

1000 2109/2021

I-02072/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL M.V.R. 36, 64, 532/ 60AB 744779

8.9.21 or 5.500
 8-9-1657358/21

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.

C. Case No. 112
 Rs. 250/-
 Rs. 250/-
 Total Rs. 500/-
 Realised on 8/09/2021

9
 District Sub-Registrar
 Alipore South 24 Pargana

10 SEP 2021

8/09/2021

THIS INDENTURE made this 08th day of September Two Thousand and Twenty one BETWEEN CHIRADEEP LAHIRI (PAN No. ABAPL2432L) (AADHAAR No. 718501295934) (Mobile No. 9163623475) son of Late Chandra Sekhar Lahiri by faith Hindu, by

Chiradeep Lahiri
(Signature)

24 AUG 2021

19990

DATE
SOLD TO
ADDRESS
RS. 10/-

Chatterjee Sil & Co.
Solicitors & Advocates
7, Old Post Office Street
Room No.-5, Kolkata-1

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

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


24 AUG 2021

✓ Anidha Halari

 1376

✓ Anidha Halari

 1377


(Chiradeep Lahiri)



District Sub-Registrar-I
Alipore, South 24 Parganas

- 8 SEP 2021

Rajot Hati.
S/O - Ramakanta Hati
VII - Barabara, P.O - Barabara,
P.S. - Egra, Dist - Purba Medinipur
Gram - Barabara, Barabara

occupation Service by Nationality Indian, residing at .Flat 1C, Rushabh Apartments, 4, North Road, Jadavpur, Kolkata-700 032 hereinafter referred to as the '**VENDOR**' (which term expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executors, adminis-trators, 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 City 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 City 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 City of Kolkata-700 071,





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all represented by their Director **SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q) (AADHAAR No. 7327 3716 4055)** 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 City of Kolkata 700 019, **AND (4) SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q) (AADHAAR No. 7327 3716 4055)** 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 City 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 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 City of Kolkata-700 071, represented by its director Sri





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Arvind Kumar Meharia (PAN NO. AEKPM7842Q) (AADHAAR No. 7327 3716 4055) 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 City 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) of the **THIRD PART.**

WHEREAS by an Indenture bearing date 14th day of December, 1940 made between Khondkar Fazles Sobhan son of Alhas Khan Bahadur Khandekar, Fuzlal Haque, therein described as the Vendor and Smt. Ela Chatterjee wife of Debi Prasanna Chatterjee and Kanailal Chatterjee son of Late Rai Saheb Bidhu Bhusan Chatterjee therein described as the Purchasers registered in Book No. 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 the piece and





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parcel of land measuring 1 Bigha, 15 Cottahs, 5 Chittacks and 1 Square feet a little more less being the portion of C.S. Dag No. 116, 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and the said Purchasers had purchased the said land separately out of their respective separate funds ;

AND WHEREAS by a Deed of partition dated 31st day of July, 1946, registered in Book No. I, Volume No. 53, pages 9 to 20 being No. 2740 for the year 1946, at the office of the District Sub-Registrar at Alipore, 24-Parganas, Smt. Ela Chatterjee and Sri Kanai Lal Chatterjee had amicably separated and demarcated their shares and portions in the said land being the portion of C.S. Dag No. 116 and 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and in the said Deed of Partition said Ela Chatterjee was allotted Lot 'A' being a demarcated portion of the total land measuring 18 Cottahs, 2 Chittacks and 10 Square feet of more or less and the said Kanai Lal Chatterjee was allotted Lot 'B' being the demarcated remaining portion of the total land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet more or less;





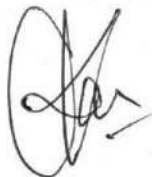
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AND WHEREAS after partition Smt. Ela Chatterjee had constructed two buildings one on the Western part of the said land allotted to her and the land with those buildings were recorded in the books of the Kolkata Municipal Corporation as Premises No.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

AND WHEREAS by a Deed of Lease bearing date 12th day of October, 1988, Smt. Ela Chatterjee, therein mentioned as the Lessor and Sri Chiradeep Lahiri son of Chandra Shekhar Lahiri and Smt. Indrani Lahiri wife of 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 of land measuring 7 Cottahs out of 18 Cottahs 2 Chittacks and 10 Square feet on the eastern portion together with the said incomplete structure situate lying at Premises No. 189A, also described as 189/1A, Netaji Subhas





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Chandra Bose Road, previously known as 3, Regent Grove Road, Kolkata-700 040 mentioned in the Schedule written thereunder to Sri Chiradeep Lahiri and Smt. Indrani Lahiri, the Lessees mentioned therein for a period of 99 years more fully and particularly described in the Schedule "A" written thereunder ;

