

0002973/2019

F-2843/19



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AC 448210

M.V. R 15,35,417/-

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11.9.19
at 1.50 pm
9-0-1430400/19

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

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District Sub-Registrar,
more South 24 Pargan

13 SEP 2019

THIS INDENTURE made this 11th day of September 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 to mean and include his heir, executors, administrators, legal

Debaprem Chatterjee

06 SEP 2019

NO. 49921 DATE.....

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

06 SEP 2019
100/-

CODE NO. (1067)
LICENCED NO.
20 & 29A / 1973

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

06 SEP 2019

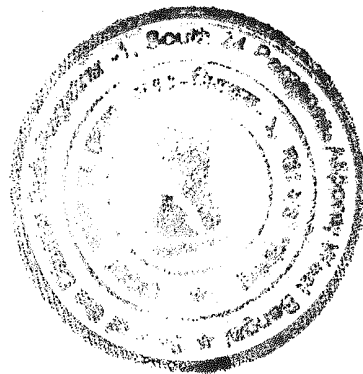


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Ranjit Hati.
S/o - Ramkanta Hati
vii - Pillbara, P.O - Banchura
P.S - Egra, Dist - pascha midnapur
Sim no. 22144, service

District Sub-Registrar-1
Alipore, South 24 Parganas

11 SEP 2019

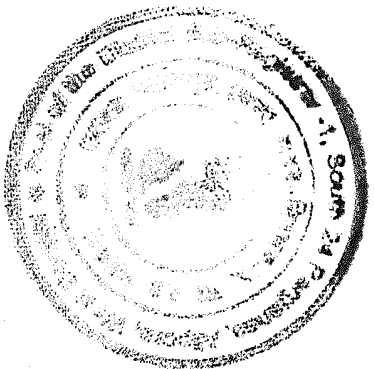


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01 SEP 2019

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. AACN8566D)** 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, **(4) SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharua, by faith Hindu, by occupation Business, by Nationality Indian, residing at 29/4, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, in the Town of Kolkata-700 019, **AND (4) SRI ARVIND KUMAR MEHARIA (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meharua, by faith Hindu, by

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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 AND M/S. PACE DEALCOM PRIVATE LIMITED (PAN NO. AABCP5507H) a company registered under the Companies Act 1956 having its registered office at Premises No. 9F, Everest House, 46C, Chowringhee Road, Post Office Russle Street, Police Station Shakespear Sarani, in the town of Kolkata-700 071, represented by its director **Sri Arvind Kumar Meheria (PAN NO. AEKPM7842Q)** son of Late Hanuman Das Meheria, 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 administrators and assigns) of the **THIRD PART.**

Deepa Chetty

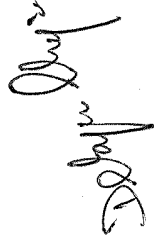


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WHEREAS by an Indenture bearing date 14th day of December, 1940 made between Khondkar Fazles Sobhan son of Alhas Khan Bahadur Khandekar, Fuzlal Haque, therein described as the Vendor and Smt. Ela Chatterjee wife of Debi Prasanna Chatterjee and Kanailal 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 piece and parcel of land measuring 1 Bigha, 15 Cottahs, 5 Chittacks and 1 Square feet a little more less being the portion of C.S. Dag No. 116, 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khaspur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and the said Purchasers had purchased the 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



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Ujjwal Sub-Registrar
Alipora, South 24 Parganas

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for the year 1946, registered at the office of the District Sub-Registrar at Alipore, 24-Parganas, Smt. Ela Chatterjee and Sri Kanai Lal Chatterjee had amicably separated and demarcated their shares and portions in the said land being the portion of C.S. Dag No. 116 and 118, Khatian Nos. 160, 267, 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas. In the said Deed of Partition Ela Chatterjee was allotted demarcated 18 Cottahs, 2 Chittacks and 10 Square feet of land being a portion of C.S. Plot No. 118, Khatian No. 160 and 267, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registry Alipore, District 24-Parganas and Kanai Lal Chatterjee was allotted demarcated all that piece and parcel of land measuring about 17 Cottahs, 2 Chittacks and 36 Square feet comprised within C.S. Plot No. 116, Khatian Nos. 150 and 255, Touji Nos. 151 and 152 in Mouza and Parganas Khanpur, P.S. Tollygunge, Sub-Registration Office Alipore, District 24-Parganas ;

