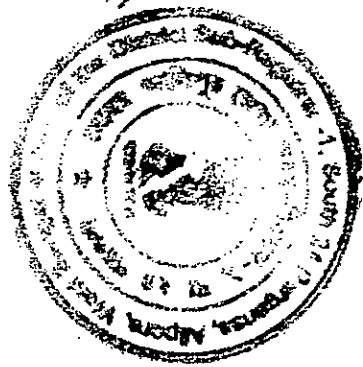
09/08/2016



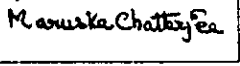




Radhini Chatterjee





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

यदि कार्ड खो गये / गिरा जाने पर सूचना जारी 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.





সরকারের প্রাধিকার



নাম
RANJIT HATI
পিতা : রামকান্ত হাতি
Father : Ramakanta Hati

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



4175 0018 7415

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: পাচরোল, বিলখড়া, পাচরোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ,

Address: PANCHROL,
Bilbara, Panchrol, East
Midnapore, West Bengal,
721447

4175 0018 7415

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ranjit Hati

25 JUL 2018



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

GRN: 19-201920-004293566-2 Payment Mode Counter Payment
GRN Date: 17/07/2019 14:27:32 Bank : Punjab National Bank
BRN : M601498 BRN Date: 18/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16010001059611/3/2019
[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 3

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	16010001059611/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	276395
2	16010001059611/3/2019	Property Registration-Registration Fees	0030-03-104-001-16	46108

In Words : Rupees Three Lakh Twenty Two Thousand Five Hundred Three only
Total 322503



Major Information of the Deed

Deed No.	I-1601-02229/2019	Date of Registration	25/07/2019
Query No / Year	1601-0001059611/2019	Office where deed is registered	
Query Date	03/07/2019 9:44:21 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	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 11,00,000/-	Market Value	Rs. 46,06,250/-
Stamp duty Paid (SD)	Rs. 2,76,445/- (Article:23)	Registration Fee Paid	Rs. 46,108/- (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	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 12 Chatak	10,50,000/-	41,56,250/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.8875Dec	10,50,000 /-	41,56,250 /-	

Structure Details :



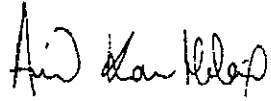
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	50,000/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	50,000 /-	4,50,000 /-	

Seller Details :






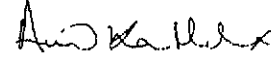
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Smt PADMINI CHATTERJEE Wife of Late PRASENJIT CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	Photo  25/07/2019	Finger Print  LTI 25/07/2019	Signature  25/07/2019
P-11, GARIAHAT ROAD, 5TH FLOOR, Flat No: Y-19, 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	Name Miss MARUSKA CHATTERJEE Daughter of Late PRASENJIT CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	Photo  25/07/2019	Finger Print  LTI 25/07/2019	Signature  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	PACE DEALCOM PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE 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	ROMEX AGENCIES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AABCR2428P, Status :Organization, Executed by: Representative			



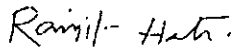
2	NILANCHAL ESTATES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACN8566D, Status :Organization, Executed by: Representative			
3	SMARTLAND ESTATES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AADCS7281B, Status :Organization, Executed by: Representative			
4	Name	Photo	Finger Print	Signature
	Shri ARVIND KUMAR MEHARIA (Presentant) 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	Signature
	Shri ARVIND KUMAR MEHARIA 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 12:07PM	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	Signature
	Shri ARVIND KUMAR MEHARIA 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 12:07PM	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
Mr RANJIT HATI 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

SI.No	From	To. with area (Name-Area)
1	Smt PADMINI CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-0.721875 Dec,NILANCHAL ESTATES PRIVATE LIMITED-0.721875 Dec,SMARTLAND ESTATES PRIVATE LIMITED-0.721875 Dec,Shri ARVIND KUMAR MEHARIA-0.721875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt PADMINI CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-150.00000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-150.00000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-150.00000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160102229 / 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 46,06,250/-

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 11:43 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, 5TH FLOOR, Flat No: Y-19, 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:- RUSSELL 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:- RUSSELL 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:- RUSSELL 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:- RUSSELL 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 46,108/- (A(1) = Rs 46,062/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46,108/-

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: 192019200042935662 on 17-07-2019, Amount Rs: 46,108/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M601498 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. 2,76,395/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,76,395/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29398, 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: 192019200042935662 on 17-07-2019, Amount Rs: 2,76,395/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M601498 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 107339 to 107377

being No 160102229 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.07.26 15:41:36 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 26/07/2019 15:40:04
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)