

9/11/16

10311/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 179703

21/10/16  
 4/10/16  
 486759416  
 Additional Registrar of  
 Assurances, W. Bengal  
 C.A. 2742/14  
 7/1/2017  
 7/1/2017  
 4/10/16



Certified that the document is authentic & legal. The Director General and the Registrar General are not responsible for the contents of the document.

*[Signature]*  
 Additional Registrar  
 of Assurances, W. Bengal

7 NOV 2016

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

2675

TO NO.	
NAME	
POST	
AMOUNT	100/-
31 AUG 2016	
SOLMITRA CHAND	
Licensed Stamp Vendor	
82, K. S. Roy Rd., Kolt-1	



Handwritten notes in Hindi, including the word 'आदेश' (Order) and 'अनुदान' (Grant).

Handwritten notes in Hindi, including the word 'अनुदान' (Grant).

Handwritten notes in Hindi, including the word 'अनुदान' (Grant).



RECEIVED, DEPARTMENT OF ADVOCATES - GURGAON
41001 PHE



Post a single address on one of these of India's Largest Classifieds

**KHILU LOON**

100000000

with a new home address

**SRIBANI LOON**

with a new home address

**NILANJANA LOON**

with a new home address

**RECEYDANI INDIRA NAGAR**

**KAJARHAT, NORTH 24 PARGANAS**

**PIN: 700155, WEST BENGAL, INDIA**

get a new home address with all the details of your old home and more at **17883152**

12/01/2011

KOLKATA

with a new home address

**CA2071501327112 - OLD PASSPORT REPORTED LOST**



ADDITIONAL REGISTER  
OF ASSURANCES - KOLKATA  
- 4 OCT 2010

PERMANENT ACCOUNT NUMBER  
**AACN4272A**



WELLS FARGO BANK, N.A.

DATE: 11/11/2008

COMMISSIONER OF REVENUE (STATE OF MASSACHUSETTS)





James Earl Ray



ELECTION COMMISSION OF INDIA

भारतीय निर्वाचन आयोग

IDENTITY CARD WD/20/091/88203-2

आईटी कार्ड



Elector's Name : LOON TAPPA  
 पोलर का नाम : लून तपपा  
 Father/Mother : लून तपपा  
 Husband's Name : SURESH  
 पति का नाम/माता का नाम : सुरेश  
 Sex : M  
 Age : 75  
 Age as on 1.1.2025 : 75  
 लिंग : पुरुष  
 आयु : 75

आयु : 75

WALKHAT DISTRICT - 1  
NORTH-24 - PANDHAR

हस्ताक्षर

मह. नं. 123  
पंडर तपपा  
व. नं. 123 - लून

Electoral Signature  
Election Registrar Office

व. नं. 123 - लून

For use by the voter only (आयु : 75)

व. नं. 123 - लून

Place : BARADAT

व. नं. 123

Date : 2025

व. नं. 123

20/09/25






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 19040001367548/2016

(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	Mr Bikram Kumar Jha Flat No. 3A, 3rd Floor Indira Apartment, 37/W1, Bhagwati Charan Chatterjee Street, Belghoria, Kolkata 700 056, P.O.- Kamattak, P.S.- Belghoria, District- North 24-Parganas, West Bengal, India, PIN - 700056	Represent ative of Buyer [SEAMAN NE SUPPLIE RS PRIVATE LIMITED]			
2	Mr Tapas Lohi Rajshahi, Indira Nagar, Rajshahi, North 24- Parganas, PIN- 700 105, P.O.- Raipora, P.S. Rajshahi, District-North 24-Parganas, West Bengal, India, PIN- 700136	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 Suhil Kumar Agarwal Son of Jugal Kishore Chatterjee 42, Inn Side Road, Beliungra Park, P.O- Beliungra, P.S- Beliungra Circle, District-South 24-Parganas, West Bengal, India. PIN - 700019	Mr Bikram Kumar Jha, Mr Tapas Loh	 D 14/10/2016

(Asit Kumar Jantak)  
 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: 19-201817-002544818-1      Payment Mode: Online Payment  
 GRN Date: 01/10/2018 13:23:12      Bank: State Bank of India  
 BRN: CKAS214198      BRN Date: 01/10/2018 13:41:26

**DEPOSITOR'S DETAILS**

Name: SEAMARINE SUPPLIERS PVT LTD      Id No.: 19040001367548/1/2016  
(Bank No. Query Year)  
 Contact No.:      Mobile No.: +91 9836175200  
 E-mail:      Address: VIP ENCLAVE, RAGHUNATHPUR  
 KOLKATA-59  
 Applicant Name: M/s NEFA TEA PRIVATE LIMITED  
 Office Name:      Office Address:      Status of Depositor: Buyer/Claimants  
 Purpose of payment / Remarks:      Sale, Sale Document

**PAYMENT DETAILS**

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19040001367548/1/2016	Priority Registration Fee	000000-194.001-18	4550
2	19040001367548/1/2016	Stamp Registration - Stamp duty	000000-123.456X02	18770

**Total**

24320

In Words:      Rupees Two Lakh Forty Two Thousand Six Hundred Two 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 **SEAMARINE SUPPLIERS PRIVATE LIMITED** on the terms set out in the Sale deed, presented before the board for a total consideration of Ra. 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.  
*[Signature]*  
DIRECTOR

CIN: U30201(A5)995PTI004621

registered Office at Pawan Sadan, Post Office- Margherita, District- Tinsukia, Assam- 786 181, represented by one of its Director/ Authorised Signatory [Mr.] Tapas Lodh, (PAN- ACIFL5863A), son of (Sri) Sanil Lodh, residing at Rekjoani, Indira 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 SEAMARINE SUPPLIERS PRIVATE LIMITED**, (PAN- AAPCS7402M), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its common Authorised Signatory [Mr.] Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Beliaria, Kolkata 700 056, 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 its executors, administrators, legal representatives, successors-in-office 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. Khata 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 **MOZEHAR 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, Cossipur, Dum Dum, recorded in Book- I, Volume No. 137, Pages from 64 to 66, Being No. 9094 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 Mukherjee**, 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 Mukherjee**, 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- REKHOANI, 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 1 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 Bishuapur 1 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 remainders or reminders 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, liens, dispendens, 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, equitable or otherwise mortgage or trust, lien, lispendense 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 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' 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 share in the 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 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.

R.S./ L.R. Dag No. 406 is bounded 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:

*Signature*  
12/10/2019  
19

NEPA TEA PVT. LTD.

*Signature*  
DIRECTOR

*for Soumitra...*

*Signature*

*Additional Signature*

*Drafted by*  
*Signature*  
*Signature*

*10/2/2019*  
*Signature*

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** is 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	717201	Indian Overseas Bank, Bagaiati Branch	Nefa Tea Private Limited
19,77,000/-	28.09.2016	717202	Indian Overseas Bank, Bagaiati Br.	Nefa Tea Private Limited
39,77,000/-	Rupees Thirty Nine Lac And Seventy Seven Thousand only			

Witnesses:

*phondok*














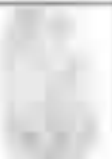




NEFA TEA PVT. LTD

*J. Parash*  
DIRECTOR

---

 SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	Johar Seth.	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

### Major Information of the Deed

Deed No :	I-1904-10311/2016	Date of Registration	11/7/2016 1:15:08 PM
Query No / Year	1904-0001367548/2016	Office where deed is registered :	
Query Date	30/09/2016 10:13:02 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: 9838475200, Status Seller/Executant		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4305] Other than Immovable Property Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 39,77,000/-	Rs. 39,77,000/-		
Stamp duty Paid (Rs)	Registration Fee Paid		
Rs. 1,98,870/- (Article 23)	Rs. 43,834/- (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: Rejayan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Setforth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-406	LR-501B	Baku	Shali	11.334 Dec	39,77,000/-	39,77,000/-	Property is on Road
<b>Grand Total :</b>					<b>11.334Dec</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- T, P.O.- Margherita, P.S.- MARGHERITA, District-Tinsukia, Assam, India, PIN - 786181 PAN No. AACGN4272A, Status Organization, Executed by: Representative


#### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SEAMARINE SUPPLIERS PRIVATE LIMITED</b> At VIP Enclave, Block-A, Flat No- 104, VIP Road, R, P.O.- D B Nagar, P.S.- Bagumti, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7902M, Status Organization

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bikram Kumar Jha</b> Son of Mr Chand Charan Jha Date of Execution - 04/10/2016, Admitted by: Self, Date of Admission: Nov 7 2016, Place of Admission of Execution: Office			
	Flat No. 3A, 3rd Floor, Indra Apartment, 379/1, Bhagwati Charan Chatterjee Street, Beighoria, Kolkata 700 056, P.O.- Kamahati, P.S.- Beighoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: SEAMARINE SUPPLIERS PRIVATE LIMITED	Nov 7 2016 1:00PM	Nov 7 2016 1:00PM	Nov 7 2016 1:00PM
2	<b>Mr Tapas Lodh</b> Son of Mr Sunil Lodh Rekjoani, Indra Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, P.O.- Rekjoani, 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			