AND WHEREAS after partition Smt. Ela Chatterjee had constructed two buildings on the Western part of the said land allotted to her and the land with those buildings were recorded in the books of the Kolkata Municipal Corporation as Premises No. 189A, Netaji Subhas Chandra Bose Road,





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under Ward No. 98 and Smt. Ela Chatterjee also constructed an incomplete structure on the eastern part of the aforesaid premises ;

AND WHEREAS by a Deed of Lease bearing date 12th day of October, 1988, Smt. Ela Chatterjee, therein mentioned as the Lessor and Sri Chiradeep Lahiri son of Late Chandra Shekhar Lahiri and Smt. Indrani Lahiri wife of Late Chandra Shekhar Lahiri, therein mentioned as the Lessees, registered in Book No. I, Volume No. 282, pages 7 to 16, being No. 11928 for the year 1988, at the office of the Additional District Sub-Registrar, Alipore, District 24-Parganas (S), the said Smt. Ela Chatterjee, the Lessor therein, for the consideration mentioned therein leased out all that the demarcated piece and parcel land measuring 7 Cottahs on the eastern portion of the said incomplete structure out of said 18 Cottahs 2 Chittacks and 10 Square feet land part of Premises No. 189A, also described as 189/1A, Netaji Subhas Chandra Bose Road, previously known as 3, Regent Grove Road, Kolkata-700 040 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 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 ;

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

AND WHEREAS the said Siddhartha Chatterjee applied for obtaining Probate of the said Will of Smt. Ela Chatterjee, deceased before the Hon'ble High Court at Calcutta being P.L.A. No.128 of 2001. The said Probate application has been contested and marked on Testamentary Suit No. 4 of 2012 ;

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

AND WHEREAS in the absence of probate of the said will of Smt. Ela





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Chatterjee, deceased, the Vendor herein inherited undivided $\frac{1}{4}$ th share of all the properties including the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata left by Smt. Ela Chatterjee deceased ;

AND WHEREAS the Vendor's uncle Partha Chatterjee by a registered Deed of Conveyance dated 1st July, 2019, has already sold transferred and conveyed his $\frac{1}{4}$ th undivided owner's share subject to lease of the land and building comprising within part of Premises No. 3, Regent Grove Road now known as 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also known as 189/1A, Netaji Subhas Chandra Bose Road, subject to lease granted by Smt. Ela Chatterjee, since deceased to M/s. Pace Dealcom (P) Ltd. (Confirming Part) herein ;

AND WHEREAS the said Siddhartha Chatterjee, the executor of the said Will died intestate on 7th May, 2016 leaving him surviving his only one son Debaprem Chatterjee, (his wife predeceased him) the Vendor herein who inherited undivided $\frac{1}{4}$ th share of Siddhartha Chatterjee, deceased absolutely ;

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



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

AND WHEREAS thus the Vendor herein inherited and seized possessed of and/or otherwise well and sufficiently entitled to undivided ¼th share owner's share i.e. 1 (one) Cotthah 12 (twelve) Chittacks land more or less of the lease hold land together with incomplete building standing thereon out of 7 Cottahs land mentioned in the Schedule 'A' written hereunder situate lying at Premises No. 189A, Netaji Subhas Chandra Bose Road also known as 189/1A, Netaji Subhas Chandra Bose Road, also (formerly known) as Premises No. 3, Regent Grove Road, Kolkata-700 040 (morefully and particularly described in the Schedule 'B' written hereunder and hereinafter referred to as the "said land") ;

AND WHEREAS Pace Dealcom Private Limited, the Confirming Party herein has already purchased ¼th undivided share of Partha Chatterjee and is in possession of the said property ;

AND WHEREAS by a Deed of Conveyance bearing date 25.07.2019 made between Debaprem Chatterjee, the Vendor herein, therein described as the Vendor and Romex Agencies Pvt. Ltd. and other, the Purchasers herein and therein mentioned as the Purchasers and Pace



