

9116/16

10068/2016



अभिभवक पश्चिम बंगाल WEST BENGAL



X 179702  
 Certified that the Document is related to  
 West Bengal. The Signatures Sheet and the  
 Indenture are original in this document.  
 Additional Registrar  
 of Assurances-IV, Kolkata

Additional Registrar  
 of Assurances-IV, Kolkata

25 OCT 2016

THIS INDENTURE made this the 4th day of October, 2016  
 BETWEEN [MRS.] SATYA BHAMA AGARWAL (PAN- AETPA8195L),  
 wife of Sushil Kumar Agarwal, by faith Hindu, by Nationality- Indian

2194  
 04.10/16  
 0-1347953/16  
 MC= 17,13,000/-  
 Additional Registrar of  
 Assurances-IV, Kolkata  
 25/10/16

32

2674

Sl. No. \_\_\_\_\_  
NAME \_\_\_\_\_  
ADD. \_\_\_\_\_  
AMOUNT: 100/-  
31 AUG 2016  
S. C.  
SOUMITRA CHAKRABARTY  
Licensed Stamp Vendor  
H/2, K. S. Roy Rd., Kuf. I.



ADDITIONAL REGISTRAR  
WEST BENGAL, KOLKATA  
4 OCT 2016





भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XCAQ231007



Designation	उम्मीदवार अभ्यर्थित
Candidate's Name	राजेश कुमार अग्रवाल
Address	पुस्तक विक्रेता बसोडा
Father's Name	अग्रवाल रामचंद्र अग्रवाल
Religion	हिंदू
Age	45
Date of Birth	06/03/1968





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name: Kolkata

Signature / LT Sheet of Query No/Year 10040001307903/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SATYA BHAMA AGARWAL 15/1 SAHAY BOSE ROAD, P.O- BHAWANIPUR, P.S- Bhawanipur, District- South 24- Parganas, West Bengal, India. PIN - 700020	Debet		5219 	 11/11/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr. Birend Kumar AGARWAL, Son of Jugal Kishore Dhanuka 42, New Bala Road, P.O- Ballygunge, P.S- Ballygunge District-South 24-Parganas, West Bengal India. PIN - 700019	Mr. BIKRAM KUMAR JHA, Mrs SATYA BHAMA AGARWAL		 11/11/16	

(Ajit Kumar Joarder)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal

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

GRN: 19-201617-002545030-1      Payment Mode: Online Payment  
 GRN Date: 01/10/2016 13:45:43      Bank: State Bank of India  
 BRN: CKA551615B      BRN Date: 01/10/2016 14:04:16

**DEPOSITOR'S DETAILS**

Id No. : 190400013679503/1/2016  
(Every Rs./Rupee/1000)

Name: GREEN CONBUILD PVT LTD  
 Contact No.:      Mobile No.: +91 9836405200  
 E-mail:      Address: DC B/28, SH-SATRI BAGAN,  
 DESH-BANDHU NAGAR, KOL-5B  
 Applicant Name: M/ GREEN CONBUILD PVT LTD  
 Office Name:      Office Address:      Status of Depositor: Buyer/Demandt  
 Purpose of payment / Remarks: Sale, Sale Document

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	1800001301963/12016	Process Fee - Registration	0000001963-001-16	27116 ✓
2	1800001301963/12016	Property Registration - Stamp duty	0000001963-001-16	2000 ✓

**Total**

117000

In Words: Rupees One Lakh Seven Thousand Six Hundred Thirty Nine only

presently residing at 18/1, Sarat Bose Road, Ballygunge, Kolkata- 700 020, hereinafter referred to and called as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND** (1) **GREEN CONBUILD PRIVATE LIMITED**, the Company, (PAN- AACCG8918L), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastrri Bagan, Deshbondhu Nagar, Kolkata 700 059, (2) **GREEN DEVCON PRIVATE LIMITED**, the Company, (PAN- AACCG8920E) registered under the Companies Act 1956 having its registered office at DC-9/28, Shastrri Bagan, Deshbondhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), son of Sri Chandr Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**

**WHEREAS** (1) **DULAL CHANDRA MONDAL**, and (2) **PRAN KRISHNA MONDAL**, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 59 (Fifty Nine) Decimals, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian No. 1466, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

**AND WHEREAS** Out of the aforesaid plot of land, by virtue of a Sale Deed dated 24th day of January, 1967 said **DULAL CHANDRA MONDAL** (being owner of duly demarcated 50% share in R.S. Dag No. 432), sold,



transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 4 (Four) Chittack; equivalent to 3.7191 (Three point Seven One Nine One) Decimal, more or less, lying and situated under Mouza-REKHOANI, J.L. No. 13, comprised in R.S. Dug No. 432, recorded in R.S. Khatian Nos. 1466, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter referred as "the **SAID PROPERTY**", unto and in favour of **(SRIMATI) RAMA RANI SARKAR**, duly registered at the office of the Sub-Registry Office at Coaspore, Dum Dum, recorded in Book- 1, Volume No. 12, Pages 139 to 144, Being No.415, for the year 1967, absolutely and forever;

**AND WHEREAS** in the span of time **(SRIMATI) RAMA RANI SARKAR** died, leaving behind her three son namely (1) **BAIDYANATH SARKAR**, (2) **BISWANATH SARKAR**, and (3) **GOUTAM SARKAR**, as her only legal heirs towards the estates left by her, including the Said Property. After the demise of **(SRIMATI) RAMA RANI SARKAR**, as her only legal heirs, said (1) **BAIDYANATH SARKAR**, (2) **BISWANATH SARKAR**, and (3) **GOUTAM SARKAR**, recorded their name in Record Of Rights vide L.R. Khatian No. 4606, 4607 and 4608, respectively;

**AND WHEREAS** thus by virtue of inheritance, by a Sale Deed dated 5th day of October, 2001 said (1) **BAIDYANATH SARKAR**, (2) **BISWANATH SARKAR**, and (3) **GOUTAM SARKAR**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **(SRI) SAMAR ROY**, duly registered at the office of the Additional Sub-Registry Office at Bidhannagar, Salt Lake City, recorded in Book- 1, Volume No. 46, Pages 212 to 229, Being No. 00850, for the year 2002, absolutely and forever ;

**AND WHEREAS** thus by virtue of inheritance, by a Sale Deed dated 14th day of August, 2007 said **(SRI) SAMAR ROY**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **(SRIMATI)**

**SATYABHAMA AGARWAL**, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 14, Pages from 2382 to 2406, Being No. 07255, for the year 2007, absolutely and forever.

**AND WHEREAS** after the aforesaid purchase, said SATYABHAMA AGARWAL recorded her name in Record Of Rights vide L.R. Khata No. 5953 and is sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** in connection with the sale of the Said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, liabilities, annuity, debentures, ~~wadki~~, dev seva, trusts, benami transactions, attachments, bargadar, bhag chas, leases, tenancies, occupancy rights, ~~asses~~, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof.
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers.

- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the Said Property;
- (iv) That save and except the Vendor no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reform Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof;
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers herein have agreed to purchase the Said Property, at and for a Total Consideration of Rs. 19,12,000/- (Rupees Nineteen Lac And Twelve Thousand) only.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs. 19,12,000/- (Rupees Nineteen Lac And Twelve Thousand) only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo heretowards written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 4 (Four) Chittack, equivalent to 3.7191 (Three point Seven One Nine One) Decimal, more or less, lying and situated under Moza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5953, within the limit of Rajarhat Bishrupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or in hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or

usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, liens, dependents, charges, attachments, claimants, requisitions, acquisitions and allurement whatsoever.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:**

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or her predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and

absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- (iii) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (iv) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and
- (v) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and

to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities; and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to the Said Property, unto the Purchasers.

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 4 (Four) Chittack, equivalent to 3.7191 (Three point Seven One Nine One) Decimal, more or less, lying and situated under Maizs- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian No. 1466, corresponding to L.R. Khatian No. 5953, within the limit of Rajarhat Bishinpur 4 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of



rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and bounded and bounded as follows:

ON THE NORTH : By land under R.S. Dag No. 432 (Part)/ Plot-C;

ON THE SOUTH : By land under R.S. Dag No. 432 (Part)/ Plot-E;

ON THE EAST : By seven feet wide common passage;

ON THE WEST : By land under R.S./ L.R. Dag No. 442;

**IN WITNESS WHEREOF** the **VENDOR** has set and subscribed her hands on the day, month and year, first above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata

in the presence of:

Salya Bhama Agarwal.