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

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

AND WHEREAS the said Ela Chatterjee left a Will dated 31st day of December, 1991 and appointed her younger son Siddhartha Chatterjee as the Executor of the said Will ;

AND WHEREAS the said Siddhartha Chatterjee applied for obtaining





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

AND WHEREAS on the 3rd day of September, 2003 Indrani Lahiri died intestate leaving her surviving her two sons Joydip Lahiri and Chiradeep Lahiri as her only legal heirs and representatives her husband predeceased ;

AND WHEREAS both Joydip Lahiri and Chiradeep Lahiri inherited the $\frac{1}{4}$ th share of Indrani Lahiri, being the share of the property inherited from her mother Ela Chatterjee each having $\frac{1}{8}$ th share in the said property being Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;

A handwritten signature in black ink, appearing to be a stylized name, possibly 'Smt. Ela Chatterjee' or similar, written in a cursive script.



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

AND WHEREAS the Vendor's maternal uncle Partha Chatterjee by a registered Deed of Conveyance being No. 2929 of 2012 dated 6th day of February, 2012 has already sold transferred and conveyed his $\frac{1}{4}$ th undivided share of the land and building comprising within part of Premises No. 3, Regent Grove Road now known as 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 to Pace Dealcom Private Limited the 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 son Debaprem Chatterjee, (his wife predeceased him) who inherited the share of Siddhartha Chatterjee, deceased absolutely ;

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

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

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

AND WHEREAS thus the Vendor herein is now seized possessed of and/or otherwise well and sufficiently entitled to undivided 1/8th (one eighth) share i.e. 1 (one) Cotthahs 6 (six) Chittacks 17 (seventeen) Square feet land more or less together with building standing thereon (fully described in the Schedule 'B') out of 11 Cottahs 2 Chittacks 10 Square feet land mentioned in the Schedule 'A' written hereunder situate lying at part of Premises No. 189A, Netaji Subhas Chandra Bose Road also (formerly known) as Premises No. 3, Regent Grove Road, Kolkata-700 040 (hereinafter referred to as the "said property") ;

AND WHEREAS the Vendor herein, negotiated with the Purchasers to sell his undivided 1/8th (one eighth) share mentioned hereunder in the Schedule "B" of the said part of Premises No. 189A, Netaji Subhas

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a cursive name, possibly 'Anurag'.



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Chandra Bose Road, Kolkata-700 040 at a consideration of Rs. 17,50,000/- (Rupees Seventeen lacs fifty thousand) only free from all encumbrances whatsoever (more fully and particularly described in the Schedule 'B' written hereunder and hereinafter referred to as the "said property") ;

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided 1/8th (one eighth) share i.e. 1 Cottahs 6 Chittacks 17 Square feet more or less together with the building standing thereon situate lying at part of the Premises No. 189A, Netaji Subhas Chandra Bose Road, also described as 3, Regent Grove Road, Kolkata-700 040 together with right to own use passage fully described in the Schedule "B" written hereunder out of Schedule "A" property at or for the consideration of Rs. 17,50,000/- (Rupees Seventeen lacs fifty thousand) only free from all encumbrances liens, charges, mortgages, trust, whatsoever ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 17,50,000/- (Rupees Seventeen lacs fifty thousand) only of lawful money of India paid by the

A handwritten signature in black ink, consisting of a large, stylized initial 'S' followed by a cursive name, possibly 'S. Bose'.



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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 Confirming Party doth hereby confirm) undivided 1/8th (one eighth) share unto the Purchasers their successor or successors in office All That piece and parcel of the land hereditament and premises containing by estimation an area of 1 Cottahs 6 Chittacks 17 Square feet more or less together with the passage and structure standing thereon having undivided share of 1000 Square feet of the part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 (more fully and particularly mentioned in the Schedule 'B' hereunder) out of 11 Cottahs 2 Chittacks 10 Square feet land (more fully and particularly mentioned in the Schedule "A" hereunder) as shown in the map or plan annexed hereto and bordered with Red colour OR HOWSOEVER OTHERWISE the said 1/8th (one eighth) 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

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numbered described or distinguished TOGETHER WITH all houses out
houses and other buildings erections and fixtures and all ways paths
passages lights waters water-courses sewers drains ditches and the
ground and soil thereof AND all and all manner of rights liberties
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 heredi-
taments and premises and every part thereof or which with the same now
are or is or at any time or times heretofore were or was held used occupied
or enjoyed or accepted or reputed to belong or be deemed appurtenant
thereto AND the reversion and/or reversions remainder and/or remainders
and the rents issue and profits thereof and every part thereof AND all the
legal incidency and all the estate right title interest property claim and
demand whatsoever both in law and equity of the Vendor into and upon
the same AND all deeds pattas muniments writings and evidences of title
which in any wise relate to the said property and/or the said messuage
tenement land hereditaments and premises or any part or parcel thereof
which now are or may hereafter shall or may be in the custody possession
or power or control of the Vendor or other person and/or persons from

