

07675/22 VC-2192/22

1-7476/2022



पश्चिम बंगाल WEST BENGAL

65AB 605507

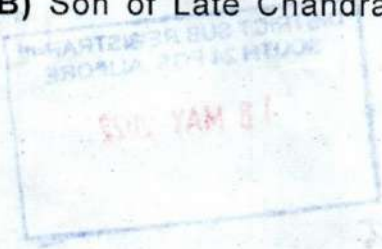
18/05/22
 2-30
 Ce-21317347

Certified that the document is addressed to registration. The signature sheet and the endorsement sheet attached with the document are the part of this document.

[Signature]
 District Sub-Registrar
 Alipore, South 24 Parganas

19-05-2022

THIS INDENTURE made this 18th day of May, 2022 Two Thousand and Twenty two BETWEEN SRI JOYDIP LAHIRI, (PAN No. ATWPL1160B) Son of Late Chandra Sekhar Lahiri by faith Hindu by



24 MAR 2022

47845

No.....Rs. **10/-** Date.....

Name: *Chatterjee Sil & Co. Adv.*

Address: *7, Old Post Office St. Cal-1*

Vender:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Koi-27

Anis

(JOYDEP LAHARI)



5293

Anis



5294

Anis Ma Mehas



5297

Rangol Hat.

S/o. Ramkanta Hat

VII - Bhuban, K. - Panchan.

I.S. Agr. Dist. - Panchan

Pin no - 721442, Service



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occupation Retired 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, 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



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Street, Police Station Shakespear Sarani, in the town of Kolkata-700 071, 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 Town of Kolkata700 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 Town of Kolkata700 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,



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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) (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 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) 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



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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 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



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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;

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

AND WHEREAS by a Deed of Lease bearing date 12th day of October, 1988, Smt. Ela Chatterjee, therein mentioned as the Lessor and Sri Chiradeep Lahiri son of Late Chandra Shekhar Lahiri and Smt. Indrani Lahiri wife of 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



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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 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



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

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

AND WHEREAS the 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 two sons Joydip Lahiri and Chiradeep Lahiri as her only legal heirs and representatives. Her husband predeceased her ;

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



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being Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 ;

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 ;



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AND WHEREAS neither the son of Siddhartha Chatterjee nor any of the parties took any steps in P.L.A. No. 128 of 2001 and T.S. No. 4 of 2012 for obtaining the Probate / Letters of Administration from the Hon'ble High Court at Calcutta;

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

AND WHEREAS thus 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



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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 Purchasers to the Vendor on or before the execution of these presents



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(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 numbered described or distinguished TOGETHER WITH all houses out



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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 hereditaments and premises and every part thereof or which with the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or accepted or reputed to belong or be deemed appurtenant thereto AND the reversion and/or reversions remainder and/or remainders and the rents issue and profits thereof and every part thereof AND all the legal incidency and all the estate right title interest property claim and demand whatsoever both 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



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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



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hereby granted or intended so to be or any part thereof from through under or in trust for the Vendor and/or the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the expense and cost of the Purchaser 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:



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

SCHEDULE B ABOVE REFERRED TO :

ALL THAT the 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 & delivered by the Vendor within-named at Kolkata in the presence of:

- 1. *Praveen (Goon'sternor Cerkov)*
8 old post office Street Road - 1
Papia hahru.
- 2. Flat 1F Tower 2
South City Residences
375 Prince Anwar Shah Road
Kolkata 68.

Signed, sealed & delivered by the Purchasers within-named at Kolkata in the presence of :

- 1. *Praveen*
- 2. Papia hahru

Signed, sealed & delivered by the Confirming Party within-named at Kolkata in the presence of :

- 1. *Praveen*
- 2. Papia hahru

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

Praveen
(VENDOR)
(JOYDIP LAHARI)

Smartland Estates Pvt. Ltd.
Praveen
Authorised Signatory
Director

For NILANCHAL ESTATES PVT. LTD.
Praveen
Director

COMEX AGENCIES PRIVATE LIMITED
Praveen
Director

Praveen
(PURCHASERS)

For PACE DEALCOM PVT. LTD.
Praveen
Director

(CONFIRMING PARTY)



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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.)
098979	30.06.2017	PNB	New Market Kolkata.	500000/-
RTGS	31.08.2017	ICICI Bank	Gandahat Kolkata.	1250000/-

TOTAL : 17,50,000/-

(Rupees Seventeen lacs fifty thousand only)

Witnesses :

1. 