Japas Sath

Room, Sadinagar

Kol. 700135

Agarwal

42-180 W Side KOL

Kol-19

Drafted by

Vasun Singh

Advocate

122/2, Con. of Calcutta

F/1022/2002

**RECEIPT**

**RECEIPT**

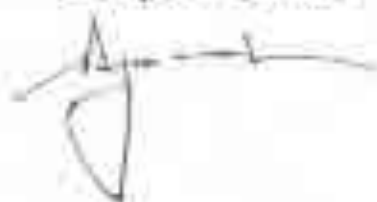
**RECEIVED** a sum of Rs.19,12,000/- (Rupees Nineteen Lac And Twelve Thousand) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
9,56,000/-	12.09.2016	703808	Corporation Bank, Bagmati Branch	Satya Bhama Agarwal
9,56,000/-	12.09.2016	703857	-do-	Satya Bhama Agarwal
19,12,000/-	Rupees Nineteen Lac And Twelve Thousand only.			

Witnesses:

*Satya Bham*



Satya Bhama Agarwal

SIGNATURE OF THE VENDOR

## FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

### Major Information of the Deed

Deed No.:	I-1904-10068/2016	Date of Registration:	10/29/2016 2:03:11 PM
Query No./Year:	1904-0001367953/2016	Office where deed is registered:	
Query Date:	30/09/2016 12:55:16 PM	A.R.A. -IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details:	GREEN CONBUILD PVT.LTD. DC-828, BHASTRI BAGAN, Thana: Baguati, District: North 24-Parganas, WEST BENGAL, Mobile No.: 9830475205 Status: Buyer/Claimant		
Transaction:	Amovable Property		
[0101] Sale, Sale Document	[4300] Other than Immovable Property, Declaration [No of Declaration: 2]		
Old Price / Old	Market Value		
Rs. 19,12,000/-	Rs. 19,12,000/-		
St. Duty / Rs. 500/-	Registration Fee etc		
Rs. 95,620/- (Article 23)	Rs. 21,170/- (Article A(1), E, M(a), M(b), I)		
Remarks:			

### Land Details :

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekojani

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use RDB	Area of Land	NetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-430	LR-5953	Bashu	Shall	3.7191 Dec	19,12,000/-	19,12,000/-	
<b>Grand Total :</b>					<b>3.7191Dec</b>	<b>19,12,000 /-</b>	<b>19,12,000 /-</b>	

### Seller Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	Name Photo Fingerprint Signature
1	<p><b>Mrs SATYA BHAMA AGARWAL</b>                      Daughter of Mr. SUSHIL AGARWAL                      Executed by: Self, Date of Execution: 04/10/2016                      Admitted by: Self, Date of Admission: 04/10/2016, Place: Pvt. Residence</p>
18/1, SARAT BOSE ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 750020 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPM9995M, Status :Individual	

### Buyer Details :

Sl No.	Name, Address, Firm, Finger print and Signature
1	<p><b>GREEN CONBUILD PVT. LTD</b>                      Do-828, Shastri Bagan, P.O:- DESHBANDHU NAGAR, P.S:- Baguati, District:North 24-Parganas, West Bengal, India, PIN - 700068 PAN No. AACCG8919L, Status :Organization</p>

2 GREEN DEVCON PVT. LTD  
 DC-028, SHASTRI BAGAN, P.O.- DESHBANDHU NAGAR, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700052 PAN No. AAVVG8820E. Status: Organization

**Representative Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>Mr BIKRAM KUMAR JHA</b> Son of Mr CHANDI CHARAN JHA FLAT NO. 3A, 3RD FLOOR, INDIRA APARTMENT, 379/1, BHAGAWATI CHARAN CHATTERJEE STREET, P.O.- KAMARHAT, P.S.- Belghoria, District-North 24-Parganas, West Bengal, India, Pin - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: GREEN CONBUILD PVT. LTD, GREEN DEVCON PVT. LTD

**Identifier Details :**

Name & Address	
Mr Sushil Kumar AGARWAL Son of Jugal Kishore Charuka 42, Iron Side Road, P.O.- Ballygunge, P.S.- Ballygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr BIKRAM KUMAR JHA, Mrs SATYA BHAMA AGARWAL	

**Land Details as per Land Record**

District-North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rejyanti

Sch No	Plot & Khata Number	Details Of Land
LI	LR Plot No- 432(Corresponding RS Plot No.-432), LR Khata No- 5953	Owner: Mr. BIKRAM KUMAR JHA, Gurdan: Mr. BIKRAM KUMAR JHA, Address: DC-028, Classification: PWS, Area: 0.00000000 Acre.

**Endorsement For Deed Number : 1 - 190410068 / 2016**

**On 04-10-2016**  
**Provisional: Under Section 52 & Rule 22A(1) & (2) W.B. Registration Rules, 1952**  
 Presented for registration at 18:50 hrs on 04-10-2016 at the Private residence by Mrs. SATYA BHAMA AGARWAL, Executant.  
**Certificate of Market Value (WB PUVI rates of 2001)**  
 Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,12,000/-  
**Admission of Execution (Under Section 58, W.B. Registration Rules, 1952)**  
 Execution is admitted on 04/10/2016 by Mrs SATYA BHAMA AGARWAL, Daughter of Mr SUSHIL AGARWAL, 18/1, SARAT BOSE ROAD, P.O. BHAWANIPORE, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession: Others

Indented by Mr Sushil Kumar AGARWAL, Son of Jugal Kishore Dhanuka, 42, Icon Side Road, P.O. Ballygunge, Thana Ballygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Aash Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 07/10/2018

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,115/- (A/T) = Rs 21,021/- E + Rs 94/- (I) = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 21,115/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2018 - 2:04PM with Govt. Ref. No: 192016170025450301 on 01-10-2018, Amount Rs. 21,115/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5816186 on 01-10-2018, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 95,520/- and Stamp Duty paid by by online = Rs 95,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2018 - 2:04PM with Govt. Ref. No: 192016170025450301 on 01-10-2018, Amount Rs. 95,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5816186 on 01-10-2018, Head of Account 0030-02-103-003-02

Aash Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 08/10/2018

**Certificate of Admissibility (Rule 41, W.B. Registration Rules, 1952)**

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped under schedule 1A, Article number 22 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 95,520/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp  
1. Stamp Type: Impressed, Serial no 7674, Amount: Rs 100/-, Date of Purchase: 31/08/2018, Vendor name: S Chanda

Aash Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373463 to 373489

being No 190410068 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:16:14 +05:30  
Reason: Digital Signing of Deed

*AK*

(Asit Kumar Joarder) 05-11-2016 17:16:14  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 179701



Certified that the Document is submitted to Registration. The Signature Sheet and the endorsement are attached to this document as the part of Document

Additional Registrar  
of Assurances, Kolkata

25 OCT 2016

24

Handwritten notes on the left side of the page, including dates like '9/15/16', '10/10/16', '10/20/16', and '10/25/16', along with some illegible scribbles.

THIS INDENTURE made this the 4<sup>th</sup> day of October, 2016  
**BETWEEN** **SAI AGARWAL**, alias Sai Kumar Agarwal, (PAN-  
AJEP6332P), son of Sushil Kumar Agarwal, residing at 18/1, Sarat Bose



7623

SL. NO.	_____
FIRM	_____
ADD.	_____
AMOUNT	_____
31 AUG 2016	
SOMITRA CHANDRA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd. Kol-1	



ADDITIONAL REGISTRATION  
(if ASSURANCES) POLYMER  
- 4 OCT 2016





2

1

Handwritten notes and a small table or form at the top of the page. The text is mostly illegible due to blurriness.





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No./Year 19640001367929/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SAI AGARWAL 18/1, Sarat Bose Road, KOLKATA- 700 020, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24- Parganas, West Bengal, India. PIN - 700020.	Seller		 SAIB	 02/10/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Suresh Kumar Agarwal Son of Jugal Natore Chakraborty 42, Iron Side Road, P.O.- Baliyanganj, P.S.- Baliyanganj, District-South 24-Parganas, West Bengal, India. PIN - 700019	Mr Bikram Kumar Jha, Mr SAI AGARWAL,		 02/10/16	

(Asit Kumar Jha)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal

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

GRN: 19-201617-002544920-1      Payment Mode: Online Payment  
 GRN Date: 01/10/2016 13:39:47      Bank: State Bank of India  
 BRN: CKA5815549      BRN Date: 01/10/2016 13:57:57

**DEPOSITOR'S DETAILS**

Id No.: 10040001367929/1/2016  
(Date of Entry)

Name: SEAMARINE SUPPLIERS PVT LTD  
 Contact No.:      Mobile No.: +91 9836405200  
 E-mail:      Address: VIP ENCLAVE, RAGHUNATHPUR, KOLKATA-59  
 Applicant Name: M/s SEAMARINE SALES PRIVATE LIMITED  
 Office Name:      Office Address:      Status of Depositor: Buyer/Claimant  
 Purpose of payment / Remarks:      Sale: Sale Document