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which he the Vendor can or which the can procure the same or without any suit at law or in equity TO HAVE AND TO HOLD 1/8th (one eighth) 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 Purchasers their successor and successors in office and assigns absolutely and forever AND the Vendor doth hereby for himself, his heirs, executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by the Vendor (or his ancestors) made done committed or knowingly or willingly suffered to the contrary he the Vendor now has good right full power and absolute authority to grant convey and transfer all and singular the said messuage tenement land hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto and to the use of the Purchaser their successor or successors in office and assigns in the manner aforesaid and according to the true intent and meaning of these presents AND that the Purchaser their successor or 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

A handwritten signature in black ink, appearing to be 'J. A.', is written over the end of the text. The signature is stylized and somewhat illegible.

[Faint, illegible text, likely bleed-through from the reverse side of the page]



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land hereditaments and premises hereby granted and receive and take the rents issues and profits thereof without any hinderance lawful eviction interruption disturbance claim and demand whatsoever from or by the Vendor or by any person or persons now or hereafter lawfully or equitably claiming or to claim by from under or in trust for him or from or under any of his ancestors AND that free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the Vendor his heirs executors administrators or representatives and well and sufficiently saved defend kept harmless and indemnified of from and against all former and other estates charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the vendor his 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 his heirs, executors administrators and representatives and all and every other person or persons having or claiming or who shall or may have or claim any estate right title interest claim and demand whatsoever at law or in equity in to or out of the said messuage tenement land hereditaments and premises hereby granted or intended so to be or any part thereof from through under

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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 their 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 their successor and/or successors in office and assigns in the manner aforesaid as shall or may be reasonably required.

SCHEDULE A ABOVE REFERRED TO :

ALL THAT demarcated piece and parcel of Western portion of the part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also described formerly known as 3, Regent Grove Road, Kolkata-700 040, P.S. Netaji Nagar, District-24-Parganas (S), under Ward No. 98, of Calcutta Municipal Corporation being a land measuring 11 (eleven) Cottahs 2 (two) Chittacks 10 Square feet and two storied residential building having covered area of 8000 Square feet thereto as shown in the annexed map with "RED" colour, butted and bounded in manner as follows:

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





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ON THE SOUTH : By KMC Road

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

ON THE WEST : By 30' KMC Road

SCHEDULE B ABOVE REFERRED TO :

ALL THAT the 1/8th (one eighth) undivided share of the land hereditament and premises containing an area of 1 Cottahs 6 Chittacks and 17 Square feet more or less out of total land area of 11 (eleven) Cottahs 2 (two) Chittacks 10 (ten) Square feet land and residential building, structures standing thereon measuring total area of 1000 Square feet measuring 500 Square feet on the Ground floor and 500 Square feet on the First floor out of 8000 Square feet cemented structure situated lying at Mouja – Khanpur, J.L.No. 46, Police Station Tollygunge presently Bansdroni comprised within Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 and also described as formerly known as 3, Regent Grove Road, Kolkata-700 040 under Kolkata Municipal Corporation Ward No. 98, in the District 24-Parganas (South).

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





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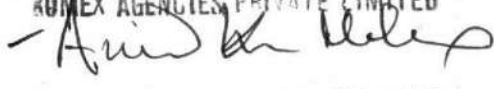
IN WITNESS WHEREOF the Vendor and the Purchasers have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED at Kolkata in the Presence of :

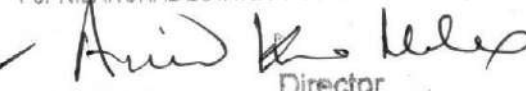
1. Rayal- Hati.
10, old post office street
KOL - 700001.


(Chitandeep Lahiri)

KOMEX AGENCIES PRIVATE LIMITED


Director

For NILANCHAL ESTATES PVT. LTD.


Director

2. Poojai Shanti Lekar
46C Chowringhee Road
KOL - 71

For Smartland Estates Pvt. Ltd.


Director



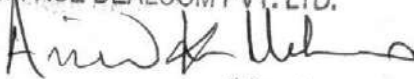
Drafted by :

Raghunath Chatterji
WRB-335/1977

Advocate

High Court, Calcutta

For PACE DEALCOM PVT. LTD.


Director



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Received of and from the withinnamed
Purchaser the within mentioned sum of
Rs. 17,50,000/- (Rupees Seventeen lacs
fifty thousand) only being the Consideration
money as per memo below.