**Identifier Details :**

Name & address	
Mr Sushil Kumar Agarwal Son of Jugal Kishore Dhanuka 42, Iron Side Road, Balyguange Park, P.O.- Balyguange, P.S.- Balyguange Circular, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Mr Tapas Lodh	
Mr KAILASH AGARWAL Son of Late S S AGARWAL LAKE TOWN, P.O.- SREEBHUMI, 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 Bikram Kumar Jha	07/11/2016
	

**Land Details as per Land Record**

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

Sl. No.	Plot & Khatian Number	Details Of Land
1	LR Plot No.- 40B (Corresponding RS Plot No.- 406), LR Khatian No.- 5018	Owner: काल जगु जी, Gurdian: श्री श्री, Address: लाल बाग (पो)- महापति, डिप्टी कमिश्नर, Classification: गरीब, Area: 0.34000000 Acre

On 04-10-2016

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

Presented for registration at 19:44 hrs on 04-10-2016, at the Private residence by Mr. Tapas Lodh

Certificate of Market Value(WB.PUV) 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 58,W.B. Registration Rules, 1962) (Representative)

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

Indebted by Mr. Sushil Kumar Agarwal, Son of Jugal Kishore Dhanuka, 42, Iron Side Road, Ballygunge Park, P.O. Ballygunge, Thana: Ballygunge Circular, 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 43,834/- ( A(1) = Rs 43,735/-, E = Rs 14/-, I = Rs 65/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees 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 1:41PM with Govt. Ref. No: 192016170025446181 on 01-10-2016, Amount Rs: 43,834/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5614198 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. 1,98,770/- 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 1:41PM with Govt. Ref. No: 192016170025446181 on 01-10-2016, Amount Rs: 1,98,770/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5614198 on 01-10-2016, Head of Account 0030-02-105-003-00

Asit Kumar Joarder

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

Kolkata, West Bengal



On 26-10-2016

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,98,870/- and Stamp Duty paid by Stamp Rs. 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7675, Amount: Rs. 100/-, Date of Purchase: 31/05/2016, Vendor name: S Chanda



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 1962)**

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

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 07-11-2016 by Mr Bikram Kumar Jha,

Indebted by Mr KAILASH AGARWAL, Son of Late S S AGARWAL, LAKE TOWN, P.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 383427 to 383454  
being No 190410311 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.16 17:17:43 +05:30  
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 16-11-2016 17:17:43  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

9/11/16

10312/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 179705

24/10/16  
 5/10/16  
 10.16  
 1367555/16

MV  
 = 39,77,000/-  
 Additional Registrar of  
 Assurances, Kolkata

5

A.R.A.  
 IV

भारतीय गैर न्यायिक स्टाम्प का प्रयोग केवल न्यायिक प्रयोजनों के लिए किया जा सकता है।  
 भारतीय गैर न्यायिक स्टाम्प का प्रयोग केवल न्यायिक प्रयोजनों के लिए किया जा सकता है।  
 भारतीय गैर न्यायिक स्टाम्प का प्रयोग केवल न्यायिक प्रयोजनों के लिए किया जा सकता है।

7 NOV 2016

22/10/16  
 20/10/16  
 20/10/16  
 20/10/16

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

PERMANENT ACCOUNT NUMBER  
AACCN4272A



WILLIS TOWERS WATSON PRIVATE LIMITED

RECEIVED BY THE AGENT OF ACCOUNT INFORMATION  
24.11.2018

06/11

AGENT ACCOUNTING, BANK  
CORPORATION OF MALAYSIA (KUALA LUMPUR)





James S. Sullivan







91000000

नाम / नाम (अक्षरों में) / नाम (अक्षरों में) / नाम (अक्षरों में)

SUNIL LOON

नाम (अक्षरों में) / नाम (अक्षरों में)

SHIBANI LOON

नाम (अक्षरों में) / नाम (अक्षरों में)

BJLANJANA LOON

नाम (अक्षरों में)

BECKJOANI INDIRA BHAR

RAJARNAT, NORTH 24 PARGANAS

PIN: 700135, WEST BENGAL, INDIA

पंजीकृत करने वाले / पंजीकृत करने वाले / पंजीकृत करने वाले / पंजीकृत करने वाले

2188137 12/01/2011 KOLKATA

पंजीकृत करने वाले / पंजीकृत करने वाले

CA2071501327112 - DLN 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 19040001367555/2016

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	Mr Bikram Kumar Jha Flat No. 3A, 3rd Floor, Indira Apartment, 27B/1, Bhagwati Charan Chatterjee Street, Bodhiana, Kolkata 700 056, P.O. - Kamarhatti, P.S. - Bagnan, District - North 24-Parganas, West Bengal, India. PIN - 700056	Represent ative of Buyer (DISHARI TRADELI NK PRIVATE LIMITED.)			
2	Mr Tapas Guha Kerpoati, Indira Nagar, Rajshahi, North 24- Parganas, PIN- 700 136, P.O.- Kerpoati, P.S.- Rashtak, District-North 24-Parganas, West Bengal, India. PIN - 700136	Represent ative of Seller (NEPA TEA PRIVATE LIMITED.)		 5919	 09/10/2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Sanku Kumar Agarwal Son of Jugal Kishore Chatterjee 42, 1st Side Row, Ballygunge Park, P.O.- Ballygunge, P.S.- Ballygunge Circular, District - South 24-Parganas, West Bengal, India. PIN - 700019	Mr Bikram Kumar Jha, Mr Tapas Lochi	

(Asit Kumar Jarder)  
 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: 19-201617-002544217-1      Payment Mode: Online Payment  
 GRN Date: 01/10/2016 13:00:50      Bank: State Bank of India  
 BRN: CKA8811419      BRN Date: 01/10/2016 13:19:05

**DEPOSITOR'S DETAILS**

Id No.: 19040001387855/1/2016  
(Every Month's Fee)

Name: DISHARI TRADELINK PVT LTD  
 Contact No.:      Mobile No.: +91 9836495200  
 E-mail:      Address: VIF ENCLAVE, RAGHUNATHPUR, KOLKATA-89  
 Applicant Name: M. DISHARI TRADELINK PRIVATE LIMITED  
 Office Name:      Office Address:      Status of Depositor: Buyer/Claimants  
 Purpose of payment / Remarks: Sale, Sale Documents

**PAYMENT DETAILS**

Sr No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001387855/1/2016	Property Registration Fee	0003-05-104-001-18	4804
2	19040001387855/1/2016	Property Registration- Stamp duty	0003-05-104-001-02	1973

**Total**      24204

In Words:      Rupees Two Lakh Four Thousand Six Hundred Four 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- 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. 5015, within the limit of Rajarhat Bishnupur I No. Gram Panchatyat, 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 **DISHARI TRADE-LINK 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 PRIVATE LIMITED

Tapas Lodh

DIRECTOR

NEFA TEA PRIVATE LIMITED

  
DIRECTOR

registered Office at Pawan Sadan, Post Office- Margherita, District- Tinsukia, Assam- 786 181, represented by one of its Director/ Authorised Signatory (Mr. Tapas Lodh, IPAN- ACIPL5863A), son of (Sri) Sunil Lodh, residing at Rekjwan, Indira Nagar, Rajarhat, North 24-Parganas, PIN- 700 136, 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 DISHARI TRADE-LINK PRIVATE LIMITED**, the Company, IPAN- AADCD9014F, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its common Authorised Signatory (Mr. Bikram Kumar Jha, IPAN- AFSPJ4367C), s/o Sri Chandri Charan Jha, residing at Flat No 3A, 3rd Floor, Indira Apartment, 379/I, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, 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 Mouze- 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 **MOZEHAR 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- REKJANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **DINESH CHANDRA MUKHOPADHYAY**, duly registered at Sub-Registrar, Cossipur, Dum Dum, recorded in Book- 1, 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 his wife (1) **Kalpana Mukherjee**, one son, (2) **Ronojay Mukherjee**, 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) **Kalpana Mukherjee**, (2) **Ronojay Mukherjee**, 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- REKJANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, within the limit of Rajarhat Bishnupur 1 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- 1, 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, being and situated under Mouze- REKJGANI 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 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Pargana, 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 1 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 or 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, 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, encumbrances 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, lispendense 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 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 share in the 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 Bishnupur 1 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:

*Handwritten signature*  
207 only G Street 23

*Handwritten signature*  
117-118 New Park Road  
Kolkata - 700019.

NEPA TEA PVT. LTD.

*Handwritten signature*  
DIRECTOR

*Handwritten signature*  
For Director, NEPA Tea Pvt. Ltd.