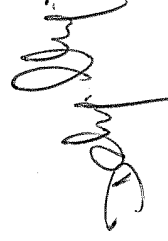


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Dealcom Pvt. Ltd., the Confirming Party herein and therein mentioned as Confirming Party registered in Book No. 1 Volume No. 1601-2019 Pages 107501 to 107536 being No. 160102234 for the year 2019 at the Office of District Sub-Registrar I, South 24-Parganas, the Vendor herein for the consideration mentioned therein, sold transferred and conveyed unto and in favour of the Purchasers herein jointly All That the 1/12th undivided owner's share of the land and premises measuring 9 chittak 15 Square feet out of the total land area of 7 Cottah together with two storied dilapidated structure measuring about 200 Square feet out of 2400 Square feet more or less situate lying at Premises No. 189A, Netaji Subhas Road, Kolkata-700 040, also known as 189/1A, Netaji Subhas Road, Kolkata-700 040 more fully and particularly described in the Schedule "B" written thereunder ;

AND WHEREAS the Vendor herein, further negotiated with the purchaser to sell further his undivided 1/12th (one twelfth) owner's share mentioned in the Schedule "B" of the said demarcated part of Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700040 at a consideration of Rs. 3,33,000/ (Rupees Three lac thirty three thousand) only free from all encumbrances whatsoever but subject to lease ;





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AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase the said undivided 1/12th (one twelfth) owner's share viz. 9 Chittacks 15 Square feet out of 1 Cottah 12 Chittacks land more or less of the Premises No. 189A, Netaji Subhas Chandra Bose Road, also known as 189/1A, Netaji Subhas Chandra Bose Road Kolkata-700 040 together with right to use passage and dilapidated incomplete building standing thereon fully described in the Schedule "B" hereto out of Schedule "A" property at or for the consideration of Rs. 3,33,000/- (Rupees Three lac thirty three thousand) only free from all encumbrances liens, charges, mortgages, trust, whatsoever but subject to lease ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 3,33,000/- (Rupees Three lac 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 hereby confirm) undivided 1/12th (one twelfth) owner's share unto the Purchasers their successor or





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successors in office All That piece and parcel of the land hereditament and premises containing by estimation an area of 9 Chittacks 15 Square feet more or less together with passage and dilapidated structure measuring 200 Square feet standing thereon being part of Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 fully described in the Schedule "B" hereto free from all encumbrances but subject to lease out of 7 Cottahs land and two storied dilapidated buildings described in the Schedule 'A' written hereunder shown in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said 1/12th (one twelfth) undivided owner's share in the message tenement land hereditaments and premises now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all houses out houses and other buildings erections and fixtures and all ways paths passages lights water water-courses sewers drains ditches and the ground and soil thereof AND all and all manner of rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing and being in and upon or belonging to or in anywise appertaining to the said message 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 reputed deemed taken





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Original Sub-Registrar
Amara, Bangalore 560001

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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 (one twelfth) undivided owner's 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 message 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 (one twelfth) undivided owner's share in the said message 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 successors and successors in office and assigns absolutely and forever but subject to lease 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 him, 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 message tenement land hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto





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and to the use of the Purchasers their 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 Purchasers their successor and successors in office and assigns shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement land hereditaments and premises hereby granted and receive and take the rents issues and profits thereof without any hinderance lawful eviction interruption disturbance claim and demand whatsoever from or by the Vendor or by any person or persons now or hereafter lawfully or equitably claiming or to claim by from under or in trust for him or from or under any of his 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 his 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





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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 intended so to be or any part thereof from through under or in trust for him 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 their 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 message tenement land hereditaments and premises and every part or parcel thereof unto and to the use of the Purchaser its successors, successors in office and assigns in the manner aforesaid as shall or may be reasonably required.