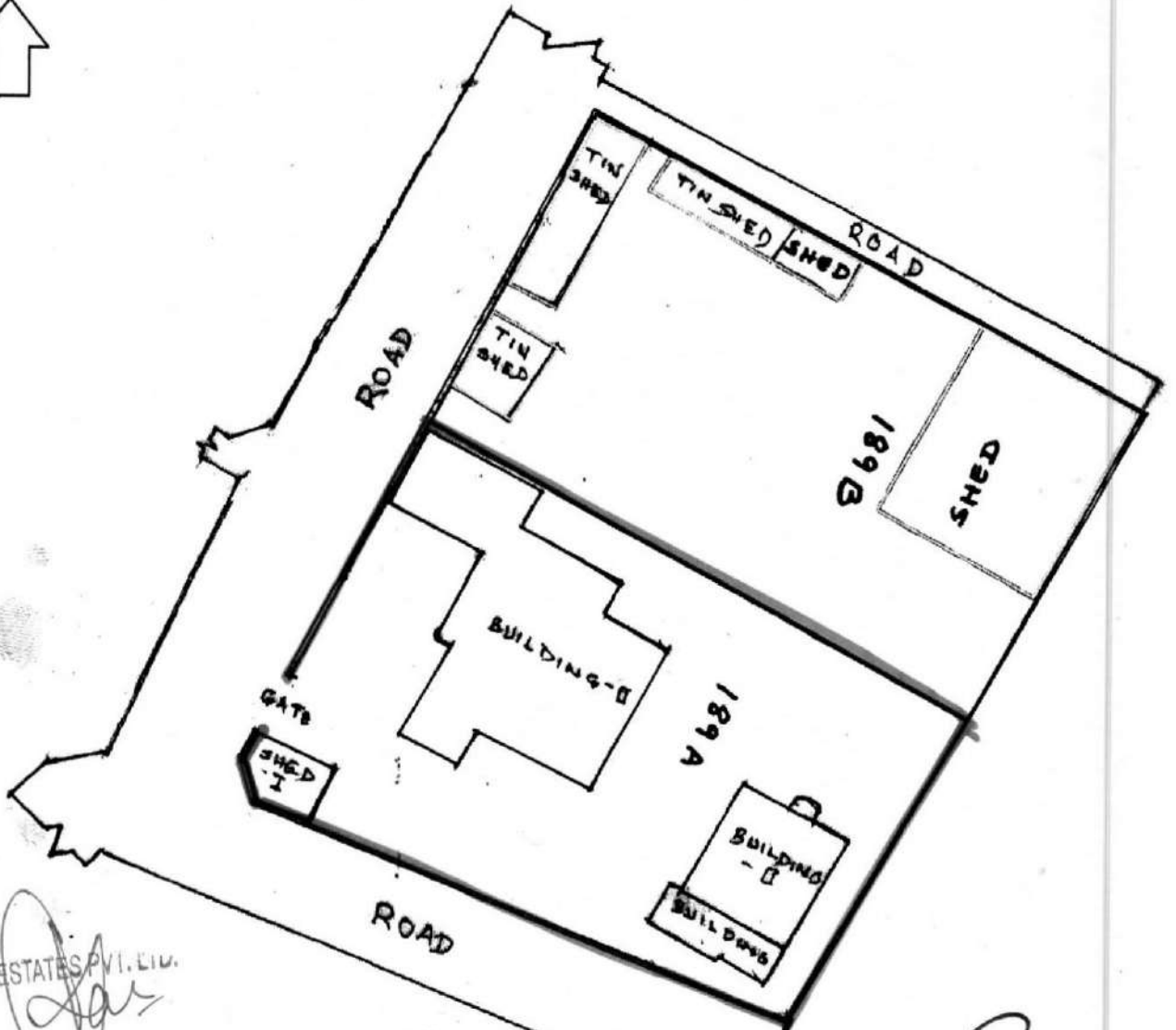
2. Papia hahiri





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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



For NILANCHAL ESTATES PVT. LTD.

[Signature]
Director

For PACE DEALCOM PVT. LTD.

[Signature]
Director

For Smartland Estates Pvt. Ltd.