*Handwritten signature*

*Handwritten signature*

*Drafted by*  
*Sanjay*  
*10/11/2019*  
*High Court, Calcutta*  
*11/11/2019*

**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	335205	Indian Overseas Bank, Bagaiati Branch	Nepa Tea Private Limited
19,77,000/-	28.09.2016	335206	Indian Overseas Bank, Bagaiati Br.	Nepa Tea Private Limited
39,77,000/-	Rupees Thirty Nine Lac And Seventy Seven Thousand only.			

Witnesses:

*Handwritten signature*

*Handwritten signature*

NEPA TEA PVT. LTD.

*Handwritten signature*

DIRECTOR

SIGNATURE OF THE VENDOR



# FORM FOR TEN FINGERPRINTS

1						
		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-1904-10312/2016	Date of Registration	11/7/2018 1:18:04 PM
Query No / Year	1904-0001367555/2016	Office where deed is registered	
Query Date	30/09/2018 10:14:40 AM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	DISHARI TRADELINK PRIVATE LIMITED VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur Thana, Baguiati, District North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status Buyer/Claimant		
Transaction	Actual Transaction		
[0101] Sale, Sale Document	[4305] Other than immovable Property, Declaration (No of Declaration : 2)		
Est Form value	Market Value		
Rs. 39,77,000/-	Rs. 39,77,000/-		
Stamp Duty Paid (SD)	Registration Fee paid		
Rs. 1,08,876/- (Article 23)	Rs. 43,634/- (Article A(1), E, Matl. Mod): 1)		
Remarks			

#### Land Details :

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

Sl. No.	Plot Number	Khasra Number	Land Use/Proposed	Area	Self-Decl. Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-49E	LR-501E	Baru	Shali	11.334 Dec	39,77,000/-	39,77,000/- Property is on Road
<b>Grand Total :-</b>					<b>11.334Dec</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 Sarathi, Post Office- Margherita, District- Tl, P.O.- Margherita, P.S.- MARGHERITA, District- Tinsukia, Assam, India, PIN - 786181 PAN No. AACCN4272A, Status: Organization, Executed by: Representative


#### Buyer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>DISHARI TRADELINK PRIVATE LIMITED</b> VIP Enclave, Block-A, Flat No- 104, VIP Road, Ragh. P.O.- D.B Nagar, P.S.- Baguiati, District- North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADCD9014F, Status: Organization

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<b>Mr Bikram Kumar Jha</b> Son of Mr Chand Charan Jha Date of Execution - 04/10/2016, Admitted by: Self, Date of Admission: Nov 7 2016, Place of Admission of Execution- Office			
	Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belghana, 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, Citizen of India, Status: Representative, Representative of: DISHARI TRADELINK PRIVATE LIMITED	Sex: 1 234 5678	LT	Sex: 1 234 5678
2	<b>Mr Tapas Lodh</b> Son of Mr Sunil Lodh Rejwari, Indira Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, P.O:- Rejwari, 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			

**Identifier Details :**

Name & address	
Mr Sunil Kumar Agrawal Son of Jugal Kishore Dhamuka 42, Iron 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 Tapas Lodh	
Mr KAILASH AGARWAL Son of Late S S AGARWAL LAKETOWN, P.O:- GREENHUMI, 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 Bikram Kumar Jha	07/11/2016
	

**Land Details as per Land Record**

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

Sl No	Plot & Khata number	Details of Land
L1	LR Plot No - 406 (Corresponding RS Plot No - 406), LR Khata No - 5018	Owner: গুণীন্দ্র দেবী গুণী, Gurindri Devi Guni, Address: বের গুণী (বা-সামসিঃ বিজয়পুর) আশা, Classification: গুণী, Area: 0.34000000 Acn.



On 04-10-2016

Representation (Under Section 22 & Rule 22A(3) 46(1) W.B. Registration Rules, 1952)

Presented for registration at 19:40 hrs on 04-10-2016 at the Private residence by Mr. Tapas Lodhi

Certificate of Market Value (WB FUVI Rules of 2003)

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, 1952 ) [Representative]

Execution is admitted on 04-10-2016 by Mr Tapas Lodhi

Identified by Mr. Sushil Kumar Agarwal, ... Son of Jugal Kishore Dhanuik, 42, 100 Side Road, Ballygunge Park, P.O. Ballygunge, Thana Ballygunge Circular, 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 25-10-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,534/- ( A(1) = Rs 43,738/-, B = Rs 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,534/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2016 1:10PM with Govt. Ref. No: 182016170025442171 on 01-10-2016, Amount Rs: 43,534/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5811419 on 01-10-2016, Head of Account 0030-03-104-001-1E

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,98,870/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,98,770/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7877, Amount: Rs. 100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 01/10/2016 1:16PM with Govt. Ref. No: 182016170025442171 on 01-10-2016, Amount Rs: 1,98,770/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5811419 on 01-10-2016, Head of Account 0030-03-103-003-02

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 45, W.B. Registration Rules, 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped under schedule 1A, Article Number - 23 of Indian Stamp Act 1899

Admission of Execution ( Under Section 28, W.B. Registration Rules, 1952 ) [Representative]

Execution is admitted on 07-11-2016 by Mr. Ekram Kumar Jha

Indebted by Mr KALLASH AGARWAL ... Son of Late S. S. AGARWAL, LAKETOWN, P.O. SREEBHUMI, Thana: Laxo  
Town, North 24 Parganas, WEST BENGAL, India. PIN - 700048. By caste Hindu, by profession Others



Ashit 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 - 1

Volume number 1904-2016, Page from 382198 to 382225

being No 190410312 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.15 17:08:38 +05:30  
Reason: Digital Signing of Deed.

*ka*

(Asit Kumar Joarder) 15-11-2016 17:08:38  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

8461/16

10431/16  
\* 10/26/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192426

19/9/16  
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Additional Registrar of  
Assurances-IV, Kolkata  
25/12/16  
Jy 25/16  
25/12/16

35



Certified that the Decree is admitted in  
Registration. The Stamp Fees and the  
Indemnity ~~is~~ is this document  
are the part of ~~it~~ it

*[Signature]*  
Additional Registrar  
of Assurances-IV, Kolkata

11 NOV 2016

5 NOV 2016

THIS INDENTURE made this the 14<sup>th</sup> day of September, 2016  
BETWEEN (1) TARA HOME SEARCH PRIVATE LIMITED, (PAN-  
AACCT5379G), the Company, registered under the Companies Act 1956

9308

SL. NO.	
NAME	
ADC	
AMOUNT	100/-
03 SEP 2016	
SCUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



*R*

RECEIVED 10 SEP 2016
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and having its registered Office at 5N (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) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAECF2835K), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bjoygarh, Jadavpur, Kolkata- 700 032, (4) **RAHI TOWERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SUNIL AGARWAL, (PAN- AFCPA4841G), son of Late Kishan Lal Agarwal, residing at 98, Girish Ghosh Road, Behurmath, Howrah, 711 202, (5) **PARIJAT KUTIR PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory PRABAL MARIK, (PAN- BDFFM1313R), son of Late Parma Lal Marik, residing at 84, Sarat Pally, Belghoria, Kolkata- 700 056, (6) **GLORY TIE-UP PRIVATE LIMITED**, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office

at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053. (7) **ASIYANA VANIJYA PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory NIKITA MODI DEY (PAN- ACWPM8225M), wife of Rahul Dey, residing at 6E, Avenue House, 107, Southern Avenue, Kolkata- 700 029. (8) **ACTION BULDCON PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 3rd Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshstala, South 24 Parganas, PIN- 700 141. (9) **AASTHAA GRIH NIRMAN PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SOMNATH MODI (PAN- AHEPM3585C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053. (10) **BLOSSOM INFRACON PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY (PAN- ACBPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoigarh, Jadavpur, Kolkata- 700 033. (11) **BOOSTER REALPRO PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the

Companies Act 1956 and having its registered Office at 5N (ii), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2177B), son of Late Kedar Nath 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 GREEN TOWERS PRIVATE LIMITED**, the Company, (PAN- AACCG8917P), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Baguz, Deshbandhu Nagar, Kolkata- 700 059, represented by its Authorised Signatory (Mr.) Debi Duttal Sarkar, (PAN- BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, 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 its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** One **HARE KRISHNA MONDAL**, was the recorded owner of **ALL THAT** piece and parcel of land measuring about 35 (Thirty Five) Decimal, more or less, comprised in R.S. Dag No. 441 (Area of land- 2 Decimal) and R.S. Dag No. 442 (Area- 33 Decimals), recorded in R.S. Khatim Nos. 1519, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances,



**AND WHEREAS** by virtue of a Sale Deed dated 5th Day of May, 1984 said **HARE KRISHNA MONDAL**, said, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 35 [Thirty Five] Decimal, more or less, comprised in R.S. Dag No. 441 (Area of land- 2 Decimals) and R.S. Dag No. 442 (Area- 33 Decimals), recorded in R.S. Khatian Nos. 1519, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances, unto and in favour of **[SRI] SWAPAN KUMAR MONDAL** and **[SRI] TAPAN KUMAR MONDAL**, duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 107, Pages from 123 to 128, Being No. 2046 for the year 1984, absolutely and forever.