SCHEDULE A ABOVE REFERRED TO :

ALL THAT piece and parcel of Eastern portion of the Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 formerly know as 3, Regent Grove Road, Kolkata-700 040, P.S. Netaji Nagar, District-24-Parganas (S), under Ward No. 98, of Calcutta Municipal Corporation being a land measuring 7 (seven) Cottahs with passage and dilapidated two storied incomplete structure thereon and 10' (ten feet) wide common passage on Western side connecting the Public Road,





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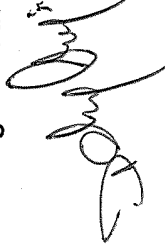
namely Regent Grove Road, with the right of common use with co-owners and easement appurtenant thereto as shown in the annexed map with "RED" colour, butted and bounded in manner as follows:

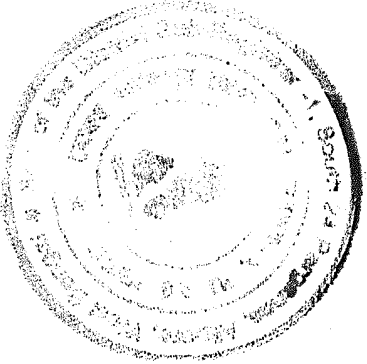
ON THE NORTH : by 189/B, Netaji Subhas Chandra Bose Road,
 ON THE SOUTH : by KMC Road
 ON THE EAST : by 199, Netaji Subhas Chandra Bose Road,
 ON THE WEST : by KMC Road 30 feet ✓

SCHEDULE B ABOVE REFERRED TO :

ALL THAT the 1/12th (one twelfth) undivided owner's share of the land hereditament and premises containing an area of 9 Chittacks 15 Square feet more or less out of total land area of 7 Cottahs together with passage and dilapidated two storied incomplete structure measuring 200 Square feet (ground floor 100 Square feet and first floor 100 Square feet) covered area out of 2400 Square feet covered area standing thereon and 10 feet cemented structure wide common passage on the property situated lying at Mouja - Khanpur, J.L.No. 46, Police Station Tollygunge presently Bansdroni comprised within Premises No. 189A, Netaji Subhas Chandra Bose, Kolkata-700 040, also known as 189/1A, Netaji Subhas Chandra Bose Road, Kolkata-700 040 and formerly known as 3, Regent Grove Road, Kolkata-700 040 under Kolkata Municipal Corporation Ward No. 98, in the District 24-Parganas (South).

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





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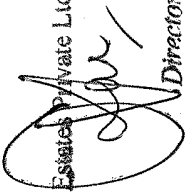
IN WITNESS WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

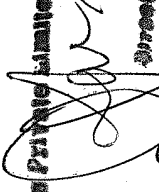
SIGNED SEALED AND DELIVERED at Kolkata in the Presence of :

1) Prasun (Gouri Shankar Mukherjee)
46C Chowranghee Road
Kolkata - 71

2) Ranjit Nath
10, 1st Post Office Street
Kolkata - 700017

Edy. Jay
Aadhar no - 723627049649

For Smartland Estates Private Ltd.

Director

OMER AGGARWAL Private Limited

Director

03 HIL ANCHAL ESTATES PVT LTD

Director

Anis Ka Hilar
Aadhar no - 732737164055

JULI SEALCOM PRIVATE LIMITED

Director

Drafted by :

Raghunath Chatterjee

Advocate WB - 335/1977
High Court, Calcutta



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Alibore, South 24 Parganas

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Received of and from the withinnamed
 Purchaser the within mentioned sum of
 Rs. 3,33,000/- (Rupees Three lac thirty
 three thousand) only being the Consideration
 money as per memo below. Rs. 3,33,000/-

MEMO OF CONSIDERATION

Cheque No.	Dated	Bank	Branch	Amount(Rs.)
932122	2.1.19	PNB	New Market-	77332.00
RTGS	6.6.19	Federal Bank	- de-	255668.00
Total :				3,33,000/-

(Rupees Three lacs thirty three thousand only)

Witness :