**PAYMENT DETAILS**

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	10040001367929/1/2016	Property Registration Fee	0000-03-152-001-16	39100
2	10040001367929/1/2016	Property Registration- Stamp duty	1000-03-103-000-10	175120
<b>Total</b>				<b>214220</b>

In Words:      Rupees Two Lakh Fourteen Thousand Four Hundred Eighty Three only

Road, Ballygunge, Kolkata- 700 020, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, and (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory Mr. Jyotirm Kumar Jha, (PAN NO. AFSPJ4367C), son of Sri Chandri Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

**WHEREAS** one (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mouza- SENJOANI, I.L. No. 13, comprised under R.S./ L.R. Dag No. 425, appertaining to R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas;

**AND WHEREAS** while the said (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, were enjoying the aforesaid properties, the said Manoranjan Pal died, leaving behind her wife SANDHYA PAL and a daughter RUMA PAL, as his only legal heirs towards the estates left by him. In the span of time SANDHYA PAL, wife of Manoranjan Pal also died, leaving behind her only daughter RUMA PAL, as only legal heirs towards the estates of Manoranjan Pal, including the aforesaid property;

**AND WHEREAS** thus while the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal and (3) Ruma Pal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they recorded their name as owner of the Said Property in Record Of Rights vide L.R. Khatian No. 4242, 4243 and 4244, respectively;

**AND WHEREAS** by execution of a Sale Deed dated 28th day of January, 2000, the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Kumari Ruma Pal, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 4 (Four) Cantah 2 (Two) Chittack and 9 (Nine) Square Feet, equivalent to 6.8389 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of [SRI] BHOY KUMAR NATH, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 10, Pages from 303 to 310, Being No. 380 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (Sri) Madan Serkar mutated his name in Record Of Rights vide L. R. Khatian No. 4917 and 4929.



**AND WHEREAS** by execution of a Sale Deed dated 23rd day of October, 2008, the said **[SRI] BIJOY KUMAR NATH**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **SAI AGARWAL**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, CD Volume No. 12, Pages from 7543 to 7566, Being No. 12784 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said **SAI AGARWAL** mutated his name in Record Of Rights vide L.R. Khatian No. 5952;

**AND WHEREAS** the Vendor has agreed to sale and the Purchasers herein has agreed to Purchase the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto, at and for a Total Consideration of Rs.35,16,000/- [Rupees Thirty Five Lac And Sixteen Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.35,16,000/- [Rupees Thirty Five Lac And Sixteen Thousand] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 2 (Two) Chittack and 9 (Nine) Square Feet, equivalent to 5.8389 Decimal, more or less, lying and situated at Mouza- REKRDANI, J.L. No. 13, comprised in R.S.

Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatim No. 5952, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinafter as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated, butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, incumbrances, charges, attachments, claimants, requisitions, acquisitions and abatement whatsoever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:**

- (I) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and

- (VIII) **THAT** the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have

good and marketable right title and interest over the said property, as described in the schedule hereto below; and

- (XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers.

#### **THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 2 (Two) Chittack and 9 (Nine) Square Feet, equivalent to 6.8389 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5952, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith, bounded and bounded as follows:


ON THE NORTH : By Land under R. S. Dag No. 443;  
ON THE SOUTH : By 8 feet wide common passage;  
ON THE EAST : By Land under R.S. Dag No. 425;  
ON THE WEST : By Land under R.S. Dag No. 423;

**IN WITNESS WHEREOF** the **VENDOR** has set and subscribed his hand and seal on the day month and year, first above written

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kollam  
in the presence of:

Shri Sath  
Rakshana Indirastagan  
No 2 - 702135

  
42-1104 105 Road  
Kullasa-19



Drafted by  
Venu Gai  
Sri Lanka  
High Court, Colombo  
P/102.3/2008

### RECEIPT

Received a sum of Rs.35,16,000/- [Rupees Thirty Five Lac And Sixteen Thousand] only from the hereinabove named Purchasers according to memo of consideration stated herein below.

### MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
17,58,000/-	28.09.2016	892770	State Bank Of India, Tegharia Raghunathpur Branch	Sai Kumar Agarwal
17,58,000/-	28.09.2016	334969	Indian Overseas Bank, Bagnari Branch	Sai Kumar Agarwal
35,16,000/-	Rupees Thirty Five Lac And Sixteen Thousand only.			

Witnesses:

























*Jayas Sath.*



SIGNATURE OF THE VENDOR



# FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2 					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

### Major information of the Deed

Deed No :	I-1904-10009/2016	Date of Registration	10/26/2016 2:04:48 PM
Query No / Year	1904-0001367929/2016	Office where deed is registered	
Query Date	30/09/2016 12:44:59 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thane Baguria, District : North 24-Parganas, WEST BENGAL, Mobile No. 9838475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[P101] Sale, Sale Document	[4305] Other than immovable Property, Declaration (No of Declaration : 2)		
Sell Forth value:	Market value		
Rs. 35,16,000/-	Rs. 35,16,000/-		
Stamp Duty Value(B2)	Registration Fee Paid		
Rs. 1,75,820/- (Article 23)	Rs. 38,763/- (Article A1), E, M(a), M(b), I)		
Remarks			

#### Land Details :

District North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rakjoyan

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Sell Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5952	Bashi	Shal	8.8389 Dec	35,16,000/-	35,16,000/-	Width of Approach Road: 8 Ft.
<b>Grand Total :</b>					<b>8.8389Dec</b>	<b>35,16,000 /-</b>	<b>35,16,000 /-</b>	

#### Seller Details :

Sl No	Name	Address	Photo	Finger print and Signature
1	<b>Mr SAI AGARWAL</b> Son of Mr. Sushil Kumar Agarwal Executed by: Self, Date of Execution: 04/10/2016 Admitted by: Self, Date of Admission: 04/10/2016, Place : Pvt. Residence			
18/1, Serat Bose Road, KOLKATA- 700 020, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM71563, Status :Individual				

#### Buyer Details :

Sl No	Name	Address	Photo	Finger print and Signature
1	<b>SEAMARINE SALES PRIVATE LIMITED</b> CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, P.O:- Deshbandhu Nagar, P.S:- Baguria, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7998L, Status :Organization			

3	<b>PLANET MARCOM PRIVATE LIMITED</b> CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, P.O.- Deebandhu Nagar, P.S.- Bagulata, District-North 24-Parganas, West Bengal, India. PIN - 700059 PAN No. AAFDP8932J, Status: Organisation
---	--

**Representative Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>Mr Bikram Kumar Jha</b> Son of Mr Chand Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 37B/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O.- Kamarhati, P.S.- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Cozen of India, Status: Representative, Representative of - SEAMARINE SALES PRIVATE LIMITED, PLANET MARCOM PRIVATE LIMITED

**Identifier Details :**

Name & address	
Mr Sushil Kumar Agarwal Son of Jugal Kishore Dhanuka 42, Iron Side Road, P.O.- Baluganga, P.S.- Ballygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Mr Bikram Kumar Jha: Mr SAI AGARWAL	

**Land Details as per Land Record**

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rakhyani

Sch No.	Plot & Khatian Number	Details Of Land
L3	LR Plot No:- 425(Corresponding RS Plot No:- 425) LR Khatian No:- 5952	Owner: SAই আঘরওয়াল, Guardian: সৌরভ, Address: বিলা, Classification: শাসি, Area: 0.07000000 Acre.

**Endorsement For Deed Number : 1 - 190410069 / 2016**

On 04-10-2016

Presentation(Under Section 52 & Rule 22A(3) 96(1), W.B. Registration Rules, 1962)

Presented for registration at 19:52 hrs on 04-10-2016 at the Private residence by Mr SAI AGARWAL, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,10,000/-

Admission of Execution ( Under Section 88, W.B. Registration Rules, 1962 )

Execution is admitted on 04/10/2016 by Mr SAI AGARWAL, Son of Mr Sushil Kumar Agarwal, 18/1, Sarat Bose Road, KOLKATA- 700 020, P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Others.

Indefied by Mr Sushil Kumar Agarwal , , Son of Jugal Kishore Dhanuka, 42, Iron Side Road, P.O. Balugunge,  
Thana: Buliygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 07-10-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,783/- ( A(1) = Rs 38,666/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 38,783/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2016 1:57PM with Govt. Ref. No: 192016170025449201 on 01-10-2016, Amount Rs: 38,783/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. CKA5815549 on 01-10-2016. Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,75,720/- and Stamp Duty paid by by online = Rs 1,75,720/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2016 1:57PM with Govt. Ref. No: 192016170025449201 on 01-10-2016, Amount Rs: 1,75,720/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5815549 on 01-10-2016. Head of Account 0030-02-103-003-02

Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 25-10-2016

**Certificate of Admissibility(Rule 43, W.B. Registration Rules, 1982)**

Admissible under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,75,820/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7673, Amount: Rs. 100/-, Date of Purchase: 31/06/2016, Vendor name: S Chandra



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373490 to 373514  
being No 190410069 for the year 2016.