**AND WHEREAS** thus after the aforesaid purchase, the said **[SRI] SWAPAN KUMAR MONDAL** and **[SRI] TAPAN KUMAR MONDAL**, mutated their name in Record Of Rights vide L.R. Khatian No. 617 and 618, respectively and are sole and absolute owner of the aforesaid properties, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** by virtue of a Sale Deed dated 3rd Day of August, 2007, said **[SRI] SWAPAN KUMAR MONDAL**, (out of his 50% demarcated share in the aforesaid properties), said, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 17.10 [Seventeen point One Zero] Decimal, more or less, out of which land measuring 1 [One] Decimal, more or less, comprised in R.S. Dag No. 441 AND land measuring 16.1 [Sixteen point One] Decimal, more or less, comprised in R.S. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 617, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour

of **TARA HOME SEARCH PRIVATE LIMITED and ten Others** duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 23, Pages from 894 to 915, Being No. 06457 for the year 2010, absolutely and forever.

**AND WHEREAS** by virtue of a Sale Deed dated 3rd Day of August, 2007 said **SRJ TAPAN KUMAR MONDAL**, (out of his 50% demarcated share in the aforesaid properties), sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 13.60 [Thirteen point Six Zero] Decimal, more or less, out of which land measuring 1 [One] Decimal, more or less, comprised in R.S. Dag No. 441 AND land measuring 12.6 [Twelve point Six] Decimal, more or less, comprised in R.S. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 618, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and ten Others**, the Vendors herein, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 5, Pages from 6377 to 6396, Being No. 03691 for the year 2008, absolutely and forever.

**AND WHEREAS** thus by virtue of the aforesaid purchases, said **TARA HOME SEARCH PRIVATE LIMITED and ten Others** became sole and absolute owner of **ALL THAT** piece and parcel of land admeasuring about 30.70 [Thirty point Seven Zero] Decimal, more or less, out of which land measuring 2 [Two] Decimal, more or less, comprised in R.S./ L.R. Dag No. 441 AND land measuring 28.7 [Twenty Eight point Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 617 and 618, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas;

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

<u>VENDORS'S Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) PRAYAS VINCOM PRIVATE LIMITED	5966
(3) KARMA DEALERS PRIVATE LIMITED	5967
(4) RAHI TOWERS PRIVATE LIMITED	5968
(5) PARSJAT KUTIR PRIVATE LIMITED	5969
(6) GLORY TIE-UP PRIVATE LIMITED	5970
(7) ASIYANA VANLIYA PRIVATE LIMITED	5971
(8) ACTION BUILDCON PRIVATE LIMITED	5972
(9) AASTHAA GRIH NIRMAN PRIVATE LIMITED	5973
(10) BLOSSOM INPRACON PRIVATE LIMITED	5974
(11) BOOSTER REALPRO PRIVATE LIMITED	5975

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the aforesaid properties, out of the aforesaid properties, have agreed to sale **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ S.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bismupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24- Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter referred as "the **SAID PROPERTY**", and the Purchaser herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.39,82,000/- [Rupees Thirty Nine Lac And Eighty Two 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.39,82,000/- [Rupees Thirty Nine Lac And Eighty Two 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 do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKMOANI, J.L. No. 13, 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 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, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER:**

- (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 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 acquired 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 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 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, 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 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 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 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' name in the Record Of Rights as well as in the records of local authority;

#### **THE SCHEDULE**

(the Said Property)

**ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No: 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishrupur 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. 442 owned by the Vendors, is luttet and bounded as follows:

- ON THE NORTH : By land under R.S./ L.R. Dag No. 445 & 440;  
ON THE SOUTH : By land under R.S./ L.R. Dag No. 425 (Part);  
ON THE EAST : By land under R.S./ L.R. Dag No. 432, 441 & 442;  
ON THE WEST : By land under R.S./ L.R. Dag No. 443;



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

SIGNED, SEALED & DELIVERED

by the VENDORS at Kolkata  
in the presence of:

13/04/2010  
13/04/2010  
13/04/2010

Witnessed by  
Venkataraman  
High Court, Calcutta  
13/04/2010

SARA ENGINEERING PVT. LTD.

Dipak Modi

ACTION ENGINEERING LTD.

Swarna Banerjee

WIDESPREAD INFRASTRUCTURE PVT. LTD.

Tarak Nath Das

BOOMTAN ENGINEERING PVT. LTD.

Dipak Modi

PRAYAG ENGINEERING LTD.

Dipak Modi

KAPPA ENGINEERING PVT. LTD.

Tarak Nath Das

RAHI TOWERS PVT. LTD.

Dipak Modi

FOR QUALITY INFRA PVT. LTD.

Niravla Modi Das

ALERTIA ENGINEERING PVT. LTD.

[Signature]

ASHOKA VARDHANA PVT. LTD.

Niravla Modi Das

PARLIAT KUTIR PVT. LTD.

Prabhat Ghosh

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs. 39,82,000/- (Rupees Thirty Nine Lac And Eighty Two Thousand) only, from the within named Purchaser, as full and final payment against sale of the Said Premises to the Purchaser, according to terms of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,62,000/-	12.09.2016	703816	Corporation Bank, Huguati Branch.	Tara Home Search Pvt. Ltd.
3,62,000/-	12.09.2016	703817	-do-	Prayas Vincom Pvt. Ltd.
3,62,000/-	12.09.2016	703818	-do-	Karma Dealers Pvt. Ltd.
3,62,000/-	12.09.2016	703819	-do-	Rahi Towers Pvt. Ltd.
3,62,000/-	12.09.2016	703820	-do-	Parjat Kutir Pvt. Ltd.
3,62,000/-	12.09.2016	703821	-do-	Glory Tie-Up Pvt. Ltd.
3,62,000/-	12.09.2016	703822	-do-	Asiyana Vanija Pvt. Ltd.
3,62,000/-	12.09.2016	703823	-do-	Action Buildcon Pvt. Ltd.
3,62,000/-	12.09.2016	703824	-do-	Aesthaa Grih Nirman Pvt. Ltd.
3,62,000/-	12.09.2016	703825	-do-	Blossom Infracon Pvt. Ltd.
3,62,000/-	12.09.2016	703826	-do-	Booster Realpro Pvt. Ltd.
09,82,000/-	Rupees Thirty Nine Lac And Eighty Two Thousand only.			

Witnesses:

TARA HOME SEARCH PVT. LTD.      PRAYAS VINCOM PVT. LTD.      RAHI TOWERS PVT. LTD.  
*Dipal Modi*      *Dipal Modi*      *Swarna*  
 Director      Director      Director  
 FOR: GLORY TIE-UP PVT. LTD.      KARMA DEALERS PVT. LTD.  
*Nitade Modi Day*      *Tarak Nath Day*  
 ASHYANA VANIYA PVT. LTD.      BOOSTER REALPRO PVT. LTD.  
*Nitade Modi Day*      *Dipal Modi*  
 Director      Director  
 BLOSSOM INFRACON PVT. LTD.      ACTION BUILDCON PVT. LTD.  
*Tarak Nath Day*      *Swarna Banerji*  
 Director      Director  
 AESTHA GRIH NIRMAN PVT. LTD.      NIRMAL PVT. LTD.  
*Nitade Modi Day*      *Swarna Banerji*  
 Director      Director  
 PARJAT KUTIR PVT. LTD.  
*Dipal Modi*  
 Director







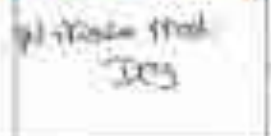











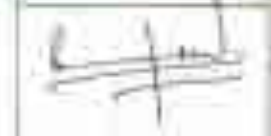

















# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<i>Sarapa Banerjee</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<i>Dipakmodi</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<i>Tanuj Kishore Singh</i>					
		<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
2 					
	Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Hand)	Little

# FORM FOR TEN FINGERPRINTS

1						
	<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>
2						
	<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>
3						
	<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>

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

(36)

GRN: 19-201817-002330168-1      Payment Mode: Online Payment  
 GRN Date: 17/09/2018 13:02:30      Bank: State Bank of India  
 BRN: CKA4831098      BRN Date: 17/09/2018 13:20:01

**DEPOSITOR'S DETAILS**

Id No.: 19040001286522/1/2018  
(2018 Mr. Govt. Year)

Name: GREEN TOWERS PVT LTD  
 Contact No.:      Mobile No.: +91 9830475200  
 E-mail:      Address: DC 9/28, SHSATRI BAGAN, DESHBANDHU NAGAR, KOL-55  
 Applicant Name: Mr Green Towers Private Limited  
 Office Name:      Office Address:      Status of Depositor: Buyer/Clients  
 Purpose of payment / Remarks:      Sale, Sale Document

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001286522/1/2018	Process Fee	0000-00-100-001-18	4000 ✓
2	19040001286522/1/2018	Process Registration - Stamp Duty	1000-02-100-000-02	18000 ✓

**Total**      242000

In Words:      Rupees Two Lakh Forty Two Thousand Nine Hundred Ninety



# Action Buildcon Pvt. Ltd.

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

Phone no. 22811881

Email id- [actionpvt@gmail.com](mailto:actionpvt@gmail.com)

CIN: U45400WB2007PTC116727

The undersigned, being the Director of ACTION BUILDCON PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 09.09.2018 at 10:30 AM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 229/2A, 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 rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 (Ten point Two Five) Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khata No. 1519, corresponding to L.R. Khata Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- BEXJMANI, P.L. No. 13, within the limit of Rajarhat Bahupur-1 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, presented before the board.