1. Amu (Grossi Nandan Laksh)

2. Ranjit Hds.

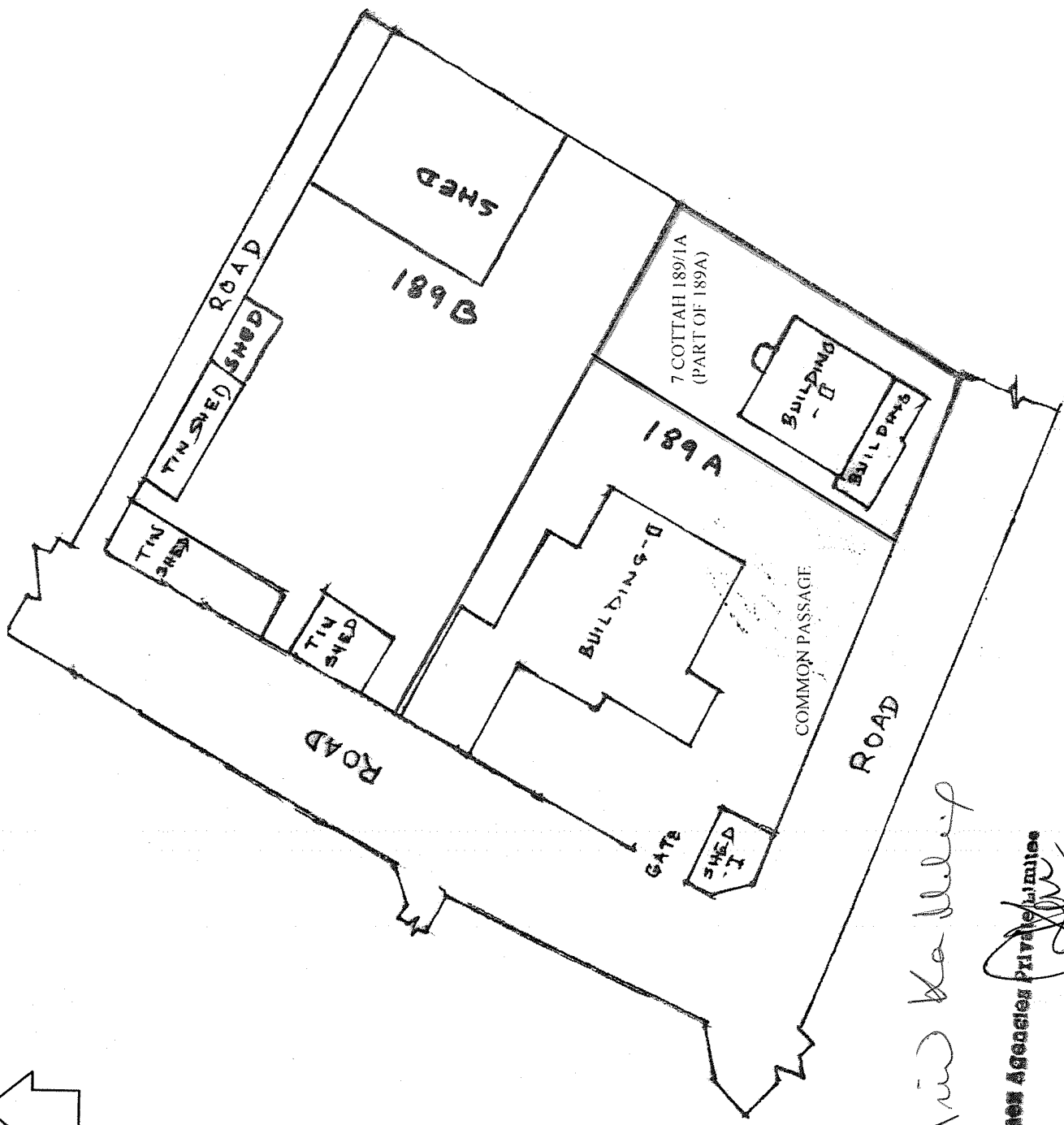
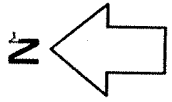


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DEED PLAN OF PREMISES NO. 189A & 189B NSC BOSE ROAD, KOLKATA - 700040
 AREA - 1 BIGHA 15 COTTAH 5 CHITTACK 1 SQUARE FEET



