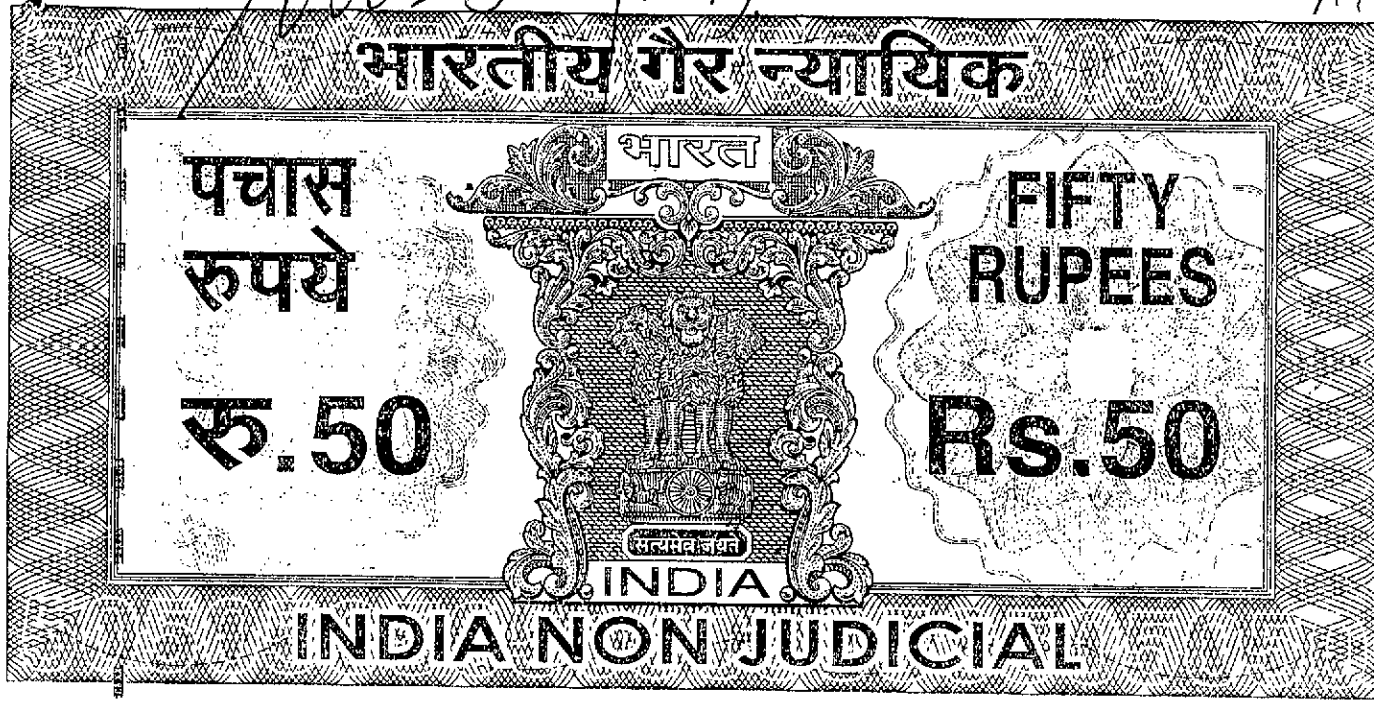


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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B
 25.7.19
 at 11.31am
 8-0-1059839/19

M.V: R 35,24,319/-

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

9

District Sub-Registrar,
 more South 24 Pargan

25 JUL 2019

THIS INDENTURE made this 25th day of July Two Thousand
 and Nineteen BETWEEN DEBAPREM CHATTERJEE (PAN No.
 AOJPC9448P) son of Late Siddhartha Chatterjee by faith Hindu, by
 occupation Business, by Nationality Indian, residing at 91A, Bondel Road,
 Post Office Ballygunge, Police Station Ballygunge, Kolkata-700 019
 hereinafter referred to as the 'VENDOR' (which term expression shall
 unless excluded by or repugnant to the subject or context be deemed

Signature

10 JUL 2019

NO. 29394 DATE

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

CODE NO. (1967)
LICENCED NO.
70 & 20A / 1973

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

10 JUL 2019
50/-

10 JUL 2019

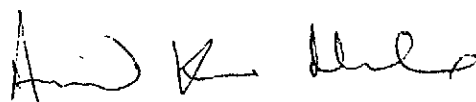


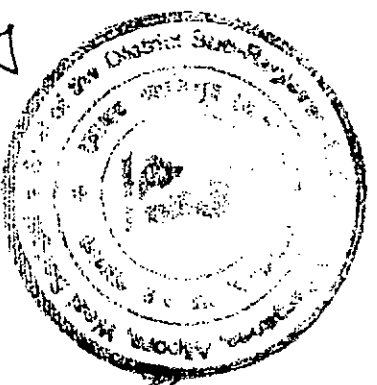
7
District Sub-Registrar
Alipore, South 24 Parganas

Ranjit Hati
SpO - Ramakanta Hati
vii - Baidyabari, P.O - Panethan
P.S - Egra, Dist - Purba Midnapur
Binon 921447, service

25 JUL 2019

to mean and include his 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 Kolkata700 019, **AND (4) SRI ARVIND KUMAR MEHARIA (PAN NO.**