Rs. 17,50,000/-

MEMO OF CONSIDERATION

Cheque/DD	Dated	Bank	Branch	Amount(Rs.)
989980	30.06.2017	PNB	New Market	500000/-
RTGS	31.08.2017	ICICI Bank	Gariahat.	1250000/-
Total:-				<u>1750000/-</u>


Chinadeep Lahiri

Witnessess :

1. Ranyol Hatr.
2. Anami Shanker Lalakar

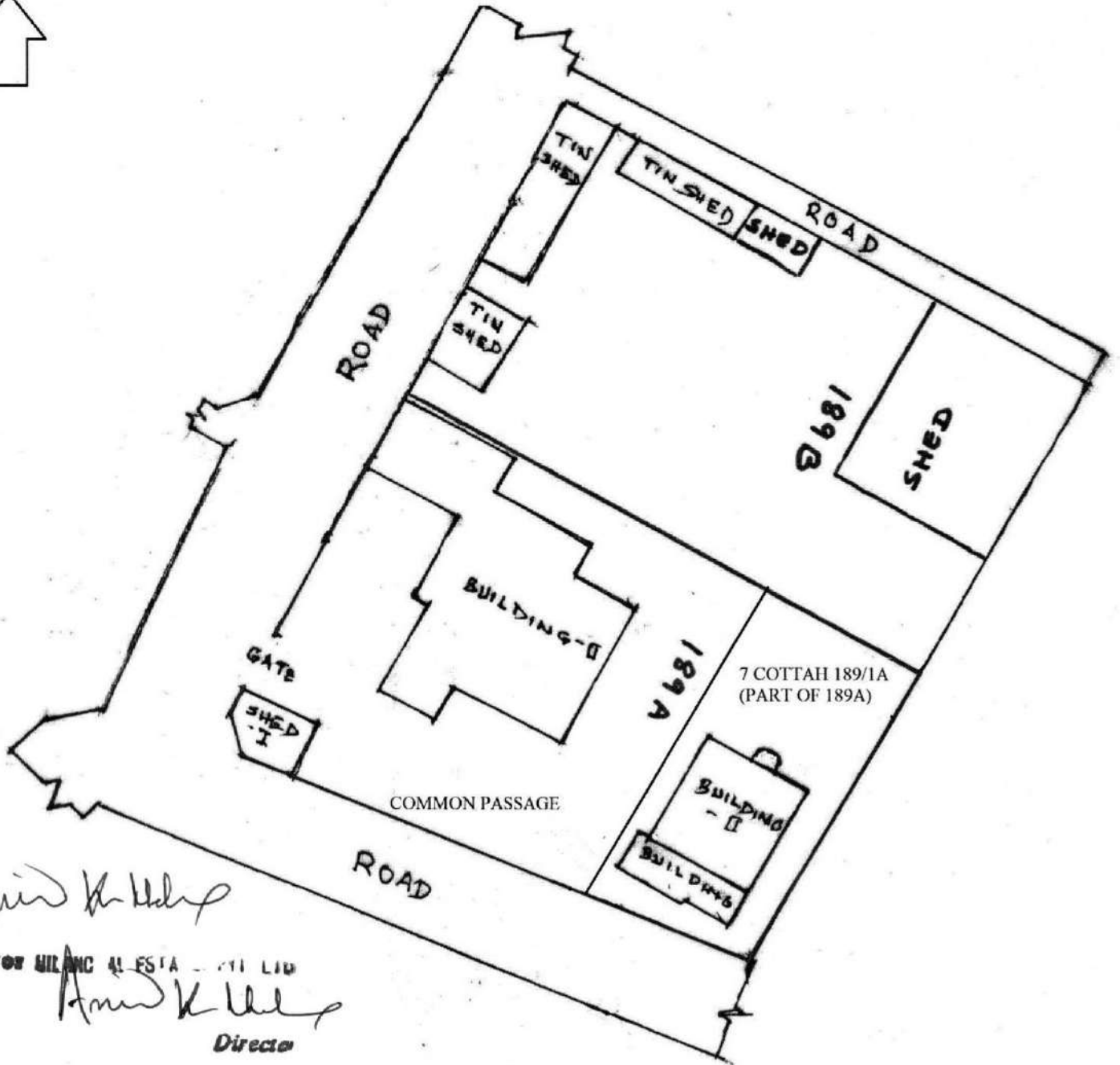
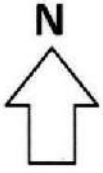


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**DEED PLAN OF PREMISES NO. 189A & 189B NSC BOSE ROAD, KOLKATA - 700040
AREA - 1 BIGHA 15 COTTAH 5 CHITTACK 1 SQUARE FEET**