*AK*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:19:05 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-11-2016 17:19:04  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

1431/16

10/10/2016



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

X 192402



Certified that the Document is submitted to  
Registration. The Signatures here and the  
endorsements made are correct to this document  
as the part thereto.

Additional Registrar  
of Assurances-II, Kolkata

25 OCT 2016

Handwritten notes on the left margin:  
 27.10.16  
 21.10.16  
 C.W-2920/16  
 21/10/16  
 21/10/16  
 Additional Registrar of Assurances-II, Kolkata

THIS INDENTURE made this the 21<sup>st</sup> day of September, 2016  
 BETWEEN (I) TARA HOME SEARCH PRIVATE LIMITED, (PAN-  
 AACCT5379G), the Company, registered under the Companies Act 1956 and

*(Signature)*

92.84

SL. NO.	
DATE	
ACC.	787
AMOUNT	
09 SEP 2016	
SOMITRA CHANDA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd., Kol-1	



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Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue







OFFICE OF THE A.R.A. - IV KOLKATA, District Name - Kolkata

Signature / LTI Sheet of Query No/Year 19040001277278/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNITA DEVI MODI 243-G, Block-J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 LAB	Sunita Devi Modi 4/10/16
2	Mrs SARWANI DEVI MODI 243-G, Block-J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 LAB	Sarwani Devi Modi 21/10/16








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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs KIRAN LATA MOJI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Seller			<i>Kiran Lata Moji</i> 01/10/16
4	Mr ANKIT MOJI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700053	Seller			<i>Ankit Moji</i> 01/10/16
5	Mrs GAYATHI DEVI MOJI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Seller			<i>Gayathi Devi Moji</i>

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr AMAR NATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Seller			
7	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Seller			
8.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller {BLUEVE W VANUJA PRIVATE LIMITED }			
8.1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller {TARA HOME SEARCH PRIVATE LIMITED }			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
II	Mr. SOMNATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (RINJAN COMMOD EAL PRIVATE LIMITED)		6028 	 21/10/16
III	Mr. AMAR NATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (LAKE VIEW TIE- UP PRIVATE LIMITED)			 21/10/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr. SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 35, GIRISH GHOSH ROAD, P.O.- BELLUR MATH, P.S.- Bally, Bally, District- Howrah, West Bengal, India, PIN - 711202	Mrs SARWANI DEVI MODI, Mrs KIRAN LATA MODI, Mr ANKIT MODI, Mrs GAYATRI DEVI MODI, Mr AMAR NATH MODI, Mr DIPAK KUMAR MODI, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, Mr Bikram Kumar Jha		 21/10/16	

(Add Kumar Jorder)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A.-  
 IV KOLKATA,  
 Kolkata, West Bengal

# Lakeview Tie-up Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.L.C. BOSE ROAD, KOLKATA-700020

Phone No. 033-23811981

Email id. lakeviewtieup@outlook.com

CIN: U52100WB2007PTC116183

The undersigned, being the Directors of LAKEVIEW TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10:30 AM at their registered office situated at BDOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 029, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:


RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cental 8 (Eight) Chittak and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- BEKJANI, I.L. No. 11, comprised in B.S. Dag No. 473, recorded in B.S. Khatian No. 2838 to 2843, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, within the limit of Rajarhat Bahupur I No. Gram Panchayat, under Police Station Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, passed before the board.


FURTHER RESOLVED, that Mr. AMAR NATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. AMAR NATH MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, especially and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

For and on behalf of the Board  
For Lakeview Tie-Up Private Limited

  
Amar Nath Modi  
Director  
DIN: 00002477

  
Nisha Modi  
Director  
DIN: 01318742

# TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64921552  
Email id. tarahome@gmail.com  
CIN: U70109WB2005PTC111776

The undersigned, being the Director of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03:00 PM at their registered office situated at 5N(H), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or amended.

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Gatala 8 (Eight) Chatak and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- BEKJONAI, I.L. No. 13, comprised in R.S. Dag No. 623, recorded in R.S. Kharian No. 2838 to 2843, recorded under L.R. Kharian No. 5937, 5947, 5948, 5949, 5940 to 5946, within the limit of Baharat Bolampur I No. Gram Panchayat, under Police Station- Rajshahi, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instrument as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. DIPAK KUMAR MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

For and on behalf of the Board  
For Tara Home Search Private Limited

  
Kishan Kumar Modi  
Director  
DIN: 00052423

  
Dipak Kumar Modi  
Director  
DIN: 00052468

# Blueview Vanijya Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. ROSE ROAD, KOLKATA, 700028

Phone no: 033-22811981

Email: [blueviewvacs@outlook.com](mailto:blueviewvacs@outlook.com)

CIN: U31109WB2007PTC116185

The undersigned, being the Directors of RIMJHM COMMODEAL PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 028, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 7 (Three) Cottaib 8 (Eight) Chutrack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJIANI, J.L. No. 13, comprised in B.S. Dag No. 423, recorded in B.S. Khata No. 2838 to 2843, recorded under L.B. Khata No. 5937, 5947, 5948, 5949, 5940 to 5946, within the limit of Rajahat Balamouza 1 No. Gram Panchayat, under Police Station- Rajahat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. SOMNATH MOJI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub-registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

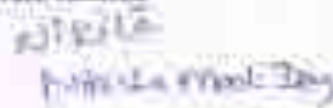
RESOLVED FURTHER THAT Mr. SOMNATH MOJI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

For and on behalf of the Board

For Rimjhm Commodal Private Limited

  
Somnath Modi  
Director  
DIN: 00060439

  
Nikita Modi Dey  
Director  
DIN: 02518762

# Rimhim Commodeal Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. ROSE ROAD, KOLKATA-700020

Phone no: 033-22811881

Email id: rimcomm@outlook.com

CIN: U52100WB2007PTCL18184

The undersigned, being the Directors of RIMHIM COMMODEAL PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12.30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cotta; 8 (Eight) Chatak and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza: BEEKJANI, T.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khata No. 2838 to 2843, recorded under L.R. Khata No. 5907, 5947, 5948, 5949, 5940 to 5946, within the limit of Rajarhat Bistnagar 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the issuance upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub-registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. SOMNATH MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

For and on behalf of the Board

For Rimhim Commodeal Private Limited

  
Somnath Modi

Director

DIN: 00060439

  
Nikita Modi Dey

Director

DIN: 01518762











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भारत सरकार

GOVT OF INDIA





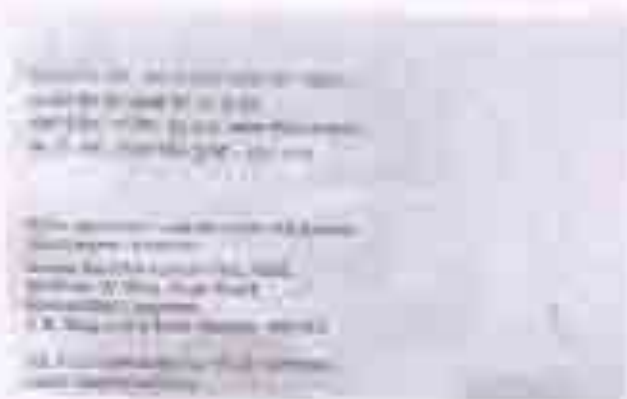












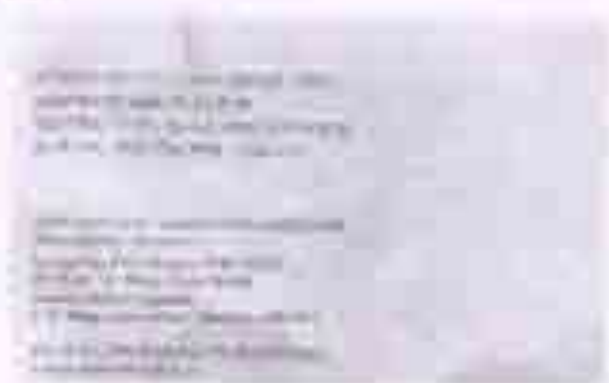
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DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi

SUNITA DEVI MODI

about



for



*Sunita Devi Modi*



GAYATRI DEVI MODI

FRONT



BACK



Gayatri Devi Modi



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आयुक्त विभाग  
DIGITAL DEPARTMENT



भारत सरकार  
GOVT OF INDIA

आर्य मोदी

SHARVAN KUMAR MODI

11/11/2000

COMMISSIONER



(A) 6/11

having its registered Office at SN(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) RIMJHM COMMODEAL PRIVATE LIMITED, (PAN- AADCR6277J), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SOMNATH MODI (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) BLUEVIEW VANLIYA PRIVATE LIMITED, (PAN- AADCB1492R), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (4) LAKE VIEW TIE-UP PRIVATE LIMITED, (PAN- AABCL3199B), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory AMAR NATH MODI, (PAN- AHEPM3585B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (5) SUNITA DEVI MODI, (PAN- ADYPM7156T), wife of Kishan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (6) SARWANI DEVI MODI, (PAN- ADUPM9995M), wife of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (7) KIRAN LATA MODI, (PAN- AELPM0120J), wife of Narayan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (8) ANKIT MODI, (PAN- AOWPM8200L), son of Narayan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (9) GAYATRI DEVI MODI, (PAN- ADTPM7410Q), wife of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (10) AMAR

**NATH MODI**, (PAN- AHEPM3585B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (1) **DIPAK KUMAR MODI**, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART** AND (1) **BAUL BUILDCON PRIVATE LIMITED**, the Company, (PAN NO AADCBI223G), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagari, Deshbandhu Nagar, Kolkata 700 059, (2) **GREEN MANSION PRIVATE LIMITED**, the Company, (Pan No. AACCG8916E), the Company, (Pan No. AALCS0125.1), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagari, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN NO. AFSPJ4367C), s/o Sri Chandri Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** by virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) GOUR CHANDRA PAUL, were the recorded owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- BEKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL,

Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever.