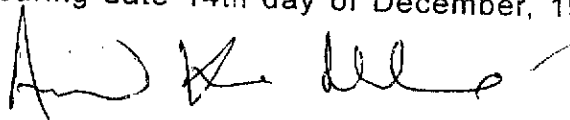


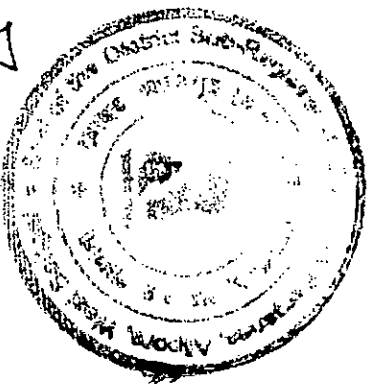
District Sub-Registrar-1
Alibore, S. Unit, P. Parganas

25 JUL 2018

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 administrators and assigns of the Purchaser's No. 1, 2, 3 and his heirs, executors, legal representatives and assigns of the Purchaser No. 4) of the **SECOND PART 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 occupation Business, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata, hereinafter referred to as the **'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 administrators and assigns) of the **THIRD PART.**

WHEREAS by an Indenture bearing date 14th day of December, 1940



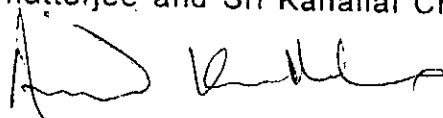


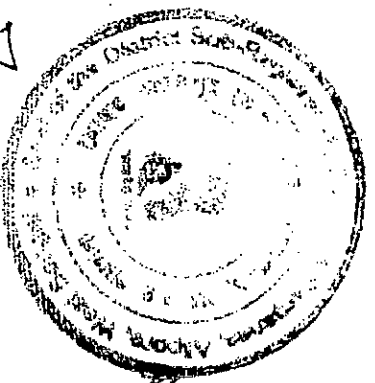
District Sub-Registrar-1
Alibor, S. Unit, Parganas

25 JUL 2019

made between Khondkar Fuzles Sobhan son of Alhas Khan Bahadur Khandekar, Fazlal Haque, therein described as the Vendor and Smt. Ela Chatterjee wife of Debi Prasanna Chatterjee and Kanailal Chatterjee son of Late Rai Saheb Bidhu Bhusan Chatterjee therein described as the Purchasers registered in Book No. I, Volume No. 8, pages 131 to 136 Deed No. 89 of 1941 registered at the office of Additional District Sub-Registrar Alipore, 24-Parganas, the said Khondkar Fazles 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 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, registered at the office of the District Sub-Registrar at Alipore, 24-Parganas, Smt. Ela Chatterjee and Sri Kanailal Chatterjee





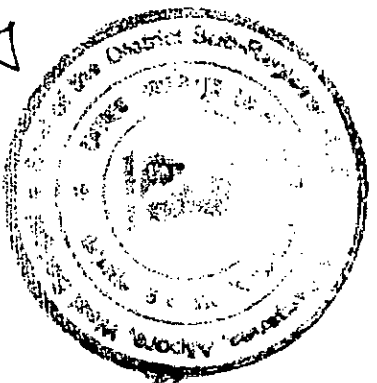
District Sub-Registrar
Alodra, S. Unit of Parganas

25 JUL 2018

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 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 Kanailal Chatterjee was allotted demarcated all that piece and parcel of Raiyat Sthitiban land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet comprised within C.S. Plot No. 116, Khatian Nos. 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registration Office Alipore, District 24-Parganas ;

AND WHEREAS by a Registered Deed of Sale bearing date 19th day of April, 1947 made between Kanailal Chatterjee, therein mentioned as the Vendor and Debi Prasanna Chatterjee therein mentioned as the Purchaser, registered in Book No. I, Volume No. 27, pages 30 to 36 being No. 1253 for the year 1947 at the office of the Sadar Joint Sub Registrar of Alipore, the Vendor therein, for the consideration mentioned therein absolutely sold transferred and conveyed, unto and in favour of the





District Sub-Registrar-1
Alibore, S. Parganas

25 JUL 2019

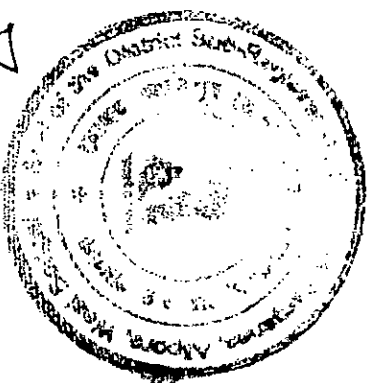
Purchaser therein all that piece and parcel of Land measuring 17 Cottahs 2 Chittacks and 36 Square feet be the same a little more or less comprised in C.S. Plot No. 116, Khatian No. 150 and 255, situate lying at Mouza and Pargana Khanpur, P.S. Tollygunge, Touzi No. 151 and 152, District Registry and Sub Registry Office Alipore in the District of 24-Parganas;

AND WHEREAS the said Debi Prasanna Chatterjee was seized, possessed and entitled to all that piece and parcel of land, hereditaments and premises, comprised within C.S. Plot No. 116, Khatian No. 150 and 255 measuring about 17 Cottahs 2 Chittacks 36 Square feet situate lying at Mouza Khanpur, P.S. Tollygunge, Touji Nos. 151 and 152, Sub Registry and District Registry Office Alipore in the District of South 24-Parganas;

AND WHEREAS the said Debi Prasanna Chatterjee mutated his name in the records of the then Calcutta Municipality and the aforesaid premises was numbered as 189B, Netaji Subhas Chandra Bose Road, Calcutta ;

AND WHEREAS the said Debi Prasanna Chatterjee died on the 19th day of August, 1974 leaving him surviving his widow Smt. Ela Chatterjee, his two sons Partha Chatterjee and Siddhartha Chatterjee and his two daughters Smt. Indrani Lahiri and Smt. Padmini Chatterjee as his only legal heirs and heiresses ;

Am K. K. K.