[Signature]
Director

40MEX AGENCIES PRIVATE LIMITED

[Signature]
Director

Director


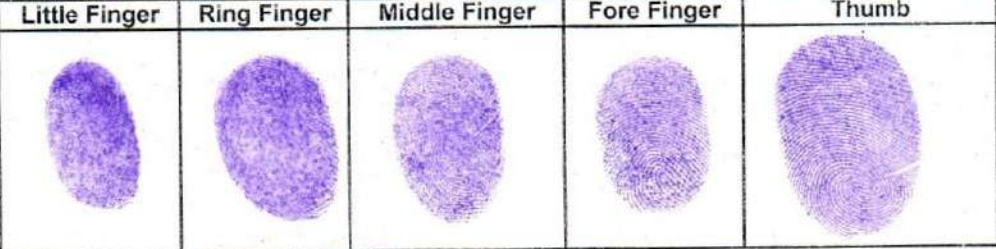

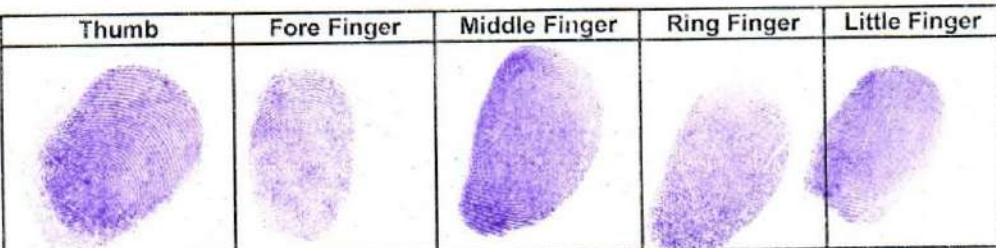
AKM
[Signature]

[Signature]




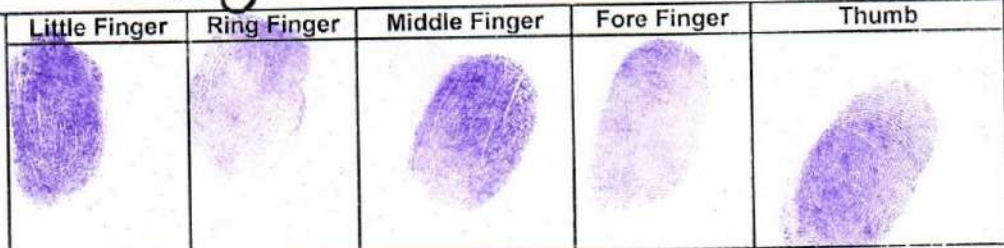

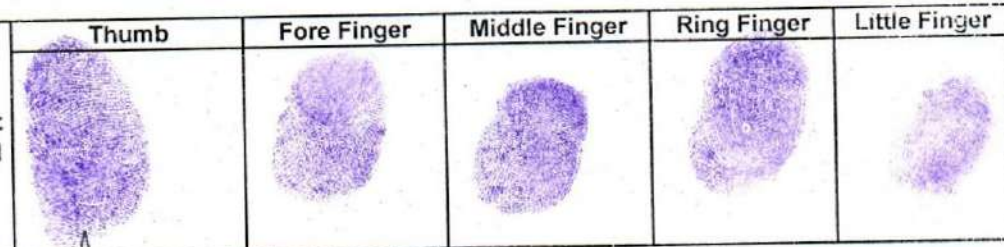
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Specimen Form for Ten Finger Prints

	2021 P L A H I R I	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
	2021 P L A H I R I	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							


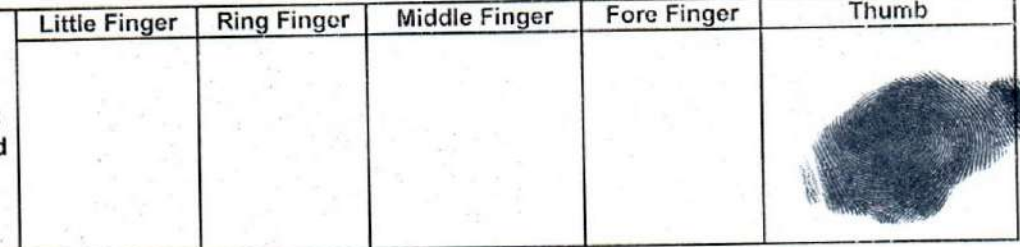

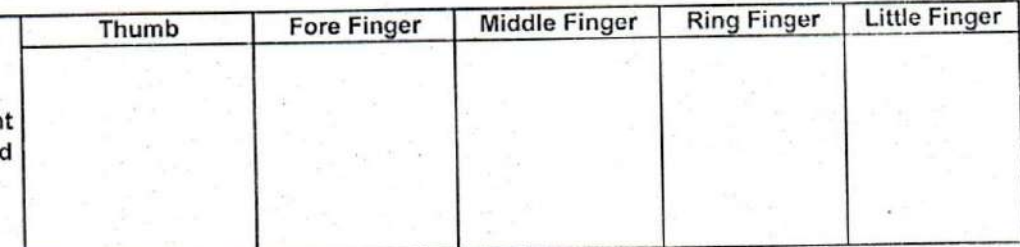
Signature : _____

[Handwritten Signature]

	2021 P L A H I R I	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
	2021 P L A H I R I	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

Signature : _____

[Handwritten Signature]

	2021 P L A H I R I	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
	2021 P L A H I R I	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

Signature : _____

[Handwritten Signature]



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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1088/47406/06971

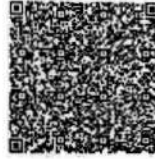
To
Arvind Kumar Meharia
S/O: Late Hanuman Das Meharia
29/4 Ballygunge Park
Haldiram Food Court Ballygunge
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019
9831004744