**AND WHEREAS** said SATISH CHANDRA PAL died, leaving behind two son (1) Asim Kumar Pal, (2) Swapun Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Puresh Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** in the span of time said KARTICK CHANDRA PAL died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhowmik, and wife (3) Dipali Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA

PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

**AND WHEREAS** thus, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nazidini Pal, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresb Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, were the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas.

**AND WHEREAS** by virtue of a Sale Deed dated 11th June, 1996, the said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nazidini Pal, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresb Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, under Police Station- Rajarhat, District North North 24-Parganas, more fully and particularly described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", unto and in

favour of one (Srimati) Sarbani Mukherjee, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- I, Volume No. 73, Pages from 123 to 132, Being No. 4003 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase (Srimati) Sarbani Mukherjee recorded their name in Record Of Right vide L.R. Khatian No. 881;

**AND WHEREAS** by virtue of a Sale Deed dated 18th June, 2007, the said (Srimati) Sarbani Mukherjee sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED & 10 Others**, the Vendors herein, which was duly registered in the office of the District Sub-Registrar-II, North 24 Parganas, and recorded into Book- I, CD Volume No. 4, Pages from 2325 to 2345, Being No. 02430 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** after the aforesaid purchases, the Vendors herein recorded their name in Record Of Rights, detailed herein:

<b>VENDORS' Name</b>	<b>L.R. Khatian No.</b>
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) RIMJHIM COMMDEAL PRIVATE LIMITED	5947
(3) BLUEVIEW VANLJA PRIVATE LIMITED	5948
(4) LAKE VIEW TIE-UP PRIVATE LIMITED	5949
(5) SUNITA DEVI MODI	5940
(6) SARWANI DEVI MODI	5941
(7) KIRAN LATA MODI	5942
(8) ANKIT MODI	5943
(9) GAYATRI DEVI MODI	5944
(10) AMAR NATH MODI	5945
(11) DIPAK KUMAR MODI	5946



**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.28,49,000/- [Rupees Twenty Eight Lac And Forty Nine Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.28,49,000/- [Rupees Twenty Eight Lac And Forty Nine Thousand] only, duly paid by the Purchaser to the Vendors at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJGANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Farganas, **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever in the said property or any and every part thereof belonging to or

in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, dependens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. **THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER**

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and

assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, liens, encumbrances and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dependance or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute

owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the records of rights as well as in the records of local authority;

#### **THE SCHEDULE**

(The Said Property)

**ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, recorded under I.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and litted and bounded as follows:

ON THE NORTH :	12 feet wide Common Passage;
ON THE SOUTH :	Land under R.S. Dag No. 418;
ON THE EAST :	Land under R.S. Dag No. 423 (Part);
ON THE WEST :	Land under R.S. Dag No. 417(Part);

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hands on the day month and year, first above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDORS** at Kolkata  
in the presence of

*[Signature]*

98, G. H. Road

How-711202

*[Signature]*

Ply, Sarat-Palby

Beldaharia, Kal-56.

BARA HOME SEARCH PVT. LTD.

*[Signature]*

For BINJAIN COMMERCIAL PVT. LTD.

*[Signature]*

BLUEVIEW VANIJYA PVT. LTD.

*[Signature]*

Director

For LAKEVIEW TIE-UP PVT. LTD.

*[Signature]*  
Director

*[Signature]*

Sumita Devi Modi

Saikat Deb Modi

Kiran Late Modi

*[Signature]*

Sarwan Devi Modi

Witnessed by

*[Signature]*

High Court, Calcutta

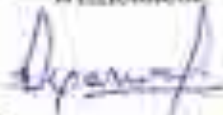
1/10/2008

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.28,49,000/- [Rupees Twenty Eight Lac And Forty Nine Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
2,59,000/-	12.09.2016	703566	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
2,59,000/-	12.09.2016	703567	-do-	Rimghim Commercial Pvt. Ltd.
2,59,000/-	12.09.2016	703568	-do-	Blueview Vanijya Pvt. Ltd.
2,59,000/-	12.09.2016	703569	-do-	Lake View Tie-up Pvt. Ltd.
2,59,000/-	12.09.2016	703570	-do-	Sunita Devi Modi
1,29,500/-	12.09.2016	703573	-do-	Sarwani Devi Modi
1,29,500/-	12.09.2016	703766	-do-	Sarwani Devi Modi
2,59,000/-	12.09.2016	703775	-do-	Kiran Lata Modi
2,59,000/-	12.09.2016	703768	-do-	Ankit Modi
2,59,000/-	12.09.2016	703769	-do-	Gayatri Devi Modi
2,59,000/-	12.09.2016	703770	-do-	Amar Nath Modi
2,59,000/-	12.09.2016	703771	-do-	Dipak Kumar Modi
28,49,000/-	Rupees Twenty Eight Lac And Forty Nine Thousand only			

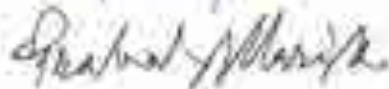
Witnesses:



BABA HOME DE LAC 1111

Dipak Modi

For RIMGHIM COMMERCIAL PVT LTD

BLUEVIEW VANIJYA PVT. LTD.

Dipak Modi

Director

For LAKEVIEW TIE-UP PVT. LTD

  
 Dipak Modi  
 Sunita Devi Modi  
 Gayatri Devi Modi  
 Kiran Lata Modi

Director



Sarwani devi Modi

## FORM FOR TEN FINGERPRINTS

					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>



## FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<p style="font-size: small;">Sunita Devi</p> 					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<p style="font-size: small;">Santosh Devi</p> 					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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

GRN: 19-201617-002543618-1 Payment Mode: Online Payment  
GRN Date: 01/10/2018 12:45:54 Bank: State Bank of India  
BRN: CKA5809585 BRN Date: 01/10/2018 13:04:05

DEPOSITOR'S DETAILS

Id No.: H0540001277279/1/2018  
(Copy No./Over Year)

Name: BAUL BUILDCON PVT LTD  
Contact No.: Mobile No: +91 9836425200  
E-mail:  
Address: DC 9/26, SHSATTI BAGAN  
DESHBANDHU NAGAR, KOL-58  
Applicant Name: Ms BAUL BUILDCON PRIVATE LIMITED  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimant  
Purpose of payment / Remarks: Sale Sale Document Payment No. 1

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	19040001277279/1/2018	Property Registration Fee	19040001277279-18	14200
2	19040001277279/1/2018	Property Registration Stamp Duty	19040001277279-18	14270
<b>Total</b>				<b>173796</b>

In Words: Rupees One Lakh Seven Thousand Seven Hundred Ninety Six only

# FORM FOR TEN FINGERPRINTS

					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
<i>Kiran Jata Patel</i>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
<i>T. Sanyal</i>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

### Major information of the Deed

Deed No.	I-1904-10079/2016	Date of Registration:	10/09/2016 12:29:02 PM
Query No./Year	1904-0001277279/2016	Office where deed is registered	
Query Date	15/09/2016 12:29:02 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	BAUL BUILDCON PRIVATE LIMITED DC-9, SHAKTRI BAGAN, Thane, Baguiati, District North 24-Parganas, WEST BENGAL, Mobile No. 9836475200 Status: Buyer/Claimant		
Transaction	Assigned Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property Declaration (No of Declaration : 2)		
Sale Price (INR)	Market Value		
Rs. 28,49,000/-	Rs. 28,49,000/-		
Stamp Duty (INR)	Registration Fee Fee		
Rs. 1,42,470/- (Article 23)	Rs. 31,425/- (Article A(1), E, M(a), M(b), I)		
Remarks			