Anil K. Mukherjee

Smartland Agencier Private Limited

For BILANCHAL ESTATES PVT LTD

For Smartland Estates Private Ltd

Anil K. Mukherjee

CASE DEALCON PRIVATE LIMITED

Signature of purchaser

Signature of confirming parties

Signature of vendor

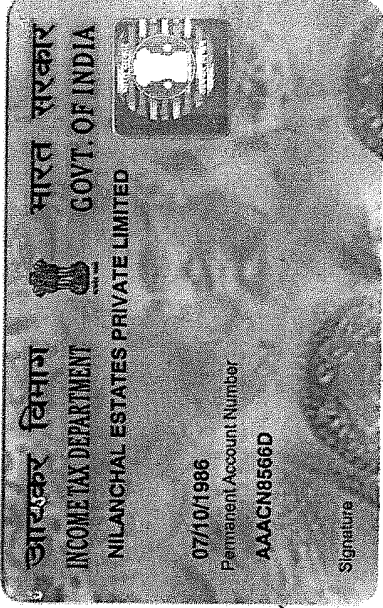
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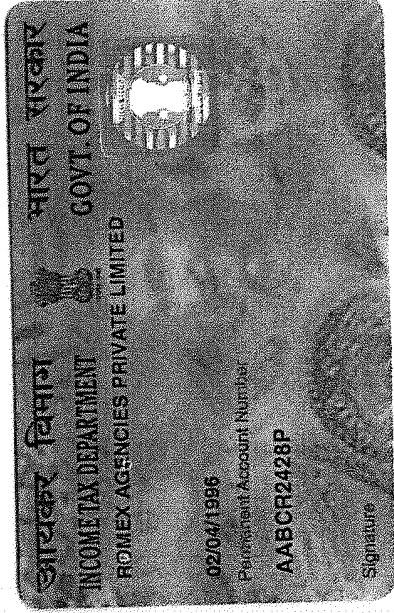
21 SEP 2019



NILANCHAL ESTATES PVT LTD
Director

The text 'NILANCHAL ESTATES PVT LTD' is printed vertically. To its right, there is a handwritten signature in black ink, which is partially enclosed by a circular scribble. Below the signature, the word 'Director' is printed vertically.





Romex Agencies Private Limited
Signature





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AADCS7281B

नाम / NAME
SMARTLAND ESTATES PRIVATE LIMITED

स्थापना/बनने की तिथि / DATE OF INCORPORATION/INFORMATION
11-02-1993

Handwritten signature

आयकर अधीन, प. नं. XI

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

For Smartland Estates Private Ltd.

Handwritten signature
Director





PAGE DEALCOM PRIVATE LIMITED
[Handwritten Signature]
Director



सर्वोच्च न्यायालय / 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

रजिस्ट्रार / REGISTRAR
Arvind Kumar Meheria

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

Arvind
Kumar Meheria





भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1088/47406/06971

To
Arvind Kumar Meheria
S/O: Late Hanuman Das Mehana
29/4 Ballygunge Park
Haldiram Food Court 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 Meheria
DOB : 05/01/1961
Male



7327 3716 4055

आधार - आम आदमी का अधिकार




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आयकर विभाग
INCOME TAX DEPARTMENT
DEBAPREM CHATTERJEE
SIDDHARTHA CHATTERJEE

भारत सरकार
 GOVT. OF INDIA

20/10/1981
 Permanent Account Number
AOJPC9448P

Debaprem Chatterjee
 Signature

Debaprem Chatterjee
Debaprem Chatterjee

Debaprem Chatterjee

In case this card is lost/ found, kindly inform / return to:
 Income Tax PAN Services Unit, UTTISL,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के होने /पाने पर कृपया सूचना करें/वापस करें।
 आयकर पैन सेवा यूनिट, एटीएसएल,
 प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
 नवी मुंबई-४०० ६१४.



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भारत सरकार
आयकर विभाग

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1178/49918/00675

To
Debaprem Chatterjee
S/O. Late Siddhartha Chatterjee
91 Bondel Road
Behind Balaram Mallick Sweet Shop
Ballygunge
Ballygunge
22/04/2017

Circus Avenue Kolkata
West Bengal 700019
9831265511

34642923



MD346429236FH



आपका AAR क्रमांक / Your Aar/Idar No. :

7236 2704 9649

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Debaprem Chatterjee
DOB : 20/10/1981
Male



7236 2704 9649

मेरा आधार, मेरी पहचान

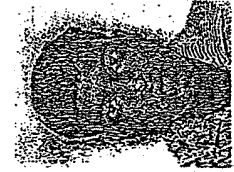
Debaprem Chatterjee
Debaprem Chatterjee



NYK
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ভারত সরকার
অর্থ মন্ত্রণালয়
আধার