District Sub-Registrar-1
Alibori, Odisha, Parganas

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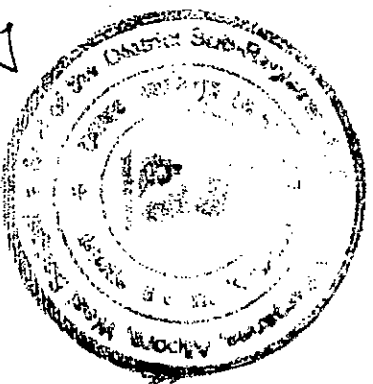
AND WHEREAS the said Debi Prasanna Chatterjee left a Will bearing date 14th day of October, 1970 whereby he bequeathed to his wife Smt. Ela Chatterjee, for her use and benefit, absolutely and forever with power to sell, transfer, make gift, or otherwise dispose off all his properties both moveable and immoveable ;

AND WHEREAS the said Ela Chatterjee applied before the District Delegate Judge at Alipore for grant of Probate and by an order dated 16th day of September, 1976, the Learned Vth Senior Judge Alipore granted Probate in Act 39 Case No. 184 of 1976 in favour of Smt. Ela Chatterjee and the Probate was issued on 20th day of December, 1976;

AND WHEREAS Smt. Ela Chatterjee wife of Late Debi Prasanna Chatterjee seized and possessed of and/or sufficiently entitled to several properties including the premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs, 2 Chittacks and 36 Square feet more or less together with tin shed structure standing thereon ;

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 married daughters Smt. Indrani Lahiri and Smt. Padmini Chatterjee ;

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District Sub-Registrar-I
Almore, S. Um. P. Parganas

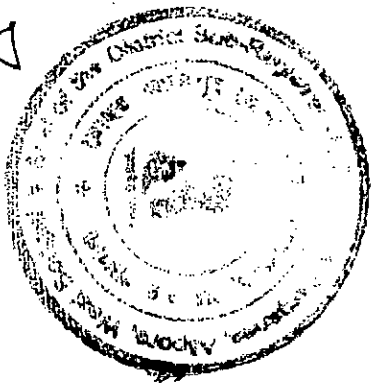
25 JUL 2018

AND WHEREAS the said Ela Chatterjee left a Will dated 31st day of December, 1991 whereby she amongst other properties inter alia bequeathed the premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 to her two sons Partha Chatterjee and Siddhartha Chatterjee in equal shares ;

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

AND WHEREAS the said Partha Chatterjee and Siddhartha Chatterjee entered into an Agreement for Development on 15th day of January, 2001 with M/s. Pace Dealcom Private Limited (the Second Confirming Party herein) for development of the said Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs 2 Chittacks and 36 Square feet and the possession of the said Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 was handed over to the said M/s. Pace Dealcom Private Limited and also granted Registered Power of Attorney being No. 2 dated 3rd January, 2000 for Sale of said properties ;





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

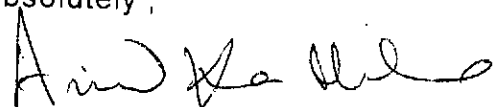
25 JUL 2019

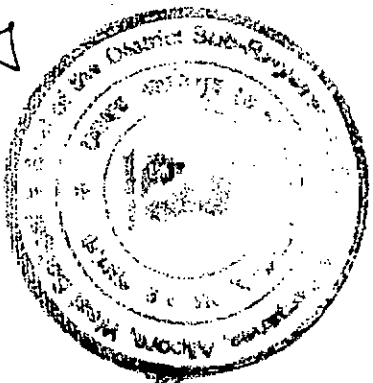
AND WHEREAS because of the pendency of the said Probate case being P.L.A. No. 128 of 2001 no steps could be taken for development of the said Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;

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

AND WHEREAS the Vendor's senior uncle Partha Chatterjee by a Registered Deed of Conveyance being No. 5395 of 2018 dated 6th day of February, 2012 has already sold transferred and conveyed his $\frac{1}{4}$ th undivided share with land and building comprising within part of Premises No. 3, Regent Grove Road now known as 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 to Pace Dealcom Private Limited ;

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 ;

A handwritten signature in black ink, appearing to be 'Anil K. Chatterjee', written in a cursive style.



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

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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 ;

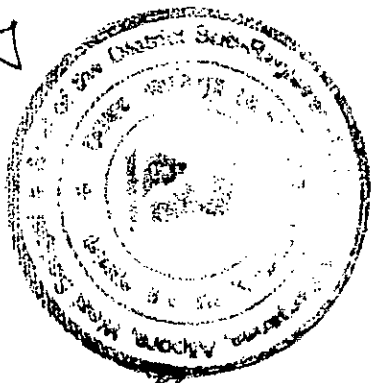
AND WHEREAS by an order dated 20th June, 2019 passed by the Hon'ble High Court at Calcutta the said Testamentary Suit No. 4 of 2012 stands dismissed for non prosecution ;

AND WHEREAS in the absence of probate of the said Will of Smt. Ela Chatterjee, deceased, the Vendor herein is entitled to undivided $\frac{1}{4}$ th share of all the properties including the Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 left by Smt. Ela Chatterjee, deceased ;