#### Land Details :

District North 24-Parganas, P.S - Rajarhat Gram Panchayat RAJARHAT BISHNUPUR-I, Mouza: Rejjoyati

Sr No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Self-Sett Value (INR)	Market Value (INR)	Other Details
L1	LR-423	LR-5607	Bastu	Chall.	5.8769 Dec.	28,49,000/-	28,49,000/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>5.8769 Dec</b>	<b>28,49,000/-</b>	<b>28,49,000/-</b>	

#### Seller Details :

Sr No.	Name, Address, Photo, Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED</b> 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT6379G, Status: Organization, Executed by: Representative
2	<b>RIMJHIM COMMODIAL PRIVATE LIMITED</b> 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACR8277J, Status: Organization, Executed by: Representative
3	<b>BLUEVIEW VANUJA PRIVATE LIMITED</b> ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACDB1452R, Status: Organization, Executed by: Representative
4	<b>LAKE VIEW TIE-UP PRIVATE LIMITED</b> ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCL2198B, Status: Organization, Executed by: Representative
5	<b>Mrs SUNITA DEVI MODI</b> Wife of Mr. Kishan Kumar MODI 243-G, Block-2, New Alipore, Kolkata- 700 053, P.O. - NEW ALIPORE, P.S. - New Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADYPM7156J, Status: Individual, Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016, Place: Pvt. Residence

6	<b>Mrs SARWANI DEVI MODI</b> Wife of Mr. Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADUPM6666M, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
7	Name	Photo	Finger print	Signature
	<b>Mrs KIRAN LATA MODI</b> Wife of Mr. Narayan Kumar Modi Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
	243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AEUPM0120J, Status :Individual			
8	<b>Mr ANKIT MODI</b> Son of Mr. Narayan Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADVPM8200L, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
9	<b>Mrs GAYATRI DEVI MODI</b> Wife of Mr. Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADTPM7410Q, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
10	<b>Mr AMAR NATH MODI</b> Son of Mr. Dilip Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AHEPM5585B, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
11	<b>Mr DIPAK KUMAR MODI</b> Son of Mr. Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ADYPM7155M, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			

**Buyer Details :**

Sr. No	Name, Address, Photo, Finger Print and Signature
1	<b>BAUL BUILDCON PRIVATE LIMITED</b> DC-8/28, SHASTRI BAGAN, DESHBANDHU NAGAR, P.O.- DESHBANDHU NAGAR, P.S.- Bagmati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCB1223G, Status :Organization
2	<b>GREEN MANSION PRIVATE LIMITED</b> DC-8/28, SHASTRI BAGAN, DESHBANDHU NAGAR, P.O.- DESHBANDHU NAGAR, P.S.- Bagmati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8916E, Status :Organization

**Representative Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr DIPAK KUMAR MODI</b>                      Son of Mr. Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED , BLUEVIEW VANIJYA PRIVATE LIMITED</p>
2	<p><b>Mr SOMNATH MODI</b>                      Son of Mr. Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : RIMJHM COMMODEAL PRIVATE LIMITED</p>
3	<p><b>Mr AMAR NATH MODI</b>                      Son of Mr. Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : LAKE VIEW TIE-UP PRIVATE LIMITED</p>
4	<p><b>Mr Bikram Kumar Jha</b>                      Son of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O.- Kamarhalli, P.S.- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : SAUL BUILDCON PRIVATE LIMITED , GREEN MANSION PRIVATE LIMITED</p>

**Identifier Details :**

Name & address	
<p><b>Mr SUNIL AGARWAL</b>                      Son of Late: KISHAN LAL AGARWAL                      98, GIRISH GHOSH ROAD, P.O.- BELLUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202                      Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mrs SUMITA DEVI MODI, Mrs SARWANI DEVI MODI, Mrs KIRAN LATA MODI, Mr ANKIT MODI, Mrs GAYATRI DEVI MODI, Mr AMAR NATH MODI, Mr DIPAK KUMAR MODI, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, Mr Bikram Kumar Jha</p>	

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
2	RMJHM COMMODEAL PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
3	BLUEVIEW VANIYA PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
5	Mrs SUNITA DEVI MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
6	Mrs SARWANI DEVI MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
7	Mrs KIRAN LATA MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
8	Mr ANKIT MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
9	Mrs GAYATHI DEVI MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
10	Mr AMAR RATH MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec
11	Mr DEPAK KUMAR MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec.GREEN MANSION PRIVATE LIMITED-0.267132 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rajjyari

Scr No	Plot & Khatan Number	Details of Land
L1	LR Plot No. - 423 (Corresponding RS Plot No. - 423), LR Khatan No. - 5537	Owner: श्रीमती लता श्रीमती गुदान 90 रोज, Address: 220 34 06 टिंडीपुंग, Classification: Y/R

Endorsement For Deed Number ( ) - 190410079 / 2018

DT: 17-03-2018

Certificate of Market Value (with PDV) Form of 30/11

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 28,49,000/-



Asit Kumar Joarder  
 ADDITIONAL REGISTRAR OF ASSURANCE  
 OFFICE OF THE A.R.A. - IV KOLKATA  
 Kolkata, West Bengal

On 21/10/2018

Presented Under Section 62 & Rule 22A(3)(b)(1) W.B. Registration Rules, 1982

Presented for registration at 18.15 hrs. on 21-10-2018, at the Private residence, by Mrs KIRAN LATA MODI, one of the Executants.

Admission of Execution Under Section 58, W.B. Registration Rules, 1982

Execution is admitted on 21/10/2018 by 1. Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 2. Mrs SARWANI DEVI MODI, Wife of Mr Dilip Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others, 3. Mrs KIRAN LATA MODI, Wife of Mr Narayan Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others, 4. Mr ANKIT MODI, Son of Mr Narayan Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 5. Mrs GAYATRI DEVI MODI, Wife of Mr Gopal Kumar MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 6. Mr AMAR NATH MODI, Son of Mr Dilip Kumar MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 7. Mr DIPAK KUMAR MODI, Son of Mr Gopal Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 99, GIRISH GHOSH ROAD, P.O: BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1982 ) (Recommended)

Execution is admitted on 21-10-2018 by Mr DIPAK KUMAR MODI.


Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 99, GIRISH GHOSH ROAD, P.O: BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 21-10-2018 by Mr SOMNATH MODI.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 99, GIRISH GHOSH ROAD, P.O: BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 21-10-2018 by Mr AMAR NATH MODI.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 99, GIRISH GHOSH ROAD, P.O: BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

  
Anil Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 03/10/2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1889.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 31,425/- ( A(1) = Rs 31,328/- ( E = Rs 14/- ) = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/- by online = Rs 31,425/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2018 1:04PM with Govt. Ref No: 192018170025439181 on 01-10-2018, Amount Rs 31,425/-, Bank State Bank of India ( SB000000001 ), Ref. No. CKA5809865.00 01-10-2018, Head of Account 0030-03-104-001-58



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,42,370/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,42,370/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 9284, Amount: Rs 100/-, Date of Purchase: 09/09/2018, Vendor name: S Chanda  
Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB  
Online on 01/10/2018 - 1:04PM with Govt. Ref. No: 192018170025439181 on 01-10-2018, Amount Rs: 1,42,370/-  
Bank: State Bank of India (985N0000001), Ref. No. CKAS00665 on 01-10-2018, Head of Account 0030-02-103-003-02



**Ash Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373853 to 373905

being No 190410079 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:24:02 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-11-2016 17:24:01  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

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TWENTY  
RUPEES

INDIA NON JUDICIAL

WEST BENGAL



BEFORE THE FIRST CLASS MAGISTRATE

AFFIDAVIT

I, **SOMNATH MODI**, (PAN: AHEPM3586C), son of Dilip Kumar Modi, residing at 243/0, Block- J, New Alipore, Kolkata- 700 053, one of the Director of **RIMJHIM COMMODEAL PRIVATE LIMITED**, (PAN: AADCR6277J), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, Crescent Tower, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, do hereby solemnly declare and affirm as follows:

1. That I am a Citizen of India.
2. That I am one of the Director in the Company name and style of **RIMJHIM COMMODEAL PRIVATE LIMITED**.



3. That my typographical mistake in the L.R. Khadian No. 5947 recorded in the office of B. L. & L. R. O., Rajarhat, North 24 Parganas, the Company name as recorded is RIMJHM COMMODOLO PRIVATE LIMITED in place of the actual RIMJHM COMMODEAL PRIVATE LIMITED

4. That for all purposes the same be read as RIMJHM COMMODEAL PRIVATE LIMITED

That the above statements is true correct and is recorded without any fear or favour or any pressure in the stable mental state of mind.