রঞ্জিত হাতি
RANJIT HATI
পিতা : রামকান্ত হাতি
Father : Ramakanta Hati

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



4175 0018 7415

আধার - সাধারণ মানুষের অধিকার



চিহ্নাঙ্গ, গাঁড়গোল, বিলবাড়, গাঁড়গোল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

ভারত সরকার
অর্থ মন্ত্রণালয়
আধার

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

4175 0018 7415

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ranjit-Hati



South 24

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

GRN: 19-201920-007178651-1
GRN Date: 11/09/2019 12:57:24
BRN : 185821907

Payment Mode Online Payment
Bank : Punjab National Bank
BRN Date: 11/09/2019 12:58:56

DEPOSITOR'S DETAILS

Id No. : 16010001430400/3/2019
[Query No./Query Year]

Name : Meharia
Contact No. : 9831004744 Mobile No. : +91 9831004744
E-mail : mehariagroup@gmail.com
Address : 46C CHOWRINGHEE ROAD

Applicant Name : Mr RANJIT HATI

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

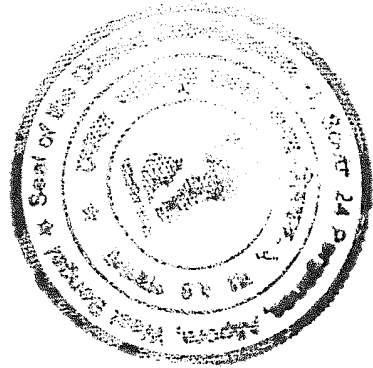
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001430400/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	92145
2	16010001430400/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	15400

107545

Total

In Words : Rupees One Lakh Seven Thousand Five Hundred Forty Five only



3/10
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Major Information of the Deed

Deed No :	I-1601-02843/2019	Date of Registration	13/09/2019
Query No / Year	1601-0001430400/2019	Office where deed is registered	
Query Date	03/09/2019 9:14:34 AM	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. 3,33,000/-	Rs. 15,35,417/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 92,245/- (Article:23)	Rs. 15,400/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

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

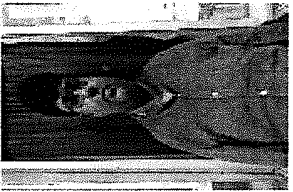

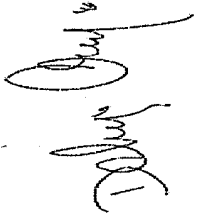
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Chatak 15 Sq Ft	3,20,000/-	13,85,417/-	Width of Approach Road: 30 Ft.,
Grand Total :				.9625Dec	3,20,000 /-	13,85,417 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	13,000/-	1,50,000/-	Structure Type: Structure
Total :		200 sq ft	13,000 /-	1,50,000 /-	
<p>Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					



Seller Details :

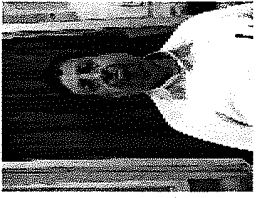


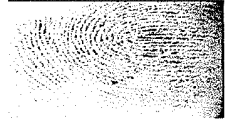
Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	<p>Mr DEBAPREM CHATTERJEE (Presentant) Son of Late Siddhartha Chatterjee Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office</p>			
		11/09/2019	LTI 11/09/2019	11/09/2019
2	<p>PACE DEALCOM PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road,, P.O:- Russle Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCP5507H,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>			

Buyer Details :




Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	<p>ROMEX AGENCIES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road,, P.O:- Russle Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AABCR2428P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			
2	<p>NILANCHAL ESTATES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road,, P.O:- Russle Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACN8566D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			
3	<p>SMARTLAND ESTATES PRIVATE LIMITED 9F, Everest House, 46C, Chowringhee Road,, P.O:- Russle Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AADCS7281B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			
4	<p>Shri ARVIND KUMAR MEHARIA Son of Late Hanuman Das Meharia Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office</p>			
		13/09/2019	LTI 13/09/2019	13/09/2019

Son of Late Hanuman Das Meharhia Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEKPM7842Q, Aadhaar No: 73xxxxxxx4055, Status :Individual, Executed by: Self, Date of Execution: 11/09/2019
 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office