Anind K. Ghosh

FOR M/189C/189/1A - 189/1A LTD

Anind K. Ghosh
Director

COMEX AGENCIES PRIVATE LIMITED

Anind K. Ghosh
Director

For Smartland Estates Private Ltd

Anind K. Ghosh
Director

Signature of purchaser

FOR SEAL/COM PRIVATE LIMITED

Anind K. Ghosh
Director

**Signature of
confirming parties**

Chinadeep Lahiri

(Chinadeep Lahiri)

Signature of vendor



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Specimen Form for Ten Finger Prints



<i>Chiradeep Lahiri</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature :



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

Signature :



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

Signature : _____



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16012001657358/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri CHIRADEEP LAHIRI Flat 1C, Rushabh Apartments, 4, North Road, City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Seller			Chiradeep Lahiri 08/09/2021
2	Shri ARVIND KUMAR MEHARIA 29/4,ballygunge Park, City:- , P.O:- Ballygunge, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Buyer			Arvind Kumar Meharia 8-09-2021
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date





[Faint handwritten text, possibly a signature or address, mostly illegible due to fading.]



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58 SEP 2021

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri ARVIND KUMAR MEHARIA 29/4, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [ROMEX AGENCIES PRIVATE LIMITED] ,[NILANCHAL ESTATES PRIVATE LIMITED] ,[SMARTLAND AND ESTATES PRIVATE LIMITED]			Arvind Kumar Meharia 8-09-2021
4	Shri ARVIND KUMAR MEHARIA 29/4, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Seller [PACE DEALCOM PRIVATE LIMITED]			Arvind Kumar Meharia 8-09-2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RANJIT HATI Son of Mr Ramakanta Hati Vill- Billbara, City:- , P.O:- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447	Shri CHIRADEEP LAHIRI ARVIND KUMAR MEHAR ARVIND KUMAR MEHAR ARVIND KUMAR MEHAR			Ranjit Hati. 08/09/2021

(Maitreyee Ghosh)
DISTRICT SUB-
REGISTRAR

Handwritten text, possibly a signature or name, located on the left side of the page. The text is faint and difficult to read, but appears to be written in ink.



7

District Sub-Registrar-I
Alipore, South 24 Parganas

- 8 SEP 2021

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



7
District Sub-Registrar-I
Alipore, South 24 Parganas

- 8 SEP 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHIRADEEP LAHIRI
CHANDRA SEKHAR LAHIRI

01/01/1970
Permanent Account Number

ABAPL2432L


Signature



24032009

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in







भारत सरकार
GOVERNMENT OF INDIA



चिरादीप लहीरी
Chiradeep Lahiri
जन्म तिथि/DOB: 01/01/1970
पुरुष/ MALE



7185 0129 5934

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

श्रीमन् चंद्र मेखर लहीरी, रुशभ अपार्टमेंट, फ्लैट-1सी,
4, नॉर्थ रोड, जदवपुर यूनिवर्सिटी, कोलकाता,
वेस्ट बंगाल - 700032

Address

S/O: Chandra Sekhar Lahiri,
Rushabh Apartment, Flat-1C,
4, North Road, Jadavpur
University, Kolkata,
West Bengal - 700032

Address:

S/O: Chandra Sekhar Lahiri, Rushabh



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001





भारत सरकार
 Unique Identification Authority of India
 Government of India

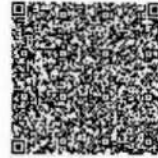
Enrollment No.: 1088/47406/06971

To
 Arvind Kumar Meharia
 S/O: Late Hanuman Das Meharia
 29/4 Ballygunge Park
 Haldiram Food Court Ballygunge
 Ballygunge
 Ballygunge
 Circus Avenue Kolkata
 West Bengal 700019
 9831004744

05/01/2016
 321259223



MA212592235FT



आपका आधार क्रमांक / Your Aadhaar No. :

7327 3716 4055

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Arvind Kumar Meharia
 DOB : 05/01/1961
 Male



7327 3716 4055

आधार - आम आदमी का अधिकार

Arvind K. Meharia



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEKPM7842Q



नाम / NAME
ARVIND KUMAR MEHARIA

पिता का नाम / FATHER'S NAME
HANUMAN DAS MEHARIA

जन्म तिथि / DATE OF BIRTH
05-01-1961

हस्ताक्षर / SIGNATURE
Arvind K Meharia

EBTas
आयकर प्राप्तक, प.अ. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Arvind K Meharia

इस कार्ड के खो / मिल जाने पर कृपया 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.