FURTHER RESOLVED; that Mrs. SWAPNA BANERJEE 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 submit 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 Mrs. SWAPNA BANERJEE, 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 Action Buildcon Private Limited

*Arun Kumar Modi*  
Arun Kumar Modi  
Director  
DIN: 0053844 8

*Swapna Banerjee*  
Swapna Banerjee  
Director  
DIN: 01991282

# Asiyana Vanijya Pvt. Ltd.

Registered Office: 2<sup>nd</sup> Floor, The Millennium,  
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64881632  
Email id. [asiyanavani@gmail.com](mailto:asiyanavani@gmail.com)  
CIN: U52100WB29K7PTC116370

The undersigned, being the Directors of **ASIYANA VANIJYA PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:00 AM at their registered office situated at 5N(II),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 rescinded


RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** undivided piece and parcel of land measuring 10.25 (Ten point Two Five) Decimal, more or less, comprised in B.S. L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Moory- BHERJOANI, I.L. No. 13, within the limit of Bazarhat Eschnapur 1 No. Gram Panchayat, under Police Station- Bazarhat, 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, presented before the board.

FURTHER RESOLVED that Mrs. **NIKITA MODI DEY** 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 sign 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 Mrs. **NIKITA MODI DEY**, 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 Asiyana Vanijya Private Limited

  
Arun Kumar Modi  
Director  
DIN: 00638448

  
Nikita Modi Dey  
Director  
DIN: 01215762





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AYURVEDIC MEDICAL BOARD

AYURVEDIC MEDICAL BOARD



तारा होम सर्विस प्राइवेट लिमिटेड

TARA HOME SERVICES PRIVATE LIMITED

TARA HOME SERVICES PRIVATE LIMITED

UNITS

...

...

तारा वियर

COOP OF INDIA





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 19040001286522/2016

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR MOOI 243-B, Block- J, New Alipore, Kolkata- 700 053. P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller (FRAYAS VINCOM PRIVATE LIMITED)		S.709 	Dipak kumar 19/9/16
1.1	Mr DIPAK KUMAR MOOI 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	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			Dipak kumar 19/9/16
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	Mr TARAK NATH DEY, 618, Bloyghat, Jadavpur, Kolkata-700 052. P.O.- Jadavpur P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India. PIN - 700032	Representative of Seller (MFRACCO PRIVATE LIMITED)		S.472 	Tarak nath Dey 19/09/16

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.1	Sh. Tarun Nath Deb 107B, Baghera, Laxman Nagar- 700 002, P.O.-Laxman, P.E.-Laxman, District- South 24 Parganas, West Bengal, India, PIN - 700002	Representative of Seller (KARMA DEALERS PRIVATE LIMITED)			Tarun Nath Deb 19.9.16
3	Mr. RAHUL AGARWAL, 36, Ganga Ghosh Road, Bakurmath, Howrah- 711 002, P.O.- Bakur Math, P.S.- Baly Baly, District-Howrah, West Bengal, India, PIN - 711002	Representative of Seller (RAHI TOWERS PRIVATE LIMITED)		5419	 Rahul Agarwal 19.9.16
4	SWAPNA BANERJEE Kumari Park, Maheshvara, South 24 Parganas, PIN- 700 141, P.O.- Maheshvara, P.S.- Maheshvara, District- South 24 Parganas, West Bengal, India, PIN - 700141	Representative of Seller (ACTION BUILDCO PRIVATE LIMITED)		5414	 Swapna Banerjee

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
E	Mrs. NIVITA MODI DEY 3E, AVERDE HOUSE, HOT, SOUTHERN AVENUE, P.O.- LAKE, P.S.- Lake, District- South-24-Parganas, West Bengal, India, PIN - 700039	Representative of Seller (GLORY TIE-UP PRIVATE LIMITED)		E-415 	Nivita Modi 2003 19/07/16
E	Name of the Executant	Category	Photo	Finger Print	Signature with date
E.0	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	Representative of Seller (AASTHA A GRH NIRMAN PRIVATE LIMITED)		E-418 	Dilip Kumar Modi 19/7/16
E.1	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	Representative of Seller (PRAYAS VINCOM PRIVATE LIMITED)			Dilip Kumar Modi 19/07/16
S1	Name of the Executant	Category	Photo	Finger Print	Signature with date
P	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	Representative of Seller (AASTHA A GRH NIRMAN PRIVATE LIMITED)		E-416 	 19/07/16

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

Sl. No.	Name of the Executant	Category		Finger Print 5420	Signature with date
1	MR PRABAL MARIK 114, Sanku Pathy, Belgoria, Kolkata- 700 094. P.O.- Kamachal, P.S.- Belgoria, District North 24-Parganas, West Bengal, India. PIN - 700094	Represent ative of Sole (PARLAT KUTIR PRIVATE LIMITED.)			 20/07/2016
Sl. No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr. Bijal Somanta Son of Late. Sagartra Nath Somanta E1, Jyoti Ray Road, New Alipore, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India. PIN - 700053	Mr. Anand Kumar Shah, Mr. DIPAK KUMAR MODI, Mr. TARAK NATH DEY, Mr. SUNIL AGARYAL, SWAPNA BANERJEE, Mrs NIKITA MODI DEY, Mr. DEEPA KUMAR MODI, Mr. SONNATH MODI, Mr. PRABAL MARIK.		 19/07/16	

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

















# Booster Realpro Pvt. Ltd.

Registered Office: Room No. 87, 8<sup>th</sup> Floor, Chitrakoot,  
230A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020.

Phone no: 933-22802140

Email id: booster.realpro@outlook.com

CTN: U45400WB2007PTC116724

The undersigned, being the Directors of BOOSTER REALPRO PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 01:00 PM at their registered office situated at 5NDU, 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 rescinded.

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 (Ten point Two Five) Decimal, more or less, comprised in R.S./ L.R. Dtg No: 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- BERJOANI, J.L. No. 11, 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 Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DILIP 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 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. DILIP 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 Booster Realpro Private Limited

*N.M.D.*  
/ Nikita Modi Dey  
Nikita Modi Dey  
Director  
DIN: 01518762

*D.K.M.*  
/ Dilip Kumar Modi  
Dilip Kumar Modi  
Director  
DIN: 00030252



# Blossom Infracon Pvt. Ltd.

Registered Office: 243-G, Block-I, Ground Floor, New Alipore, Kolkata - 700051

Phone no. 033-22801124

Email id. blossommail@rediffmail.com

CIN: U45400WB2007PYC118728

The undersigned, being the Directors of **BLOSSOM INFRACON PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 12:00 Noon at their registered office situated at **5N/11, 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 rescinded.

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** undivided piece and parcel of land measuring 10.25 (Ten point Two Five) Decimal, more or less, comprised in R.S./ L.R. Dtg No. 442, recorded in R.S. Khatam No. 1519, corresponding to L.R. Khatam Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- **REKJOANI**, J.L. No. 13, within the limits of Rajarhat Submouza & 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 Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that **Mr. TARAK NATH DEY** 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. TARAK NATH DEY**, 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 Blossom Infracon Private Limited

Neha Modi  
Director  
DIN: 01518742

Tarak Nath Dey  
Director  
DIN: 00058111

# Karma Dealers Pvt. Ltd.

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64981532  
Email Id. [karmadealers@outlook.com](mailto:karmadealers@outlook.com)  
CIN: U52100WB2007PTC116363

The undersigned, being the Directors of **KARMA DEALERS 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 10:00 AM at their registered office situated at 5<sup>th</sup> 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 rescinded:

**RESOLVED** that this Company has agreed to sell its entire share in **ALL THAT** undivided piece and parcel of land measuring 11.25 [Ten point Two Five] Decimal more or less, contained in R.S./ L.R. Dag No. 442, recorded in R.S. Khata No. 3519, corresponding to L.R. Khata No. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- BEKJOANI, J.L. No. 13, within the limit of Rajarhat Bilisungar 1 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 Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

**FURTHER RESOLVED**, that Mr. **TARAK NATH DEY**, 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 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. **TARAK NATH DEY**, 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 Karma Dealers Private Limited

*Tarak Nath Dey*  
Tarak Nath Dey  
Director  
DIN: 00058111

*Sarwati Devi Modi*  
Sarwati Devi Modi  
Director  
DIN: 00945513

# Glory Tie-up Pvt. Ltd.

Registered Office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64991532  
Email ID: glorytieup@outlook.com  
CIN: U52100WB2007PTC116371

The undersigned, being the Directors of GLORY TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on (05.09.2018) at 01:30 PM at their registered office situated at 5<sup>TH</sup> 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 rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated in Mouza- BEKTOANI, J.L. No. 13, 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 Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DILIP 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 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. DILIP 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 Glory Tie-Up Private Limited

<p><i>DM</i></p> <p><i>Dilip Kumar Modi</i></p> <p>Dilip Kumar Modi Director DIN: 00030252</p>	<p><i>TND</i></p> <p><i>Tarak Nath Dey</i></p> <p>Tarak Nath Dey Director DIN: 00058111</p>
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# Aasthaa Grih Nirman Pvt. Ltd.