Identified by me

Advocate

DEPOSITION  
  
DIRECTOR  
RIMJHM COMMODEAL PRIVATE LIMITED

RIMJHM COMMODEAL PRIVATE LIMITED



Affidavit No. 30496  
Solemnly affirm to before on this 22nd  
day of Oct 201 6 by the deponent  
as proper identification of the deponent

Judicial Magistrate  
1st Class Almorat

११/११/१६

\* 0310/2016



अभिचयवकल पश्चिम बंगाल WEST BENGAL



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Get this stamp for use in the State of West Bengal  
 and in the territories specified in the Schedule  
 to the West Bengal Stamp Act, 1956 and in the  
 territories specified in the Schedule to the  
 West Bengal Stamp Act, 1956.

*Al*  
 Assistant Registrar  
 A.R.A. IV

7 NOV 2016

THIS INDENTURE made this the 4<sup>th</sup> day of October, 2016  
 BETWEEN NEFA TEA PRIVATE LIMITED, (FAN- AACCN4272A), the  
 Company, registered under the Companies Act 1956 and having its

7676

CL NO \_\_\_\_\_  
DATE \_\_\_\_\_  
OFF \_\_\_\_\_  
AMOUNT \_\_\_\_\_

31 AUG 2016

SOUMITRA CHATTERJEE  
Licensed Stamp Vendor  
8/2, K. S. Road, Kolkata



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

- 4 OCT 2016

PERMANENT ACCOUNT NUMBER  
RACCH2725



THE KARNATAKA PRIVATE LIMITED

Address: [Redacted]

24.11.1998

068

CHIEF ACCOUNTANT, STATE

COMMISSIONER OF REVENUE, BANGALORE







James Smith



ELECTION COMMISSION OF INDIA

भारतीय निर्वाचन आयोग

IDENTITY CARD No./IN/01/00004

व्यक्तिगत



Voter's Name : LODH TAPAS  
 SEX : M  
 Age as on 1.1.1980 : 22  
 Nationality : Indian  
 Religion : Hindu  
 Caste : SC  
 Date of Issue : 27/08/2019

अधिकारी का निवास :  
 राजस्थान सरकार  
 राज्य - राजस्थान  
 जिला - जयपुर  
 पोस्ट - जयपुर  
 पिन - 302001  
 फोटो  
 अधिकारी का हस्ताक्षर  
 जयपुर, राजस्थान  
 दिनांक : 27/08/2019

Place : BARAN  
 No : 41870  
 Date : 27/08/19  
 PIN : 302001

Tapas Sodi

Form 1 - Affidavit submitted by holder of Indian Passport / Legal Guardian

**TOMIL LOBH**

110003000

with Mr. Mrs / Name of Mother  
**SHIBANI LOBH**

with Mr. Mrs / Name of Father  
**NILANJANA LOBH**

with Address  
**BECKJOANS INDIRA NAGAR**

**KAJARHAT, NOBID 24 PABANAS**

**PIN-700155, WEST BENGAL, INDIA**

old passport no. - 105 with expiry date of 10/01/2011. Issued by 1000 Consulate of India, New Delhi, India  
**1050112 12/01/2011 KOLKATA**

old passport no. - 105 with expiry date of 10/01/2011. Issued by 1000 Consulate of India, New Delhi, India  
**1050112 - OLD PASSPORT REPORTED LOST**



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**  
- 4 OCT 2016







Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19040001367541/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Deb Dutt Sarkar 36- B, Prasanna Naxlar Lane, P.O. Tijala Kusate-700039, P.O- Tijala, P.S.- Tijala, District-South 24- Parganas, West Bengal, India, PIN- 700039	Represent ative of Buyer (EXCEPTI ONAL VINCOM PRIVATE LIMITED)			
2	Mr Tapas Loch, Rajjouri, Indra Nagar, Rajarat, North 24 Parganas, PIN- 700 135, P.O.- Rajjouri, P.S- Rajarat, District-North 24-Parganas, West Bengal, India, PIN - 700135	Represent ative of Seller (NEPA TEA, PRIVATE LIMITED)		 5918	 04/10/2016
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sanku Kumar Agarwal * Son of Jagal Kishore Dhenuka 42, Iron Side Road, Ballygunge Park, P.O.- Ballygunge, P.S.- Ballygunge Circle, District-South 24-Parganas, West Bengal, India, PIN - 700019	Mr Deb Dutt Sarkar, Mr Tapas Loch		 04/10/2016	

(Amit Kumar Joarder)

ADDITIONAL REGISTRAR  
OF ASSURANCE



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

GRN: 19-201617-002544883-1      Payment Mode: Online Payment  
 GRN Date: 01/10/2016 13:27:23      Bank: State Bank of India  
 BRN: CKA5814702      BRN Date: 01/10/2016 13:45:33

**DEPOSITOR'S DETAILS**

Ch No. : 19040001367541(1/2016)

Name : EXCEPTIONAL-VINCOM PVT LTD  
 Contact No. :      Mobile No. : +91 9936495200  
 E-mail :  
 Address : VIP ENCLAVE, RAGHUNATHPUR  
 KOLKATA-99  
 Applicant Name : Mc NEFA TEA PRIVATE LIMITED  
 Office Name :  
 Office Address :  
 Status of Depositor : Buyer/Claimant  
 Purpose of payment / Remarks : Sale- Sale Document

**PAYMENT DETAILS**

Sl No	Identification No	Head of A/C Description	Head of A/D	Amount( ₹)
1	19040001367541(1/2016)	Property Registration Fee	0000-05-124-001-18	4390
2	19040001367541(1/2016)	Property Registration Stamp Duty	1000-02-123-003-02	18170

**Total**

**24000**

In Words : **Fourteen Thousand Two Hundred Only**

## NEFA TEA PRIVATE LIMITED

The undersigned, being the Directors of **NEFA TEA PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 14.09.2016 at 15:00 PM at their registered office situated at Pawan Sadan, Post Office- Margherita, District- Tinsukia, Assam- 786 181, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell **ALL THAT** piece and parcel of undivided 1/3<sup>rd</sup> share (Out of Thirty Four Decimals of land it owns) of land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKHOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur I No, Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of **EXCEPTIONAL VINCOM PRIVATE LIMITED**, on the terms set out in the Sale deed, presented before the board for a total consideration of Rs. 39,77,000/- (Rupees Thirty Nine Lac And Seventy Seven Thousand) only.

FURTHER RESOLVED, that (Mr.) Tapas Lodh Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT (Mr.) Tapas Lodh, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

The Memorandum of Association of the company does not require any vote of consent of shareholders to authorize the sale of the property.

NEFA TEA PVT. LTD.

Tapas Lodh

DIRECTOR

NEFA TEA PVT. LTD.

DIRECTOR

registered Office at Pawan Sadan, Post Office- Margherita, District- Tinsukia, Asam- 786 181, represented by one of its Director/ Authorised Signatory (Mr.) Tapas Lohi, (PAN- ACIPL5863A), son of (Sri) Sunil Lohi, residing at Rekjanti, Indra Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successors-in-office and/or assigns] of the **ONE PART AND EXCEPTIONAL VINCOM PRIVATE LIMITED**, the Company, (PAN NO. AACCE7615A), registered Under the Companies Act 1956 having its registered office at VIP Enclave, Block- A, Flat No-104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Hanibhusan Sarkar, residing at 36-B, Praanna Naskar Lane, P.O. Tiljala, Kolkata-700039, hereinafter referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one **MOZHAR MONDAL** was recorded owner of **ALL THAT** piece and parcel of land measuring about 34 (Thirty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 379, corresponding to R.S. Dag No. 406, recorded in R.S. Khatian No. 2268, under Police Station- Rajarhat, District North 24-Parganas,

**AND WHEREAS** by virtue of a Sale Deed dated 17th Day of October, 1966, said **MOZHAR MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 34 (Thirty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L.



No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **DINESH CHANDRA MUKHOPADHYAY**, duly registered at Sub-Registrar, Cossapur, Dum Dum, recorded in Book- I, Volume No. 137, Pages from 64 to 66, Being No. 9064 for the year 1966, absolutely and forever;

**AND WHEREAS** in the span of time, said **DINESH CHANDRA MUKHOPADHYAY (MUKHERJEE)** died on 12th July, 2006, leaving behind her wife (1) **Kalpna Mukherjee**, one son, (2) **Ronojay Mukerjee**, and one daughter (3) **Kumari Kakoli Mukherjee**, as his only legal heirs towards the estates left by him, including the aforesaid property;

**AND WHEREAS** by virtue of a Sale Deed dated 7th Day of August, 2007, said (1) **Kalpna Mukherjee**, (2) **Ronojay Mukerjee**, and (3) **Kumari Kakoli Mukherjee**, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 34 (Thirty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, written hereunder, hereafter called as "the **SAID PROPERTY**", unto and in favour of **NEFA TEA PRIVATE LIMITED**, the Vendor herein, duly registered at District Sub-Registrar-II, Barasat, North 24 Parganas, recorded in Book- I, CD Volume No. 8, Pages from 4366 to 4378, Being No. 07251 for the year 2007, absolutely and forever.