Romex Agencies Private Limited

Private



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER	
AADC57281B	
नाम / NAME	
SMARTLAND ESTATES PRIVATE LIMITED	
गठन/बनाने की तिथि / DATE OF INCORPORATION/FORMATION	
11-02-1993	
	
	आयकर अधिनियम, 1961-XXI
	COMMISSIONER OF INCOME-TAX, W.B. - XI

For Smartland Estates Private Ltd.


Director





PACE DEALCOM PRIVATE LIMITED
[Handwritten Signature]
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILANCHAL ESTATES PRIVATE LIMITED

07/10/1986
Permanent Account Number
AAACN8568D

Signature



NILANCAL ESTATES PRIVATE LIMITED
[Signature]
Director





ভারত সরকার

Government of India



রঞ্জিত হাতি
RANJIT HATI
পিতা : হেমকান্ত হাতি
Father: Hemakanta Hati

সমস্যা/DOB: 02/05/1997
পুংস / Male



4175 0018 7415

ভারত - সাধারণ মানুষের অধিকার



ভারতীয় সার্বজনীন পরিচয়
Unique Identification Authority of India

ঠিকানা: পাঁচরোল, বিনমড়া, পাঁচরোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

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

4175 0018 7415

1947
1800 300 1247

http://uidai.gov.in

www.uidai.gov.in

Ranjit Hati





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220070232951 Payment Mode: Online Payment
GRN Date: 04/09/2021 12:11:42 Bank/Gateway: Punjab National Bank
BRN : 331438686 BRN Date: 04/09/2021 12:09:20
Payment Status: Successful Payment Ref. No: 2001657358/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: arvind kumar meharia
Address: 46C chowringhee road kol 71
Mobile: 9831004744
Email: mehariagroup@gmail.com
Contact No: 09831004744
Depositor Status: Buyer/Claimants
Query No: 2001657358
Applicant's Name: Mr RANJIT HATI
Identification No: 2001657358/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001657358/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	146601
2	2001657358/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	36659

Total 183260

IN WORDS: ONE LAKH EIGHTY THREE THOUSAND TWO HUNDRED SIXTY ONLY.



Major Information of the Deed

Deed No :	I-1601-02072/2021	Date of Registration	10/09/2021
Query No / Year	1601-2001657358/2021	Office where deed is registered	
Query Date	31/08/2021 8:16:30 PM	1601-2001657358/2021	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003712988, 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. 17,50,000/-	Rs. 36,64,532/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,46,611/- (Article:23)	Rs. 36,691/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

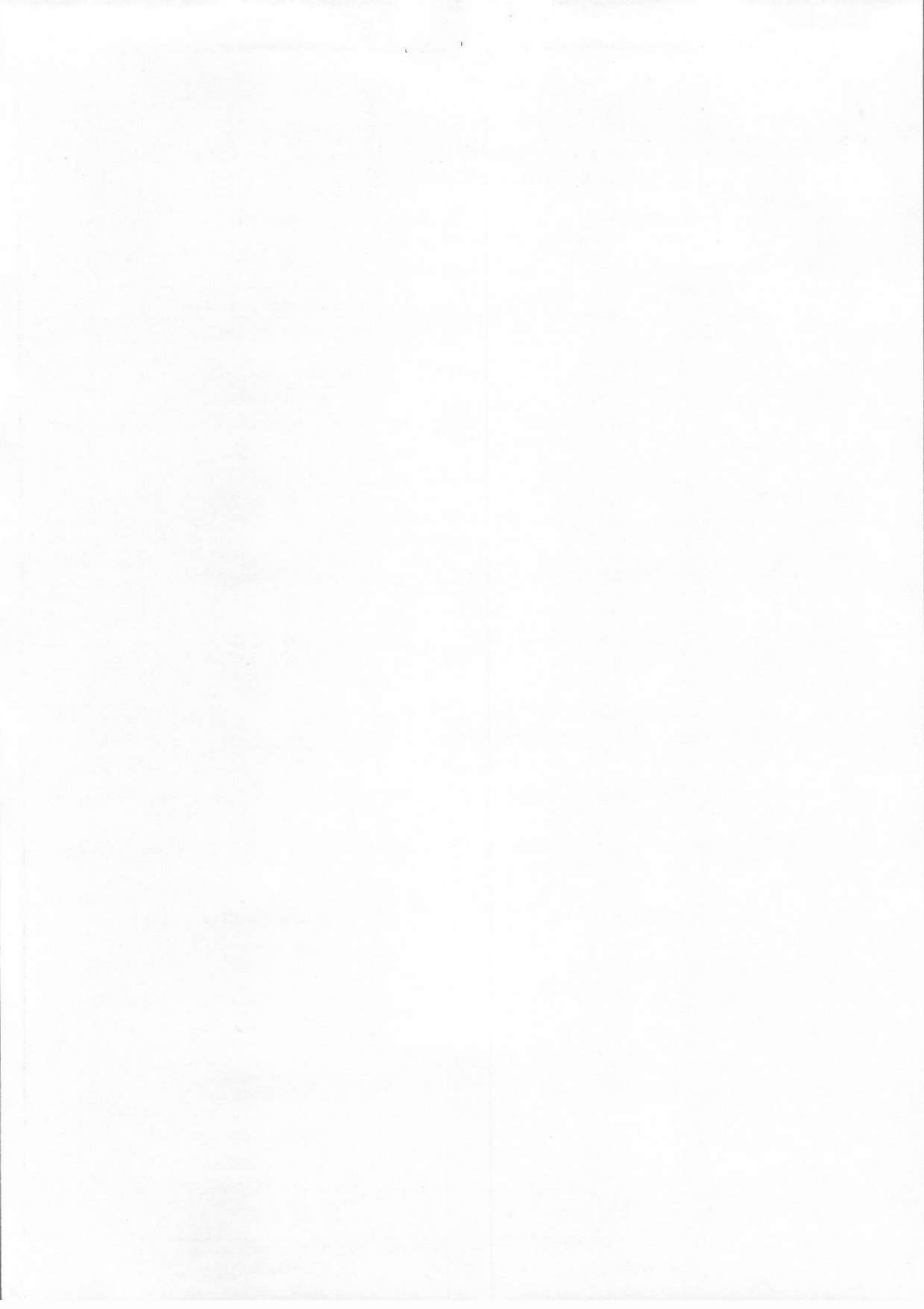
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 6 Chatak 17 Sq Ft	17,00,000/-	29,89,532/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.3077Dec	17,00,000 /-	29,89,532 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	50,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	50,000 /-	6,75,000 /-	