Registered Office: 243-G, Block-J, Ground Floor, New Alipore, Kolkata - 700053

Phone No. 033-22802012

E- Mail Id- [aasthaagrih@gmail.com](mailto:aasthaagrih@gmail.com)

CIN: U45400WB2007PTC116722

The undersigned, being the Directors of AASTHAA GRIH NIRMAN PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 10:00 AM at their registered office situated at 5N(II),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 rescinded:


RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten joint Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khata: Nos. 1519, corresponding to L.R. Khata: Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, I.L. No. 13, 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 Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

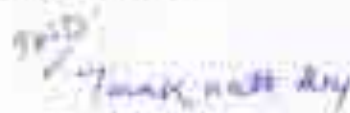
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same 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 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 Aasthaa Grih Nirman Private Limited.

  
Somnath Modi  
Director  
DIN: 00060439

  
Tarak Nath Dey  
Director  
DIN: 00058111

# Rahi Towers Pvt. Ltd.

Registered Office: 243-G, Block-J, New Alipore, Kolkata - 700083

Phone no. 033-22900124

Email Id. [rahitowers@outlook.com](mailto:rahitowers@outlook.com)

CIN: U45400WB2007PTC11659K

The undersigned, being the Directors of RAHI TOWERS 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 12:00 Noon at their registered office situated at 5N(1)-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 rescinded.

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 (Ten point Two Five) Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, [L. No. 13, within the limit of Rajshahi Bishnupur 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 Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. SUNIL AGARWAL 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 Ms. SUNIL AGARWAL, 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 Rahi Towers Private Limited

  
Sunil Agarwal  
Director  
DIN: 01548658

  
Gayatri Devi Modi  
Director  
DIN: 01264855

# Parijat Kutir Pvt. Ltd.

Registered Office: 241-G, Block-J, New Alipore, Kolkata - 700053

Phone no. 033-22903124

Email Id. [parijatkutir@outlook.com](mailto:parijatkutir@outlook.com)

CIN: U45400WB2007PTC116586

The undersigned, being the Directors of **PARIJAT KUTIR 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 11:00 AM at their registered office situated at 5ND, 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 rescinded.


RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 44E, recorded in R.S. Khattar Nos. 1539, corresponding to L.R. Khattar Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKHOANI, J.L. No. 13, within the limit of Bahadur 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 Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.


FURTHER RESOLVED, that Mr. **PRABAL MARIK**, 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. **PRABAL MARIK**, 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 matters 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 Parijat Kutir Private Limited

  
Prabal Marik  
Director  
DIN: 07086068

  
Sumita Devi Modi  
Director  
DIN: 00945545

# 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: 033-84961532  
Email id: [thsp66@gmail.com](mailto:thsp66@gmail.com)  
CIN: U70109WB2006PTC111576

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 5<sup>th</sup> 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 rescinded:


RESOLVED that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dug No- 447, situated in R.S. Khatia Nos. 1519, corresponding to L.R. Khatia Nos. 5997, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, I.L. No- 1A 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 Vendee 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 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 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

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# Prayas Vincom Pvt. Ltd.

Registered office: 6<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64291532  
Email Id. [prayasvin@outlook.com](mailto:prayasvin@outlook.com)  
CTN: U51109WB2007PTC116452

The undersigned, being the Directors of PRAYAS VINCOM 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 11:30 AM at their registered office situated at 5N(II), 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 rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khata No. 1519, corresponding to L.R. Khata No. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- BEKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 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, presented before the board.

FURTHER RESOLVED, that Mr. DILIP 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 as signed by him on behalf of the company for registration in register or sub register and when 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. DILIP 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 Prayas Vincom Private Limited

*DKM*  
*Dilip Kumar Modi*  
Dilip Kumar Modi  
Director  
DIN: 00030252

*PM*  
*Payal Modi*  
Payal Modi  
Director  
DIN: 01518774





Government of West Bengal  
Office of the A.R.A. - IV KOLKATA, District: Kolkata  
W.B. FORM NO. 1564

Query No / Year	19040001266522/2016	Serial No/Year	1904008481/2016
Transaction id	0001989468	Date of Receipt	11/11/2016 11:41AM
Deed No / Year	T - 190410431 / 2016		
Presentant Name	Mr DIPAK KUMAR MOOI		
Seller	TARA HOME SEARCH PRIVATE LIMITED ; PRAYAS VINCOM PRIVATE LIMITED ; KARMA DEALERS PRIVATE LIMITED ; RAH TOWERS PRIVATE LIMITED ; PARJAT KUTIR PRIVATE LIMITED ; GLORY TIE-UP PRIVATE LIMITED ; ASIYANA VANIYA PRIVATE LIMITED ; ACTION BUILDCON PRIVATE LIMITED ; AASTHA GRH NIRMAN PRIVATE LIMITED ; BLOSSOM INFRACON PRIVATE LIMITED ; BOOSTER REALPRO PRIVATE LIMITED		
Buyer	GREEN TOWERS PVT LTD		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Sufferth Value	Rs. 39.82,000/-	Market Value	Rs. 39.82,000/-
Stamp Duty Paid	Rs. 0/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	Rs. 0/-	Requisition Form Fee	Rs. 0/-
Remarks			

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

### Major Information of the Deed

Deed No :	1-1904-10431/2016	Date of Registration:	11/11/2016 11:41:23 AM
Query No./Year	1904-0001286522/2016	Office where deed is registered:	
Query Date	17/09/2016 12:29:06 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Green Towers Private Limited DC-9/28, Shastri Bagan, Thana : Baguati, District : North 24-Parganas, WEST BENGAL. Mobile No. : 9836475200 Status 'Buyer/Claimant'		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration (No of Declaration : 2)		
Bat Forth value	Market Value		
Rs. 39,82,000/-	Rs. 39,82,000/-		
Stamoduty Paid(30%)	Registration Fee Paid		
Rs. 1,99,120/- (Article 23)	Rs. 43,880/- (Article A(1), E, M(a), M(b), f)		
Remarks			

### Land Details :

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

Sch. No.	Plot Number	Khatam Number	Land Use Proposed	Land Use ROR	Area of Land	SatForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-442	LR-5937	Baru	Shak	10.25 Dec	39,82,000/-	39,82,000/-	Property is on Road
<b>Grand Total :</b>					<b>10.25Dec</b>	<b>39,82,000 /-</b>	<b>39,82,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AACCT5379G, Status Organization, Executed by: Representative
2	<b>PRAYAS VINCOM 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. AAACP2835K, Status Organization, Executed by: Representative
3	<b>KARMA DEALERS 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. AADCK0866L, Status Organization, Executed by: Representative
4	<b>RAHI TOWERS 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. AADCK0896L, Status Organization, Executed by: Representative
5	<b>PARJAT KUTIR 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. AADCK0856L, Status Organization, Executed by: Representative

6	<b>GLORY TIE-UP PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCG8528D, Status: Organization, Executed by: Representative
7	<b>ASIYANA VANIJYA PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status: Organization, Executed by: Representative
8	<b>ACTION BUILDCON PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status: Organization, Executed by: Representative
9	<b>AASTHAA GRIH NIRMAN PRIVATE LIMITED</b> 5N (III), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status: Organization, Executed by: Representative
10	<b>BLOSSOM INFRACON PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status: Organization, Executed by: Representative
11	<b>BOOSTER REALPRO PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAGCA3541, Status: Organization, Executed by: Representative

#### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>GREEN TOWERS PVT LTD</b> OC-8/28, Shantin Bagan, Deshbandhu Nagar, P.O.- Deshbandhu Nagar, P.S.- Bagurati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8917F, Status: Organization

#### Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<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, PRAYAS VINCOM PRIVATE LIMITED
2	<b>Mr TARAK NATH DEY</b> Son of Late Han Pado DEY 6/1B, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status: Representative, Representative of: KARMA DEALERS PRIVATE LIMITED, BLOSSOM INFRACON PRIVATE LIMITED
3	<b>Mr SUNIL AGARWAL</b> Son of Late Kishan Lal AGARWAL 96, Gitan Ghosh Road, Belurmath, Howrah- 711 202, P.O.- Belur Math, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status: Representative, Representative of RAHI TOWERS PRIVATE LIMITED
4	<b>SWAPNA BANERJEE</b> Daughter of Mr. Parichu Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O.- Maheshtala, P.S.- Maheshtala, District-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status: Representative, Representative of: ACTION BUILDCON PRIVATE LIMITED