**AND WHEREAS** after the aforesaid purchase, the said **NEFA TEA PRIVATE LIMITED**, the Vendor herein, recorded its name in Record Of Rights vide L.R. Khatian No. 5018 and thus is the sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties **ALL THAT** piece and parcel of undivided land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", and the Purchaser herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.39,77,000/- [Rupees Thirty Nine Lac And Seventy Seven Thousand] only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,77,000/- [Rupees Thirty Nine Lac And Seventy Seven Thousand] only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police

Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured as expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, liabilities, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:**

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is

fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, incumbrances and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof

from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public Demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published, and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendence or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever.
- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record Of Rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of undivided land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishuapur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 406 is butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 424 & 428,

ON THE SOUTH : By land under R.S./ L.R. Dag No. 405 ;

ON THE EAST : By land under R.S./ L.R. Dag No. 402 & 429 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 407.

**IN WITNESS WHEREOF** the **VENDOR** has set and subscribed its hands on the day month and year, first above written.

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata  
in the presence of

NEPA TEA PVT. LTD.

Jitendra Saha  
DIRECTOR

*Witness*

2/6/2016 NITIN GHOSH

KOL - 23

41-100 NEEL KANT  
K.M. 11/2016-17

Drafted by

Vijay Singh

Advocate

Hgh. Court, Calcutta

2/10/2016

for Crop Unit Vaidya PVT LTD

*Signature*

*Signature*

**RECEIPT & MEMO OF CONSIDERATION**

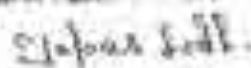
**RECEIVED** a sum of Rs.39,77,000/- (Rupees Thirty Nine Lac And Seventy Seven Thousand) only, from the within named Purchaser, as full and final payment against sale of the Said Premises to the Purchaser, according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	28.09.2016	673432	Indian Overseas Bank, Beguati Branch	Nefa Tea Private Limited
19,77,000/-	28.09.2016	673433	Indian Overseas Bank, Beguati Br.	Nefa Tea Private Limited
39,77,000/-	Rupees Thirty Nine Lac And Seventy Seven Thousand only			

Witnesses:




NEFA TEA PVT. LTD.



DIRECTOR

SIGNATURE OF THE VENDOR



## FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Jayasankar</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Subhash Gaud</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

### Major information of the Deed

Deed No :	I-1904-10310/2016	Date of Registration	11/7/2016 1:16:30 PM
Query No / Year	1904-0001367541/2016	Office where deed is registered	
Query Date	30/09/2016 10:09:37 AM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	NEFA TEA PRIVATE LIMITED Pawan Sadan, Post Office- Margherita, District- Tinsukia, Assam- 786 181, Thana : MARGHERITA, District- Tinsukia ASSAM, Mobile No. : 9636475200, Status Seller/Executant		
Transaction	Sale/Lease/Transfer		
[0101] Sale, Sale Document	[4305] Other than Imovable Property, Declaration (No of Declaration: 2)		
Sale Price/Value	Market Value		
Rs. 39,77,000/-	Rs. 39,77,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 1,98,870/- (Article 27)	Rs. 43,836/- (Article A(1) E, M(a), M(b), I)		
Remarks			

### Land Details :

District North 24 Parganas, P.S.-Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rejcyani

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-408	LR-5018	Bastu	Small	11.334 Dec	39,77,000/-	39,77,000/-	Property is on Road
<b>Grand Total :</b>					<b>11.334 Dec</b>	<b>39,77,000 /-</b>	<b>39,77,000 /-</b>	




### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>NEFA TEA PRIVATE LIMITED</b> Pawan Sadan, Post Office- Margherita, District- TI, P.O.- Margherita, P.S.- MARGHERITA, District- Tinsukia, Assam, India, Pin - 786181 PAN No. AACCM4272A, Status- Organization, Executed by: Representative


### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>EXCEPTIONAL VINCOM PRIVATE LIMITED</b> VIP Enclave, Block- A, Plot No-104, VIP Road, Rajh, P.O:- D B Nagar, P.S.- Baguiati, District- North 24 Parganas, West Bengal, India, PIN - 700069 PAN No. AACCE7815A, Status- Organization

**Representative Details :**

Sr No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger Print Signature
1	<p><b>Mr Deb Dulal Sarkar</b>                      Son of Mr. Banbhutan Sarkar                      Date of Execution - 04/10/2016. Admitted by- Self, Date of Admission: Nov 7 2016. Place of Admission of Execution: Office.</p>   
	<p>38-B, Prasanna Naskar Lane, P.O. Tijala, Kolkata-700039, P.O.- Tijala, P.S.- Tijala, District-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Status: Representative. Representative of: EXCEPTIONAL VINCOM PRIVATE LIMITED</p>
2	<p><b>Mr Tapes Lodh</b>                      Son of Mr. Sunil Lodh Rejwan, Indira Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, P.O.- Rejwan, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Status: Representative. Representative of: NEFA TEA PRIVATE LIMITED</p>

**Identifier Details :**

Name & address	
<p>Mr Sumit Kumar Agarwal                      Son of Jugal Kishore Dhanuka                      42, Iroh Side Road, Ballygunge Park, P.O.- Ballygunge, P.S.- Ballygunge Circular, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Identifier Of Mr Tapes Lodh</p>	
<p>Mr KULASH AGARWAL                      Son of Late S S AGARWAL                      LAKE TOWN, P.O - SREERHUMI, P.S - Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India. Identifier Of Mr Deb Dulal Sarkar</p>	07/11/2016
	

**Land Details as per Land Record**

District: North 24-Parganas, P.S.- Rajarhat Gram Panchayat, RAJARHAT BISHMUPUR-I, Mouza: Rejwan

Sr No	Plot & Khata Number	Details Of Land
L1	LR Plot No- 406/Corresponding RS Plot No- 406, LR Khata No- 301B	Owner: গুর্দান শ্রী প্র., Address: ৩৫৫ ১৫৫ (৩৫-কালীঘাট, বাল্যগুণ্ডা, কলকাতা, Classification: ১৫৫, Area: 0.34000000 Acre.

**Endorsement For Deed Number : I - 190410310 / 2016**

**On 04-10-2016**

**Presentation (Under Section 52 & Rule 22A(3), 55(1), W.B. Registration Rules, 1953)**

Presented for registration at 19:42 hrs. on 04-10-2016, at the Private residence, by Mr. Tapas Lochi,

**Certificate of Market Value (WB FUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 39,77,000/-

**Admission of Execution ( Under Section 28, W.B. Registration Rules, 1953 ) (Representative)**

Execution is admitted on 04-10-2016 by Mr. Tapas Lochi,

indicted by Mr. Sushil Kumar Agarwal, ... Son of Jugal Kishore Dhanuik, 42, Iron Side Road, Ballygunge Park, P.O. Ballygunge, Thana Ballygunge Circular, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by case Hindu, by profession Other

Arit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

**On 07-10-2016**

**Payment of Fees**

Certified that required Registration Fee payable for this document is Rs. 43,834/- ( A(T) = Rs. 43,730/-, E = Rs. 14/-, ) + Rs. 55/-, M(a) = Rs. 25/-, M(b) = Rs. 4/- ) and Registration Fee paid by by online = Rs. 43,834/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016, 1:45PM with Govt. Ref. No. 192016170025446893 on 01-10-2016, Amount Rs. 43,834/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5814702 on 01-10-2016, Head of Account 0030-03-104-001-15

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,98,770/- and Stamp Duty paid by by online = Rs. 1,98,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016, 1:45PM with Govt. Ref. No. 192016170025446893 on 01-10-2016, Amount Rs. 1,98,770/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5814702 on 01-10-2016, Head of Account 0030-02-103-003-02

Arit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 23/10/2016

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,870/- and Stamp Duty paid by Stamp Rs. 100/-

**Description of Stamp:**

1. Stamp: Type: Impressed, Serial no 7676, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chandra



Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 07/11/2016

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1952)**

Admissible under rule 21 of West Bengal Registration Rules, 1952 duly stamped under schedule 1A, Article number: 25 of Indian Stamp Act 1899

**Admission of Execution (Under Section 58, W.B. Registration Rules, 1952) - [Representatives]**

Execution is admitted on 07-11-2016 by Mr Deb Dulal Sarkar

Indebted by Mr KAILASH AGARWAL, Son of Late S S AGARWAL, LAKE TOWN, F.O: SREEBHUMI, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others



Asit Kumar Joarder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2016, Page from 382170 to 382197  
being No 190410310 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.15 17:07:21 +05:30  
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 15-11-2016 17:07:20  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)