AND WHEREAS the vendor is now seized possessed of and/or otherwise well and sufficiently entitled to undivided $\frac{1}{4}$ th share of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs, 2 Chittacks 36 Square feet more or less together with the tin shed structure standing thereon fully described in the Schedule 'A' hereto ;

AND WHEREAS the said Vendor herein, negotiated with the purchasers to sell undivided $\frac{1}{12}$ th share of said Premises No. 189B,

And the Vendor



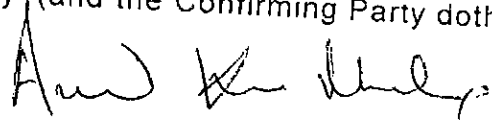
District Sub-Registrar-4
Andhra Pradesh S. V. V. P. Arganna

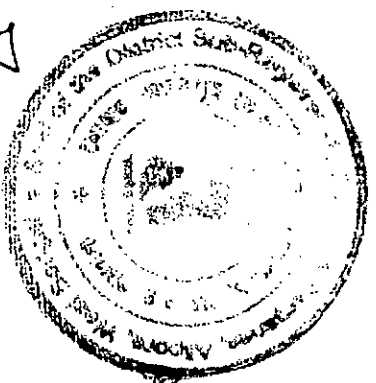
25 JUL 2019

Netaji Subhas Chandra Bose Road, Kolkata-700 040 at a consideration of Rs. 23,33,000/- (Rupees Twenty three lacs thirty three thousand) only free from all encumbrances whatsoever but subject to said development agreement as aforesaid ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers has agreed to purchase the said undivided 1/12th share of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 containing an area of 17 Cottahs 2 Chittack 36 Square feet more or less together with tin shed structure standing thereon, fully described in the Schedule 'B' hereto at or for the consideration of Rs. 23,33,000/- (Rupees Twenty three lacs thirty three thousand) only free from all encumbrances whatsoever ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 23,33,000/- (Rupees Twenty three lacs thirty three thousand) 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 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 Confirming Party doth

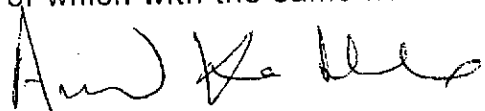


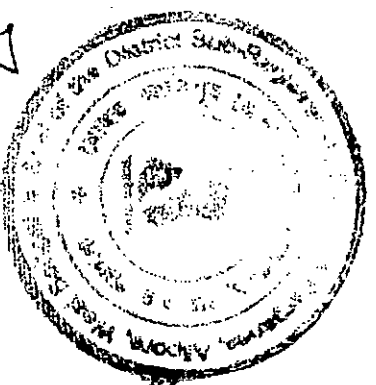


District Sub-Registrar-1
Alibore, S. Unit, Parganas

25 JUL 2018

hereby confirm) unto the Purchasers their successor or successors in office All That undivided 1/12th (one twelve) share of the piece and parcel of the land hereditament and premises measuring 1 Cottahs 6 Chittacks 40½ Square feet more or less together with passage and dilapidated standing thereon having undivided 417 Square feet being a part of premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 more fully and particularly described in the Schedule 'B' out of the total area of 17 Cottah 2 Chittacks 36 Square feet more or less morefully and particularly (mentioned in the Schedule 'A' written hereunder) together with passage and dilapidated structure standing thereon being part of Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040 and as shown in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said 1/12th (one twelve) 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 outhouses and other buildings erections and fixtures and all ways paths passages lights waters water-courses sewers drains ditches and the ground and soil thereof AND all and all manner of rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing and being in and upon or belonging to or in anywise appertaining to the said messuage tenement land hereditaments and premises and every part thereof or which with the same now are or





District Sub-Registrar-4
Alibori, Odisha, India

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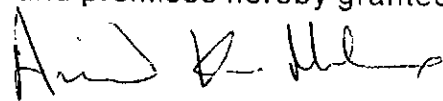
is or at any time or times heretofore were or was held used occupied or enjoyed or accepted reputed deemed taken or known as part parcel or member thereof appurtenant thereto AND the reversion and reversions remainder and remainders and the rents issue and profits thereof and every part thereof AND all the 1/12th undivided share in the estate right title interest property claim and demand whatsoever of the Vendor into and upon the same AND all deeds pottas muniments writings and evidences of title which in any wise relate to the said messuage tenement land hereditaments and premises or any part or parcel thereof which now are or hereafter shall or may be in the custody possession or power of the vendor or which he can procure without any suit TO HAVE AND TO HOLD 1/12th 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, his heirs, executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by him the vendor (or his ancestors) made done committed or knowingly or willingly suffered to the contrary 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

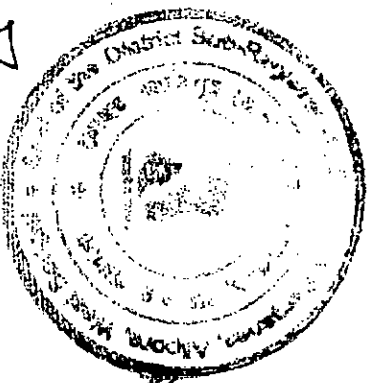
And the Vendor



District Sub-Registrar-1
Aligarh, S. U. P. P. R. G. A. M. S.
25 JUL 2018

the Purchasers its successors or successors in office and assigns in the manner aforesaid and according to the true intent and meaning of these presents AND that the Purchaser its successor and successors in office and assigns shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said message 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 clearly and absolutely discharged or exonerated or otherwise by the Vendor his heirs executors administrators or representatives and well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the Vendor his heirs, executors, administrators or representatives or any person or persons claiming or to claim by from through under or in trust for him AND moreover that the Vendor his heirs, executors administrators and representatives and all and every other person or persons having or claiming or who shall or may have or claim any estate right title interest claim and demand whatsoever at law or in equity in to or out of the said message tenement land hereditaments and premises hereby granted or