5	<b>Mrs NIKITA MODI DEY</b> Wife of Mr RAHUL DEY 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake District-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status : Representative, Representative of : ASIYANA VANIJYA PRIVATE LIMITED (as DIRECTOR)
6	<b>Mr DILIP KUMAR MODI</b> Son of Late Kedar 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, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : PRAYAS VINCOM PRIVATE LIMITED (as ), GLORY TIE-UP PRIVATE LIMITED (as DIRECTOR), AASTHAA GRIH NIRMAN PRIVATE LIMITED (as ), BOOSTER REALPRO PRIVATE LIMITED (as DIRECTOR)
7	<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 : AASTHAA GRIH NIRMAN PRIVATE LIMITED
8	<b>Mr PRABAL MARIK</b> Son of Late Panna Lal MARIK 84, Sarat Pally, Belgoria, Kolkata- 700 056, P.O:- Kamarhati, P.S:- Belgoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : PARIJAT KUTIR PRIVATE LIMITED

**Identifier Details :**

Name & address	
<b>Mr Bipul Samanta</b> Son of Late Nagendra Nath Samanta 67, Jyotsh Ray Road, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr DIPAK KUMAR MODI, Mr TARAK NATH DEY, Mr SUNIL AGARWAL, SWAPNA BANERJEE, Mrs NIKITA MODI DEY, Mr DILIP KUMAR MODI, Mr SOMNATH MODI, Mr PRABAL MARIK	

Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
2	PRAYAS VINCOM PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
3	KARMA DEALERS PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
4	RAHI TOWERS PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
5	PARIJAT KUTIR PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
6	GLORY TIE-UP PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
7	ASIYANA VANIYA PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
8	ACTION BUILDCON PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
9	AASTHAA GRIH NIRMAN PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
10	BLOSSOM INFRACON PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
11	BOOSTER REALPRO PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec

## Land Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land
L2	LR Plot No:- 442 (Corresponding RS Plot No - 442), LR Khatian No - 5037	Owner: BIRU DEB DEB, Gurdan m. Pt., Address: 220 2# (R. Bishnupur), Classification: 300, Area: 0.04000000 Acre

Endorsement For Deed Number : I - 190410431 / 2016

On 18-09-2016

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

Presented for registration at 10:20 hrs. on 18-09-2016, at the Private residence, by Mr. DIPAK KUMAR MOJIB.

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 39,82,000/-

Admission of Execution (Under Section 88, W.B. Registration Rules, 1962) - [Representative]

Execution is admitted on 18-09-2016 by Mr. TARAK NATH DEY.

Identified by Mr. Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 18-09-2016 by Mr. SUNIL AGARWAL.

Identified by Mr. Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by SWAPNA BANERJEE

Indebted by Mr Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mrs NIKITA MODI DEY, DIRECTOR, ASIYANA VANUJA PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020

Indebted by Mr Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr DILIP KUMAR MODI, PRAYAS VINCOM PRIVATE LIMITED, ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020, AASTHAA GRIH NIRMAN PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020, DIRECTOR, GLORY TIE-UP PRIVATE LIMITED, ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020, DIRECTOR, BOOSTER REALPRO PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700059

Indebted by Mr Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr SOMNATH MODI,

Indebted by Mr Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr PRABAL MARIK,

Indebted by Mr Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr DIPAK KUMAR MODI,

Indebted by Mr Bipul Samanta, Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

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

On 24-09-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 43,889/- ( A(1) = Rs 43,791/-, E = Rs 14/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 43,889/-  
Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB  
Online on 17/09/2016, 1:20PM with Govt. Ref. No: 192016170023301681 on 17-09-2016, Amount Rs: 43,889/-, Bank  
State Bank of India ( SBIN0000001 ), Ref. No. CKA4521086 on 17-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,120/- and Stamp Duty paid by by online = Rs 1,99,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016 1:20PM with Govt. Ref. No: 102016170023301681 on 17-09-2016, Amount Rs: 1,99,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4831095 on 17-09-2016, Head of Account:0000-02-103-003-02

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

**On 27-08-2016**

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,120/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9503, Amount: Rs.100/-, Date of Purchase: 08/08/2016, Vendor name: S Chanda

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

**On 11-11-2016**

**Certificate of Admissibility(Rule 33,W.B. Registration Rules 1962)**

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

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 381451 to 381503  
being No 190410431 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.12 13:36:01 +05:30  
Reason: Digital Signing of Deed.

*ASIT*  
(Asit Kumar Joarder) 12-11-2016 13:36:01  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



9740116

10/63/2016



अन्वितपत्र पश्चिम बंगाल WEST BENGAL

X 179693



Handwritten notes on the left side of the document:

- 21/10/16
- As 2000-9
- 0-12-235 25/16
- 450729
- Additional Registrar of Assurances-IV, Kolkata
- 2000-2020/16
- 500-500-
- 5/10/16

Handwritten signature and text:

29 NOV 2016

**THIS INDENTURE** made this the 21st day of October, 2016  
 BETWEEN **(MRS.) KIRAN LATA MODI**, (PAN: AELPM0120A), wife of Sri  
 Narayan Kumar Modi, by faith Hindu, by Nationality Indian, presently

Handwritten initials in a circle: (V) / 16

7665

Sl. No.	
Name	
ADD.	1007
AMOUNT	
31 AUG 2018	
SOMITRA CHANDA Licensed Stamp Vendor WZ, K. S. Roy Rd., Koi-1	



Handwritten signature and scribbles.

Handwritten initials "PC".

Handwritten text and date: "24/08/2018".

presently residing at 243-G, Block-J, New Alipore, Kolkata 700 053, 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 respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) MONOPOLY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFPM14621), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **MELODY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFPM1502K), registered Under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr. Deb Dulal Sarker, (PAN NO. BZPFSI417Q), son of Sri Banibhusan Sarker, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, 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** :

- A. WHEREAS, one **MOZHAR MONDAL** by virtue of a *Maba Bil Ewaz* dated 10th Day of May, 1985, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah and 23 (Twenty Three) Square Feet, more or less, comprised in R.S. Dag No. 409, appertaining to R.S. Khatian No. 383, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **JOBEDA KHATUN BINI** duly registered at the office of the Sub-Registrar, Bidhan Nagar (Salt Lake City), Book-1, Volume- 63, Pages from 299 to 308, Being No. 3307 for the year 1985, absolutely and forever;

- B. WHEREAS, said **JOBEDA KHATUN BIBI** by virtue of a Sale Deed dated 27th Day of December, 1985 sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah and 23 (Twenty Three) Square Feet, more or less, lying and situated at Mouza- REKJOANI, J.L. No.13, comprised in R.S. Dag No. 409, appertaining to R.S. Khatian No. 383, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **SK. NUR MOHAMMAD** duly registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- 1, Volume No. 169F, Pages from 167 to 172, Being No. 8976 for the year 1985, absolutely and forever;
- C. WHEREAS, said **SK. NUR MOHAMMAD** by virtue of a Sale Deed dated 4<sup>th</sup> Day of August, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 1 cottah 11 chittack and 23 Square Feet, equivalent to 2.84 (Two point Eight Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, R.S. Khatian No.383, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **SUDHIR KUMAR MONDAL** and **SUBIR KUMAR MONDAL** duly registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- 1, Volume No. 88, Pages 43 to 50, Being No. 4326 for the year 1987, absolutely and forever;
- D. WHEREAS, after the aforesaid purchases, said **SK. NUR MOHAMMAD** by virtue of a Sale Deed dated 16<sup>th</sup> Day of September, 1988 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 Cottah 5 Chittack, equivalent to 3.82 (Three point Eight Two) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 11, comprised in R.S. Dag No. 409, recorded in R.S. Khatian No. 383, under Police Station- Rajarhat, District North 24-Parganas unto and in favour of **MR. PRITHIRAJ DUTTA** duly

registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- I, Volume No. 162, Pages 169 to 176, Being No. 7962 for the year 1988, absolutely and forever;

E. WHEREAS, said **SUDHIR KUMAR MONDAL** and **SUBIR KUMAR MONDAL** by virtue of a Sale Deed dated 30<sup>th</sup> Day of October, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring measuring 1 cottah 11 chittack and 23 Square Feet, equivalent to 2.84 (Two point Eight Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, recorded in R.S. Khatian No.383, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MR. TARUN KUMAR DUTTA** duly registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- I, Volume No. 124, Pages 249 to 256, Being No. 6127 for the year 1987, absolutely and forever;