Seller Details :

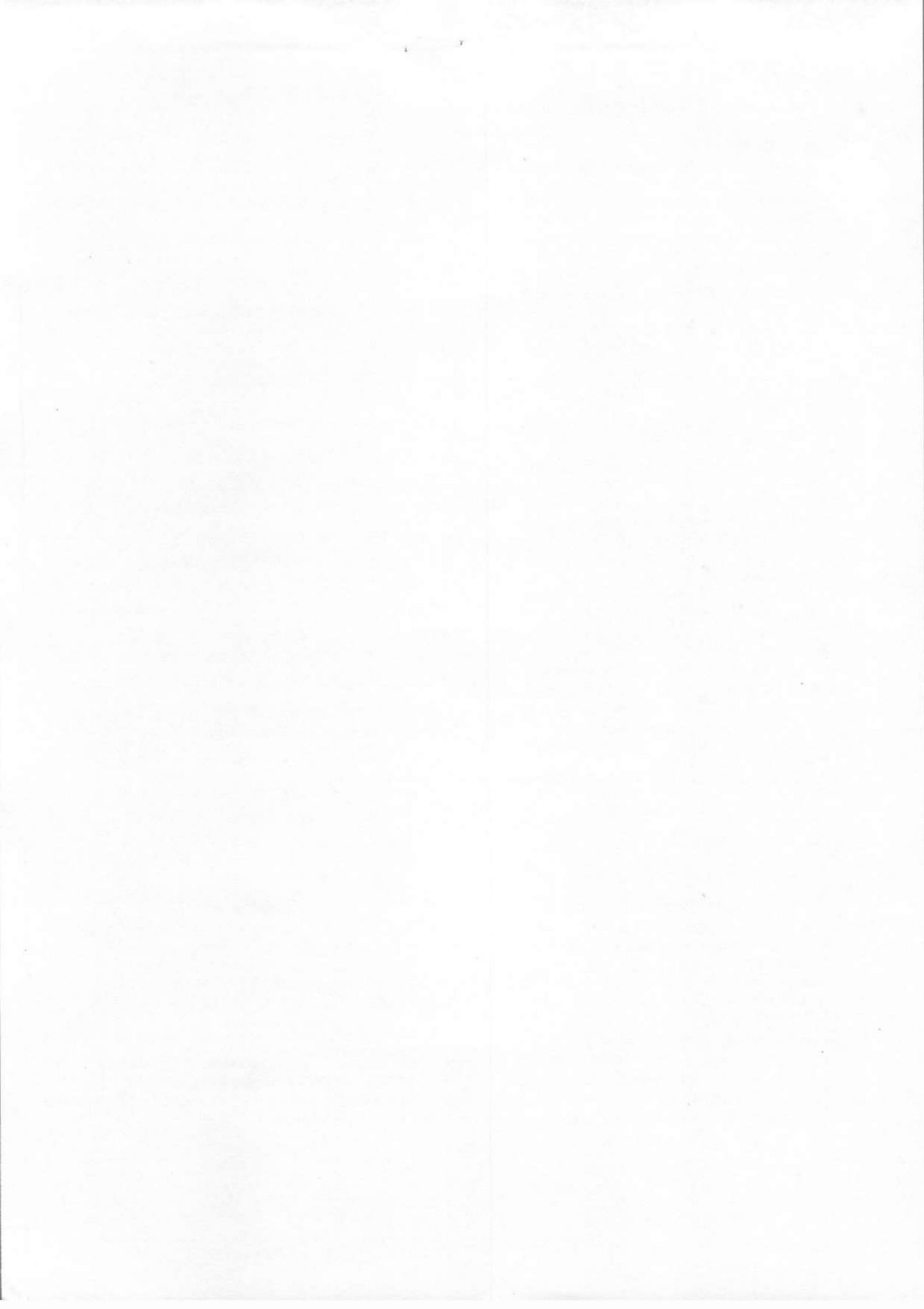
SI No	Name,Address,Photo,Finger print and Signature
1	Shri CHIRADEEP LAHIRI Son of Late Chandra Sekhar Lahiri Flat 1C, Rushabh Apartments, 4, North Road, City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx2L, Aadhaar No: 71xxxxxxxx5934, Status :Individual, Executed by: Self, Date of Execution: 08/09/2021 , Admitted by: Self, Date of Admission: 08/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2021 , Admitted by: Self, Date of Admission: 08/09/2021 ,Place : Pvt. Residence
2	PACE DEALCOM PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROMEX AGENCIES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	NILANCHAL ESTATES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	SMARTLAND ESTATES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	Shri ARVIND KUMAR MEHARIA (Presentant) Son of Late Hanuman Das Meharia 29/4,ballygunge Park, City:- , 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.:: AExxxxxx2Q, Aadhaar No: 73xxxxxxxx4055, Status :Individual, Executed by: Self, Date of Execution: 08/09/2021 , Admitted by: Self, Date of Admission: 08/09/2021 ,Place : Pvt. Residence