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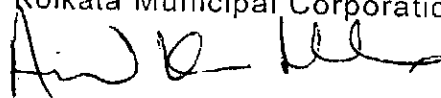
District Sub-Registrar-I
Almore, S. No. 2, P. Bargana
25 JUL 2018

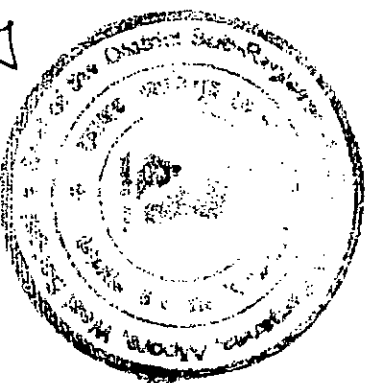
intended so to be or any part thereof from through under or in trust for her shall and will from time to time and at all times hereafter upon every reasonable request and at the expense and cost of the Purchasers its successor or successors in office and assigns make do acknowledge and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said messuage tenement land hereditaments and premises and every part or parcel thereof unto and to the use of the Purchasers its successors, successors in office and assigns in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 17 Cottahs 2 Chittacks and 36 Square feet more or less together with Tin Shed structures standing thereon having total covered area 5000 Square feet comprised within cadastral survey plot No. 116 under Khatian Nos. 150 and 255, situate lying at Mouja Khanpur, Pargana Khanpur, Touji Nos. 151 and 152 being Premises No. 189B, Netaji Subhas Chandra Bose Road, Kolkata-700 040, Police Station Regent Park now Netaji Nagar and Ward No. 98 of the Kolkata Municipal Corporation District Registration Office and Sub-Registrar Office Alipore in the District of 24-Parganas (South) and being butted and bounded as follows:

ON THE NORTH BY : Kolkata Municipal Corporation Road





District Sub-Registrar-1
Alidore, S. No. 24 Parganas

25 JUL 2018

ON THE SOUTH BY : 189A, Netaji Subhas Chandra Bose Road,

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

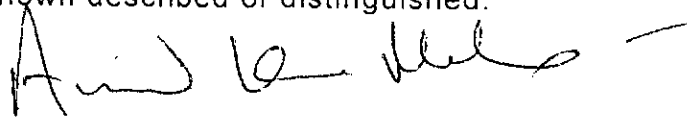
ON THE WEST BY : 30' Kolkata Municipal Corporation Road

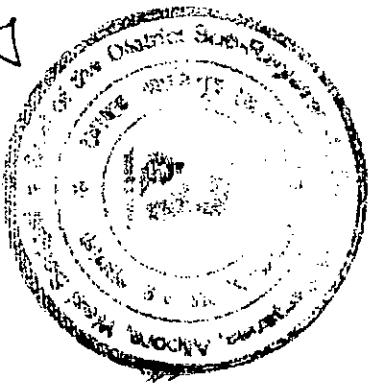
OR HOWSOEVER OTHERWISE the said premises is butted bounded called known described or distinguished.

THE SCHEDULE 'B' ABOVE REFERRED TO :

ALL THAT the 1/12th (one twelve) undivided share of the land hereditament and premises measuring 1 Cottahs 6 Chittacks 40½ Square feet out of the total land containing an area of 17 Cottah 2 Chittacks 36 Square feet more or less out together with Tin Shed structure 417 Square feet out of 5000 Square feet cemented flooring standing thereon having total covered area 5000 Square feet more or less situate lying at Mouja – Khanpur, J.L.No. 46, Police Station Tollygunge now Netaji Nagar comprised within Premises No. 189B, Netaji Subhas Chandra Bose 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.





District Sub-Registrar
Alidore, S. V. V. P. Arganasa

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) ^{Witness}
Govind Kumar Laskar
46c Chowringhee Road

27 Ramesh Nath
10, old Post Office
Kolkata

Debjyoti Chakraborty

VENDOR

Anil Kumar

BOMEX AGENCIES PRIVATE LIMITED

Anil Kumar

Director

For Smartland Estates Private Ltd.

Anil Kumar

FOR FINANCIAL ESTATES PVT. LTD.

Anil Kumar

Director

PURCHASERS

PAGE DEALCOM PRIVATE LIMITED

Anil Kumar

Director

CONFIRMING PARTY

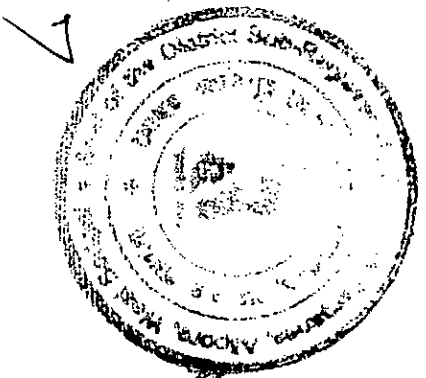
Drafted by :

Raghunath Chakraborty

Advocate

High Court, Calcutta

WTB-335/1977



District Sub-Registrar-1
Alidore, S. Unit 24, Pargana

25 JUL 2019

Received of and from the withinnamed
Purchaser the within mentioned sum of
Rs. 23,33,000/- (Rupees Twenty three
lacs thirty three thousand) only being
the Consideration money as per memo below.