F. WHEREAS, said **MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31<sup>st</sup> Day of march, 2007 sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah and 23 (Twenty Three) Square Feet, equivalent to 6.66 (Six Point double Six) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, recorded in R.S. Khatian No. 383, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, written hereunder, hereinafter referred as "the **SAID PROPERTY**" unto and in favour of **(MRS.) KIRAN LATA MODI** the Vendor herein, duly registered at the office of the District Sub Registrar II, recorded in Book- I, CD Volume No. 4, Pages 3066 to 3090, Being No. 02884 for the year 2007, absolutely and forever;

G. **WHEREAS** after the aforesaid purchases, the said **(MRS.) KIRAN LATA MODI**, the Vendor herein, recorded her name in Record Of

Rights vide L.R. Khatian No. 5942 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** 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, wakf, dev. seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, 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 Trustees 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 Reforms 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 **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.35,26,000/- (Rupees Thirty Five Lac And Twenty Six Thousand) only.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.35,26,000/- (Rupees Thirty Five Lac And Twenty Six 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 do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece and parcel of land measuring about 4 (Four) Catta 23 (Twenty Three) Square Feet, equivalent to 6.66 (Six Point double Six) Decimal, more or less, lying and situated at Mouza REKJOANI, J.L. No. 13, comprised in R.S. / L.R. Dag No. 409, recorded in R.S Khatian Nos. 383, corresponding to L.R. Khatian No. 5942, 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 heretofore 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 at 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, suspensions, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2 **THE VENDOR DOETH 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, claims, mortgage, charge, lien, suspensions and attachments whatsoever; and
- (v) THAT further the Vendor and all persons 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 of Wealth Tax and of 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, lispendense 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 have handed over all documents of title relating to the Said Property, unto the Purchasers.

#### **THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah 23 (Twenty Three) Square Feet, equivalent to 6.66 (Six Point double Six) Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 409, recorded in R.S. Khatian Nos. 383, corresponding to L.R. Khamm No. 5942, within the limit of Rajarhat Bishnupur 1 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 butted and bounded as follows:

- ON THE NORTH : By land under R.S./ L.R. Dag No. 404;  
ON THE SOUTH : J11 Bus Route;  
ON THE EAST : By land under R.S./ L.R. Dag No. 403 ;  
ON THE WEST : By land under R.S./ L.R. Dag No. 409 (Part) .

**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 Kollata

*Kiran Lata Mad*

in the presence of:

*Dyasa*

*98, G.G. Road*

*Mangaluru - 575002*

*Prabhu Shankar*

*84, South - Sahyadri*

*Belthangudi, Mangaluru - 575002*

*Witnessed by*

*Vijay*

*Advocate*

*High Court, Mangaluru*

*Belthangudi*

**RECEIPT**

**RECEIVED** a sum of Rs.35,26,000/- (Rupees Thirty Five Lac And Twenty Six 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
17,53,000/-	12.09.2016	703743	Corporation Bank, Baguihati Branch	Kiran Lata Modi
17,53,000/-	13.09.2016	703719	Corporation Bank, Baguihati Branch	Kiran Lata Modi
35,26,000/-	Rupees Thirty Five Lac And Twenty Six Thousand only.			

Witnesses

*[Signature]*

73

*[Signature]*

*[Signature]*

SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<i>Kim-Late 11/12</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
	<i>Chadwick Foster</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>









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

GRN: 19-201617-003309032-1      Payment Mode: Online Payment  
 GRN Date: 29/11/2016 13:03:19      Bank: State Bank of India  
 BRN: CKR0346464      BRN Date: 29/11/2016 13:04:02

**DEPOSITOR'S DETAILS**

Sl No. : 19040001273635/1/2016  
Sl No. No. / Sl No. / Year

Name: MONOPOLY ENCLAVE PRIVATE LIMITED  
 Contact No.:      Mobile No.: +91 9830715200  
 E-mail:  
 Address: DC-9/26, BHASTRI BAGAN, KOL-99  
 Applicant Name: Ms MONOPOLY ENCLAVE PRIVATE LIMITED  
 Office Name:  
 Office Address:  
 Status of Depositor: **Buyside 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	19040001273635/1/2016	Property Registration Fee	003300-104-001-19	3872
2	19040001273635/1/2016	Property Registration Stamp Duty	003300-103-003-00	17611
<b>Total</b>				<b>215038</b>

In Words: **₹215038** Rupees Two Lakh Fifty Three Thousand Three Hundred Twenty Eight only



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 Quary No/Year: 19040001273535/2016

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 KIRAN LATA MODI 243-G, Block-J, New Aspore, Kolkata 700033, P.O. NEW ALIPORE, P.S. New Aspore, District-South 24- Parganas, West Bengal, India, PIN - 700032	Buyer		 G-05	 29/10/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUMIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O.- BELLUR MATH, P.S.- Bally, Howrah, District-Howrah, West Bengal, India, PIN - 711202	Mrs KIRAN LATA MODI, M- Dist. Distal Sector		 29/10/16	

(Amit Kumar Jaiswal)

ADDITIONAL REGISTRAR

OF ASSURANCE

OFFICE OF THE A.R.A. -

IV KOLKATA

Kolkata, West Bengal

### Major Information of the Deed

Deed No :	I-1904-10963/2016	Date of Registration :	11/29/2016 2:38:53 PM
Query No./Year :	1904-0001273535/2016	Office where deed is registered :	
Query Date :	14/09/2016 5:56:38 PM	A.R.A. - IV,KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details :	MONOPOLY ENCLAVE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana - Baguiati, District / North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status: Buyer/Claimant.		
Transaction :	Additional Transaction :		
[0101] Sale, Sale Document	[4305] Other than immovable Property Declaration (No of Declaration : 2)		
Set Forth Value	Market Value		
Rs. 35,29,000/-	Rs. 35,29,820/-		
Stamp duty Paid (50%)	Registration Fee Paid		
Rs. 1,76,511/- (Article 23)	Rs. 58,917/- (Article A(1), E, Wa), M(D), I)		
Remarks :			

### Land Details :

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

Sch. No.	Plot Number	Subplot Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LN-40	LN-42	Resid.	Shab	8.66 Dec	35,29,000/-	35,29,820/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>8.66Dec</b>	<b>35,29,000/-</b>	<b>35,29,820/-</b>	

### Seller Details :

Sl No.	Name	Photo	Finger print and Signature
1	Mrs. KIRAN LATA MOOI Wife of Mr. Harayan Kumar Modi Executed by: Self, Date of Execution: 31/10/2016 , Admitted by: Self, Date of Admission: 11/10/2016, Place: (In presence of)	Photo	Fingerprint Signature
243-G, (Block), New Alipore, Kolkata 700053,, P.O:- NEW ALIFORE, 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. AELPM0120J, Status: Individual			

### Buyer Details :

Sl No.	Name	Photo	Finger print and Signature
1	MONOPOLY ENCLAVE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Desbandha Nagar,		
Kolkata, P.O. : B HAGARI, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. AAFOP2304L, Status: Organization			



On 17-09-2018

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 38,29,620/-

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

On 21-10-2018

Presentation(Under Section 52 & Rule 22A(3) 44(1), W.B. Registration Rules, 1962)

Presented for registration at 18:07 hrs on 21-10-2018 at the Private residence by Mrs. KIRAN LATA MODI  
Executant

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

Execution is admitted on 21/10/2018 by Mrs KIRAN LATA MODI, Wife of Mr Narayan Kumar Modi, 243-G, Block-J, New Alipore, Kolkata 700053, P.O. NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India PIN - 700053, by Profession Others

Identified: Mr. AGARWAL, Son of Late KISHAN LAL AGARWAL, 38, GIRISH GHOSH ROAD, P.O: BELUR MAT, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Lawyer

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

On 29-11-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp 2017 Act

Payment of Fees

Certified that the Registration Fees payable for this document is Rs 38,917/- ( A(1) = Rs 38,816/-, E = Rs 54/-, J = Rs 55/-, Stamp Duty (MIB) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,917/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online payment made at 1:04PM with Govt. Ref. No: 162018170033096321 on 28-11-2018. Amount Rs: 38,917/-, Bank State (Branch: SBIN0000001), Ref. No. CKB0048484 on 28-11-2018. Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that the Stamp Duty payable for this document is Rs. 1,76,511/- and Stamp Duty paid by Stamp Rs 100/- by online on 29-11-2016.

**Description of Stamp**

1. Stamp: 100/- Revenue, Serial no 7655, Amount: Rs 100/-, Date of Purchase: 31/08/2016, Vendor name: S Chandra  
Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department, Govt. of WB  
Online on 29/11/2016: 1:04PM with Govt. Ref. No. 192016170033090321 on 29-11-2016, Amount Rs. 1,76,411/-,  
Bank: State Bank of India (SBIN0000001), Ref. No. CKB0348484 on 29-11-2016, 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 405769 to 405794

being No 190410963 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.12.03 14:00:01 +05:30  
Reason: Digital Signing of Deed

*AK*  
(Asit Kumar Joarder) 03-12-2016 14:00:00  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)