05/01/2016

321259223



MA212592235FT



आपका आधार क्रमांक / Your Aadhaar No. :

7327 3716 4055

आधार - आम आदमी का अधिकार

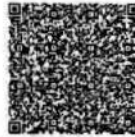


भारत सरकार

Government of India



Arvind Kumar Meharia
DOB : 05/01/1961
Male




7327 3716 4055

आधार - आम आदमी का अधिकार

Arvind Kumar 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 Kumar Meharia

आयकर अधिकारी, प.प्र.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Arvind Kumar Meharia

Full Signature



स्थायित्व संख्या / PERMANENT ACCOUNT NUMBER

AADCS7281B



नाम / NAME

SMARTLAND ESTATES PRIVATE LIMITED

स्थापना/संस्थापना की तिथि / DATE OF INCORPORATION/FORMATION

11-02-1993



आयकर अधिकारी, व.स. - ११

COMMISSIONER OF INCOME-TAX, W.B. - XI

For Smartland Estates Pvt. Ltd.

Director





ROMEX AGENCIES PRIVATE LIMITED

A handwritten signature in black ink, appearing to be 'S. S. S.', written over the printed name of the Director.

Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


ATWPL1160B



नाम / Name
JOYDIP LAHIRI

पिता का नाम / Father's Name
CHANDRA SEKHAR LAHIRI

जन्म की तारीख / Date of Birth
19/08/1962


हस्ताक्षर / Signature







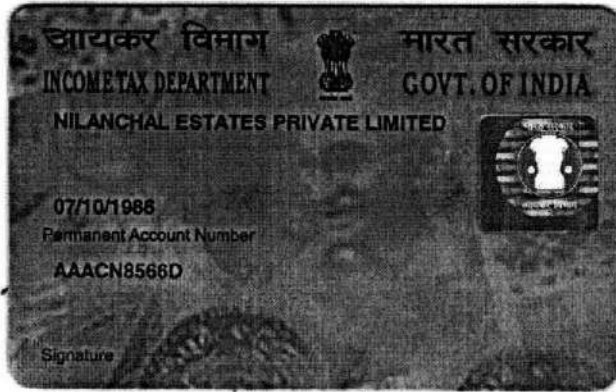


For PACE DEALCOM PVT. LTD.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by some cursive letters.

Director





For NILANCHAL ESTATES PVT. LTD.
[Handwritten Signature]
Director





ভারত সরকার

Government of India



রঞ্জিত হাটী

RANJIT HATI

পিতা : রামকান্ত হাটী

Father : Ramakanta Hati

জন্মতারিখ/DOB: 02/01/1997

পুরুষ / Male

4175 0018 7415



আধার - সাধারণ মানুষের অধিকার



ঠিকানা: পাঁচরোল, বিলবাড়া, পাঁচরোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

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

4175 0018 7415

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Major Information of the Deed

Deed No :	I-1603-07476/2022	Date of Registration	19/05/2022
Query No / Year	1603-2001317347/2022	Office where deed is registered	
Query Date	05/05/2022 8:59:52 AM	D.S.R. - III 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. : 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)		
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: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, 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 JOYDIP LAHIRI (Presentant) Son of Late Chandra Sekhar Lahiri 115/8, NEW GANGARAMPUR ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence
2	PACE DEALCOM PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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:- Not Specified, 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:- Not Specified, 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:- Not Specified, 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 Son of Late Hanuman Das Meharia 29/4, Ballygunge Park, City:- Not Specified, 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: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,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:- Not Specified, 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:- Not Specified, 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:- Not Specified, P.O:- Panchrol, P.S:-Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			
Identifier Of Shri JOYDIP 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 JOYDIP 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 JOYDIP 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 18-05-2022

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

Presented for registration at 14:30 hrs on 18-05-2022, at the Private residence by Shri JOYDIP LAHIRI , one of the Executants.

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/-

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

Execution is admitted on 18/05/2022 by 1. Shri JOYDIP LAHIRI, Son of Late Chandra Sekhar Lahiri, 115/8, NEW GANGARAMPUR ROAD, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, 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 18-05-2022 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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:- Not Specified, 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:- Not Specified, 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 18-05-2022 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road, City:- Not Specified, 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

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 19-05-2022

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/-, by online = Rs 36,659/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 6:38AM with Govt. Ref. No: 192022230028455301 on 17-05-2022, Amount Rs: 36,659/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 377308753 on 17-05-2022, 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 Stamp Rs 10/- by online = Rs 1,46,601/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 605507, Amount: Rs.10/-, Date of Purchase: 24/03/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/05/2022 6:38AM with Govt. Ref. No: 192022230028455301 on 17-05-2022, Amount Rs: 1,46,601/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 377308753 on 17-05-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 260058 to 260093
being No 160307476 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.19 13:35:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/19 01:35:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)