Rs. 23,33,000/-

MEMO OF CONSIDERATION

Cheque No.	Dated	Bank	Branch	Amount(Rs.)
RTGS 031896	16.07.2019	Federal Bank	New Market	5,83,250/-
751492	16.07.2019	PNB	New Market	5,83,250/-
969507	16.07.2019	PNB	Sarat Bose Rd.	5,83,250/-
RTGS 108195	16.07.2019	Federal Bank	New Market	5,83,250/-
Total :				<u>23,33,000/-</u>

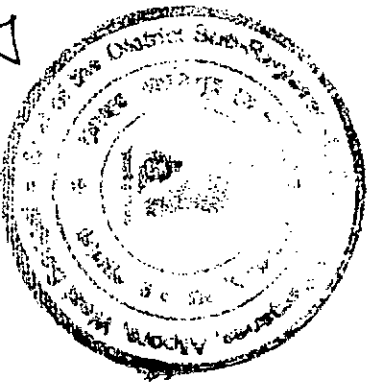
(Rupees Twenty three lacs thirty three
thousand only)

Debabrata Chatterjee

Witnessess :

1. *Janu*

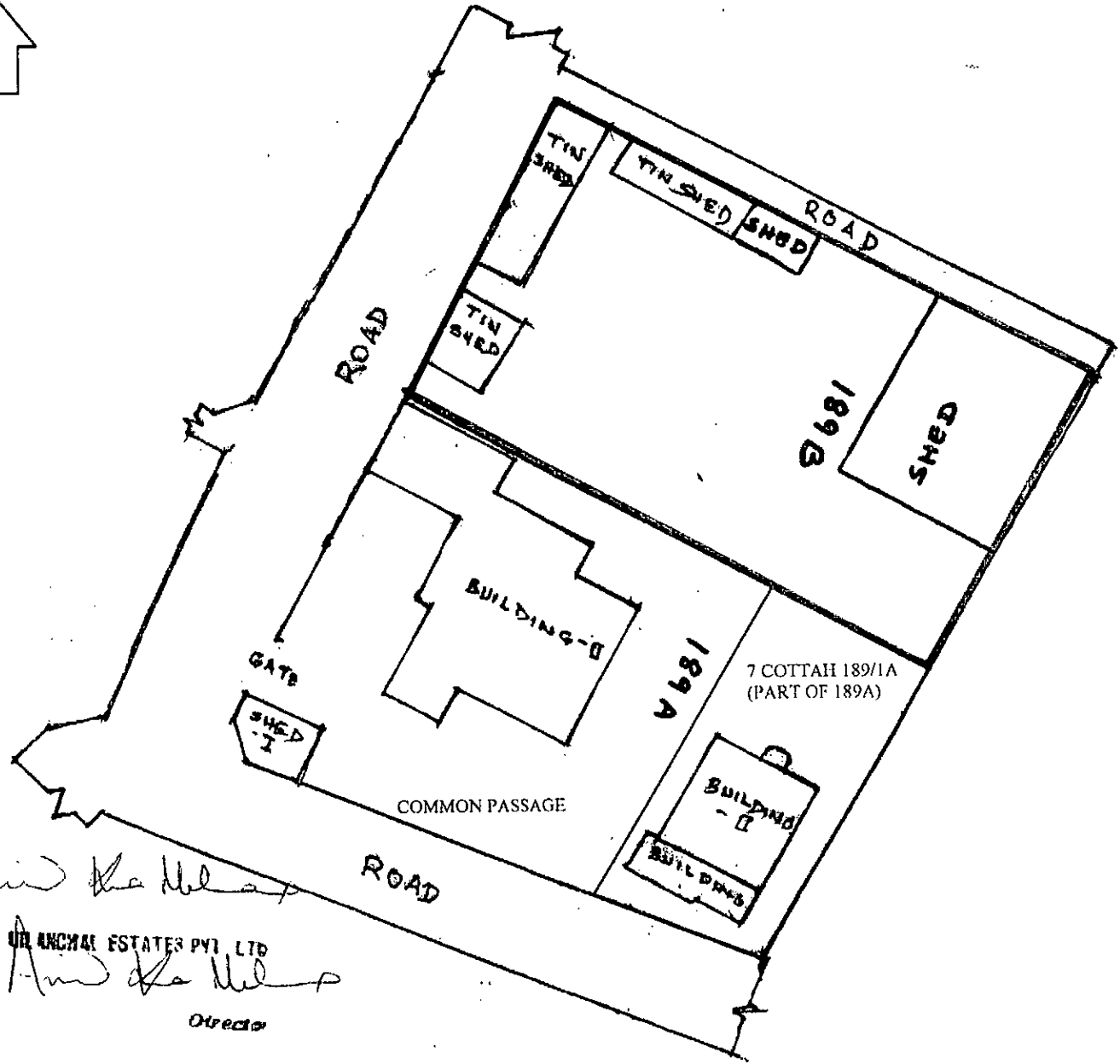
2. *Ranjit Hatri*



District Sub-Registrar
Alibori, 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 Kumar
 ANIL KUMAR ESTATES PVT LTD
Anil Kumar
 Director

DOMEX AGENCIES PRIVATE LIMITED
Anil Kumar
 Director
 For Smartland Estates Private Ltd.
Anil Kumar
 Director