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri ARVIND KUMAR MEHARIA Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- , 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.:: AExxxxxx2Q, Aadhaar No: 73xxxxxxxx4055 Status : Representative, Representative of : ROMEX AGENCIES PRIVATE LIMITED (as DIRECTOR), NILANCHAL ESTATES PRIVATE LIMITED (as DIRECTOR), SMARTLAND ESTATES PRIVATE LIMITED (as DIRECTOR)
2	Shri ARVIND KUMAR MEHARIA Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- , 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.:: AExxxxxx2Q, Aadhaar No: 73xxxxxxxx4055 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, City:- , P.O:- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			
Identifier Of Shri CHIRADEEP LAHIRI, 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	Shri CHIRADEEP LAHIRI	ROMEX AGENCIES PRIVATE LIMITED-0.576927 Dec,NILANCHAL ESTATES PRIVATE LIMITED-0.576927 Dec,SMARTLAND ESTATES PRIVATE LIMITED-0.576927 Dec,Shri ARVIND KUMAR MEHARIA-0.576927 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri CHIRADEEP LAHIRI	ROMEX AGENCIES PRIVATE LIMITED-250.00000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-250.00000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-250.00000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-250.00000000 Sq Ft

On 08-09-2021

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

Presented for registration at 17:50 hrs on 08-09-2021, at the Private residence by Shri ARVIND KUMAR MEHARIA , one of the Claimants.

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

Execution is admitted on 08/09/2021 by 1. Shri CHIRADEEP LAHIRI, Son of Late Chandra Sekhar Lahiri, Flat 1C, Rushabh Apartments, 4, North Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 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 08-09-2021 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle 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, City:- , P.O:- Russle 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, City:- , P.O:- Russle 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 08-09-2021 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- , P.O:- Russle 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

Maitreyee Ghosh

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

On 09-09-2021

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 36,64,532/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,691/- (A(1) = Rs 36,645/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 36,659/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2021 12:13PM with Govt. Ref. No: 192021220070232951 on 04-09-2021, Amount Rs: 36,659/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 331438686 on 04-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,46,601/- and Stamp Duty paid by online = Rs 1,46,601/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2021 12:13PM with Govt. Ref. No: 192021220070232951 on 04-09-2021, Amount Rs: 1,46,601/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 331438686 on 04-09-2021, 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

On 10-09-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,691/- (A(1) = Rs 36,645/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,46,601/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 19990, Amount: Rs.10/-, Date of Purchase: 24/08/2021, Vendor name: Anushree Banerjee

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 1601-2021, Page from 110427 to 110471
being No 160102072 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.09.15 12:28:11 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/09/15 12:28:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)