Representative Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	<p>Shri ARVIND KUMAR MEHARIA Son of Late Hanuman Das Meharhia Date of Execution - 11/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office</p>	 Sep 13 2019 1:13PM	 LTI 13/09/2019
	<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, Aadhaar No: 73xxxxxxx4055 Status : Representative, Representative of : ROMEX AGENCIES PRIVATE LIMITED (as DIRECTOR), NILANCHAL ESTATES PRIVATE LIMITED (as DIRECTOR), SMARTLAND ESTATES PRIVATE LIMITED (as DIRECTOR)</p>		
2	<p>Shri ARVIND KUMAR MEHARIA Son of Late Hanuman Das Meharhia Date of Execution - 11/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office</p>	 Sep 13 2019 1:14PM	 LTI 13/09/2019
	<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, Aadhaar No: 73xxxxxxx4055 Status : Representative, Representative of : PACE DEALCOM PRIVATE LIMITED</p>		

Identifier Details :

Name			
Name	Photo	Finger Print	Signature
<p>Mr RANJIT HATI Son of Mr Ramakanta Hati Vill- Billbara, P.O:- Panchrol, P.S:- Egra, Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721447</p>	 11/09/2019		
<p>Identifier Of Mr DEBAPREM CHATTERJEE, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA, Shri ARVIND KUMAR MEHARIA</p>			11/09/2019



Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr DEBAPREM CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-0.240625 Dec,NILANCHAL ESTATES PRIVATE LIMITED-0.240625 Dec,SMARTLAND ESTATES PRIVATE LIMITED-0.240625 Dec,Shri ARVIND KUMAR MEHARIA-0.240625 Dec

Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr DEBAPREM CHATTERJEE	ROMEX AGENCIES PRIVATE LIMITED-50.00000000 Sq Ft,NILANCHAL ESTATES PRIVATE LIMITED-50.00000000 Sq Ft,SMARTLAND ESTATES PRIVATE LIMITED-50.00000000 Sq Ft,Shri ARVIND KUMAR MEHARIA-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160102843 / 2019

On 11-09-2019

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

Presented for registration at 13:50 hrs on 11-09-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr DEBAPREM CHATTERJEE , 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 15,35,417/-

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

Execution is admitted on 11/09/2019 by 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

Identified by Mr RANJIT HATI, , Son of Mr Ramakanta Hati, Vill- Billbara, P.O: Panchrol, Thana: Egra, , City/Town: 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 15,400/- (A(1) = Rs 15,354/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 15,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2019 12:58PM with Govt. Ref.No: 192019200071786511 on 11-09-2019, Amount Rs: 15,400/-,

Bank: Punjab National Bank (PUNB0010000), Ref. No. 185821907 on 11-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,145/- and Stamp Duty paid by by online = Rs 92,145/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2019 12:58PM with Govt. Ref. No: 192019200071786511 on 11-09-2019, Amount Rs: 92,145/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 185821907 on 11-09-2019, 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

On 13-09-2019

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.

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

Execution is admitted on 13/09/2019 by 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

Identified by Mr RANJIT HATI, , Son of Mr Ramakanta Hati, Vill- Billbara, P.O: Panchrol, Thana: Egra, , City/Town: 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 13-09-2019 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road,, 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,, 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,, P.O:- Russle 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, , City/Town: Egra, Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Execution is admitted on 13-09-2019 by Shri ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED (Private Limited Company), 9F, Everest House, 46C, Chowringhee Road,, P.O:- Russle 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, , City/Town: Egra, Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

19/09/2019 Query No:-16010001430400 / 2019 Deed No :!- 160102843 / 2019, Document is digitally signed.

16010001430400



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,145/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 49921, Amount: Rs.100/-, Date of Purchase: 06/09/2019, Vendor name: A
Banerjee

Maitreyee Ghosh

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

19/09/2019 Query No:-16010001430400 / 2019 Deed No :- 160102843 / 2019, Document is digitally signed.

19/09/2019



①

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 138857 to 138896
being No 160102843 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.09.19 12:54:10 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 19-Sep-19 12:49:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

19/09/2019 Query No.:16010001430400 / 2019 Deed No. I - 160102843 / 2019, Document is digitally signed.

19/09/2019