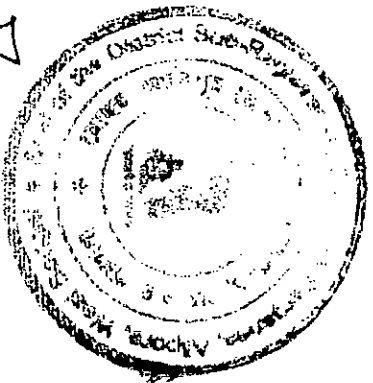
JALDEALCOM PRIVATE LIMITED
Anil Kumar
 Director

Debjyoti Chatterjee

Signature of purchaser

Signature of confirming parties

Signature of vendor














7












District Sub-Registrar-1
Alibor, S. Naga, Pargana

25 JUL 2019

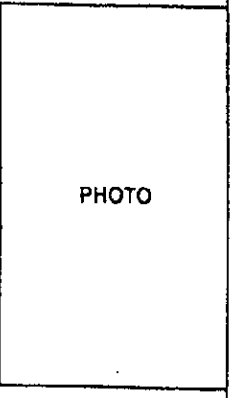
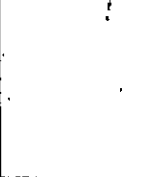
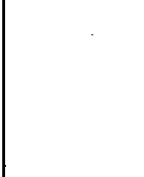



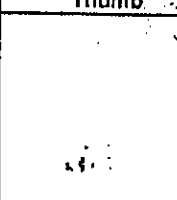


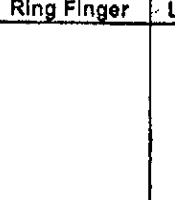

Specimen Form for Ten Finger Prints

	<i>Anil Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

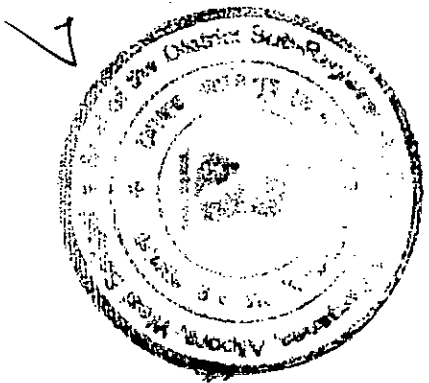
Signature : *Anil Kumar*

	<i>Debapriya Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

Signature : *Debapriya Chatterjee*

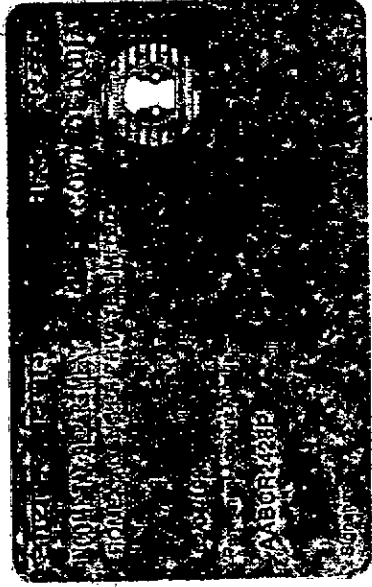
		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

Signature : _____



District Sub-Registrar-1
Aligarh, Muz. Dist. U.P.

25 JUL 2019



ROMEX AGENCIES PRIVATE LIMITED

[Handwritten Signature]

Director

NET ACCOUNT / PERMANENT ACCOUNT NUMBER
A E K P M 78420



NET NAME
ARVIND KUMAR MEHARIA

NET FATHER'S NAME
HANUMAN DAS MEHARIA

NET DATE OF BIRTH
05-01-1961

NET SIGNATURE

Arvind Kumar Meharia

Arvind Kumar Meharia

NET STATE
COMMISSIONER OF INCOME TAX
NET PIN CODE

Arvind Kumar Meharia

Arvind Kumar Meharia

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AADCS7281B



नाम / NAME

SMARTLAND ESTATES PRIVATE LIMITED

निगमन / बनने की तिथि / DATE OF INCORPORATION/FORMATION

11-02-1993

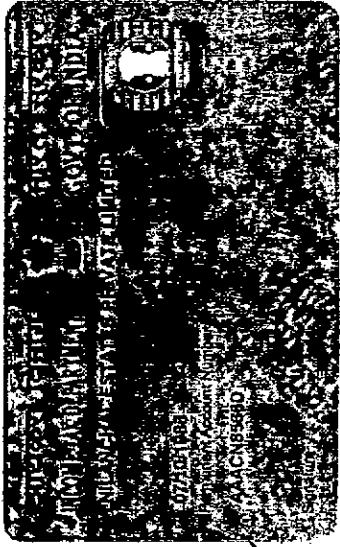
आयकर अधिकारी

भाग सं. ११४५

COMMISSIONER OF INCOME TAX, W.B. XI



For Smartland Estates Private Ltd.





Director



OF THE ANCHAL ESTATES VI LTD

[Handwritten signature]
Director


 Government of India
 রঞ্জিত হাটী
 RANJIT HATI
 পিতা: রামকান্ত হাটী
 Father: Ramakanta Hati
 জন্মতারিখ/DOB: 02/05/1987
 লিঙ্গ / Male

4175 0018 7415


 আধার
 উদ্বৃত্ত সম্পদ বিক্রয় প্রাধিকার
 Government of India
 Address: PANCHROL,
 Bilbara, Panchroi, East
 Midnapore, West Bengal.
 721447
4175 0018 7415
 1947
 1800 300 1047
 help@uidai.gov.in
 www.uidai.gov.in

আধার - সাধারণ মানুষের অধিকার

Ranjit Hati

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

GRN: 19-201920-004290178-2

Payment Mode Counter Payment

GRN Date: 17/07/2019 13:46:48

Bank : Punjab National Bank

BRN : M604640

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

DEPOSITOR'S DETAILS

Id No. : 16010001059839/3/2019

[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	16010001059839/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	211479
2	16010001059839/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	35289

In Words : Rupees Two Lakh Forty Six Thousand Seven Hundred Sixty Eight only

Total

246768

Major Information of the Deed

Deed No :	I-1601-02233/2019	Date of Registration	25/07/2019
Query No / Year	1601-0001059839/2019	Office where deed is registered	
Query Date	03/07/2019, 10:51:52 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. 23,33,000/-	Rs. 35,24,319/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,11,529/- (Article:23)	Rs. 35,289/- (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 :



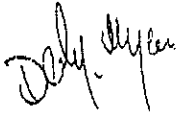
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , Premises No: 189B, , Ward No: 098 Pin Code : 700040

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	1 Katha 6 Chatak 40.5 Sq Ft	23,00,000/-	33,99,219/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.3616Dec	23,00,000 /-	33,99,219 /-	



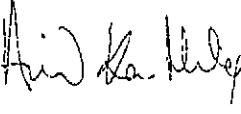
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	417 Sq Ft.	33,000/-	1,25,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 417 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		417 sq ft	33,000 /-	1,25,100 /-	

Seller Details :



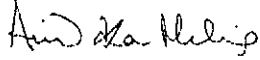


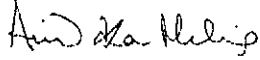


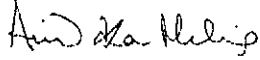









Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBAPREM CHATTERJEE Son of Late SIDDHARTHA CHATTERJEE Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	25/07/2019	LTI 25/07/2019	25/07/2019	
91A, BONDEL ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOJPC9448P, Status :Individual, Executed by: Self, Date of Execution: 25/07/2019 , Admitted by: Self, Date of Admission: 25/07/2019 ,Place : Office				
2	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 :



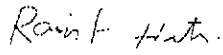
Sl. No	Name,Address,Photo,Finger print and Signature			
1	ROMEX AGENCIES PRIVATE LIMITED 9F, EVEREST HOUSE , 46C, CHOWRINGHEE ROAD, P.O:- RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCR2428P, Status :Organization, Executed by: Representative			
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 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	Photo 	Finger Print 	Signature 
	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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger,Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 25 2019 12:30PM</td> <td>LTI 25/07/2019</td> <td>25/07/2019</td> <td></td> </tr> </tbody> </table> <p>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)</p>	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 12:30PM	LTI 25/07/2019	25/07/2019	
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 12:30PM	LTI 25/07/2019	25/07/2019											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger,Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 25 2019 12:30PM</td> <td>LTI 25/07/2019</td> <td>25/07/2019</td> <td></td> </tr> </tbody> </table> <p>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</p>	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 12:30PM	LTI 25/07/2019	25/07/2019	
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 12:30PM	LTI 25/07/2019	25/07/2019											

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 Mr DEBAPREM 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	Mr DEBAPREM CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-0.590391 Dec,NILANCHAL ESTATES PRIVATE LIMITED-0.590391 Dec,SMARTLAND ESTATES PRIVATE LIMITED-0.590391 Dec,Shri ARVIND KUMAR MEHARIA-0.590391 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr DEBAPREM CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-104.25000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-104.25000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-104.25000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-104.25000000 Sq Ft

Endorsement For Deed Number : I - 160102233 / 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 35,24,319/-

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 11:37 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. Mr DEBAPREM CHATTERJEE, Son of Late SIDDHARTHA CHATTERJEE, 91A, BONDEL ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. 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

Identified 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

Identified 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 35,289/- (A(1) = Rs 35,243/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,289/-

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: 192019200042901782 on 17-07-2019, Amount Rs: 35,289/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M604640 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. 2,11,479/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,11,479/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29394, 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: 192019200042901782 on 17-07-2019, Amount Rs: 2,11,479/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M604640 on 18-07-2019, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

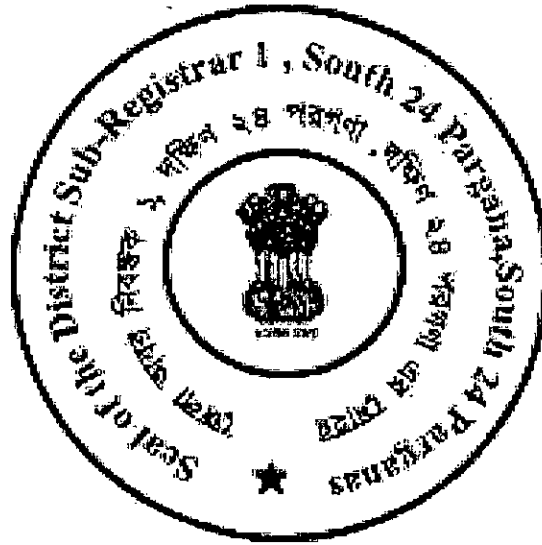
Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 107463 to 107500

being No 160102233 for the year 2019.



Digitally signed by MAITREYEE GHOSH

Date: 2019.07.26 15:53:08 +05:30

Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 26/07/2019 15:52:05

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)