

0861/11

12/07/2011



Handwritten notes and signatures on the left side of the document, including a signature and the date '15/8/11'.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Caution that the document is intended to be returned to the Registrar. Any other use of the document is strictly prohibited.

Notary Public
 16 JUL 2011

THIS INDENTURE made this the 15th day of July, 2011
BETWEEN (1) (MR.) BIPLAB PANDEY alias BIPLAB KUMAR PANDE, and
 (2) (MR.) UDAY PANDEY alias UDAY KUMAR PANDEY, both sons of the
 Girind Lal Pandey, by caste- Hindu, both by occupation- Service, by
 Nationality- Indian, residing at Kangsarpura, P. S. Rajarhat, District

168214

Attn: _____
 To: _____
 From: _____
 Date: _____
 Subject: _____
 7 MAR 2017

SUPREEM SAKA
 ADVOCATES
 HIGHER COURT BUILDING

LAKSHMI SAKA
 ADVOCATES



Tapas Das
 S/o Upendra Nath Das
 Rajarkat, Kanyalpara
 KOL - 135
 Business

15 JUL 2018

Mirzapur District Sub-Registrar
 Mirzapur, Bihar
 (Sail Lake Cliff)

North 24-Parganas, hereinafter 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-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorized Signatory **(Mr.) Sunil Kumar Leharuka**, son of Late Ram Bhagat Leharuka, residing at DC 9/28, Shaastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, PIN - 700 059, hereinafter referred to and called 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 **NETAI CHANDRA PAL, AKHAYA KUMAR PAL** and **PRHALAD CHANDRA PAL** were the recorded joint owners of **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khaitan No. 2710, 2711 and 2712, lying and situated under Mouza- REKHWANI, J. L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, along with other landed properties;

AND WHEREAS while the said **Netai Chandra Pal, Akhaya Kumar Pal** and **Prahalad Chandra Pal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they amicably settled/ partitioned the aforesaid properties among themselves;

AND WHEREAS by virtue of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Gossipore DumDum and recorded into Book No. 1, Volume No. 262, Pages 227 to 250, Being No. 10073 for the year 1981, said **Netai Chandra Pal**, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra**

Nath Pal, and (4) (Smt.) Sandhya Pal (wife of Sri Manmohan Pal), including the aforesaid R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza- REKJOANI, Police Station- Rajarhat, District North 24-Parganas.

AND WHEREAS thus while the said (1) Manmohan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, and (4) (Smt.) Sandhya Pal, were jointly enjoying the aforesaid properties, the said Manmohan Pal and (Smt.) Sandhya Pal died, leaving behind their only daughter RUMA PAL, as their only legal heirs towards the estates left by them.

AND WHEREAS thus the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, made a master Plan and divided the aforesaid properties under several plots and by execution of a Sale Bikray Kotala dated 18th day of June, 1999 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of (1) (Mr.) Biplab Pandey, and (2) (Mr.) Uday Pandey, the Vendors herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 41, Pages 161 to 168, Being No. 1647 for the year 2000, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed, the said (1) (Mr.) Biplab Pandey, and (2) (Mr.) Uday Pandey, the Vendors herein, became the joint and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line

without any obstruction to others, more fully and particularly described in the Schedule written hereunder, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**.

AND WHEREAS after the aforesaid purchase, the said (1) **(Mr.) Biplob Pandey**, and (2) **(Mr.) Uday Pandey**, the Vendors herein, recorded the Said Property in Record Of Rights vide L.R. Khatian No. 4912 and 4913, respectively.

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sell and the Purchaser herein has agreed to Purchase **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, identified as Scheme Plot No.14, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, then corresponding to L.R. Khatian No. 4912 and 4913, lying and situated under Mouza- REKICANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only, duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant

will convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, identified as Scheme Plot No. 14, comprised under R. S. Dag No. 423 appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, then corresponding to L.R. Khatian No. 4912 and 4913, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishrupur No. 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drain, water line without any obstruction to others, more fully 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 surveyed 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, liens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER:

- (i) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now 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 acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently served defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (v) **THAT** further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever

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

(VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

(VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and

(VIII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and

(IX) **THAT** the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and

(X) **THAT** the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, suspensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting

adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

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

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, identified as Scheme Plot No. 14, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, then corresponding to L.R. Khatian No. 4912 and 4913, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24 Parganas **TOGETHER WITH** 700 (Seven Hundred) Square Feet Beick Building constructed thereon **AND TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith

and appurtenant thereto and reputed so to be the easement right in respect of 9'-0" wide Common Passage in front of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows:

ON THE NORTH : 8'-0" wide Common Passage;

ON THE SOUTH : Land under R. S. Dag No. 424;

ON THE EAST : Plot No. 15 in same dag;

ON THE WEST : Plot No. 13 in same dag;

IN WITNESS WHEREOF the VENDORS has set and subscribed his hand and seal on the day month and year above written.

SIGNED, SEALED & DELIVERED
by the VENDORS at Kolkata in the
presence of:

1. Tapas Das
Rajachhat, Kanyalalpara
KOL - 135

Biplab Kumar Pandey
Laxmi Kumar Pandey

অভিযুক্ত উপস্থিত
স্বাক্ষর, অক্ষয় কুমার

Drafted by me and prepared in my office:

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 039.

RECEIPT

Received a sum of Rs.24,50,000/- (Rupees Twenty Four Lac And Fifty Thousand) only from the hereinabove named Purchaser according to memo of consideration stated herein below.

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour OF
12,00,000/-	05.07.2011	164463	Indian Overseas Bank Bagmati Branch	Biplab Kumar Pandey
12,00,000/-	05.07.2011	164437	Indian Overseas Bank Bagmati Branch	Uday Kumar Pandey
50,000/-	PAID IN CASH to both the Owner			
24,50,000/-	Rupees Twenty Four Lac And Fifty Thousand only.			

Witnesses

1. Tapas Das

2. *(Signature)*

Biplab Kumar Pandey
Uday Kumar Pandey

SIGNATURE OF THE VENDORS

Drafted by me and prepared in my office

(Signature)
SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, HA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059.

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Reprints taken only</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Left hand as per Pankey</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Supranine</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 08068 of 2011
(Serial No. 08617 of 2011)

On

Payment of Fees:

On 15/07/2011

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 : 23.4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 26953/- on 15/07/2011

(Under Article A(1) = 26938/- , E = 14/- on 15/07/2011)

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. 2450000/-

Certified that the required stamp duty of this document is Rs. 121520/- and the Stamp duty paid is: Impressive Rs. - 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 121520/- is paid 18/06/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 15/07/2011

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

Presented for registration at 13.50 hrs on 15/07/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Biplab Pandey Alias Biplab Kr Pandey, one of the Executants.

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

Execution is admitted on 15/07/2011 by

1. Biplab Pandey Alias Biplab Kr Pandey, son of Govind Lal Pandey, Kanjalpara, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, P.O. - , By Caste Hindu, By Profession : Service
 2. Uday Pandey Alias Uday Kr Pandey, son of Govind Lal Pandey, Kanjalpara, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, P.O. - , By Caste Hindu, By Profession : Service
- Identified By Tapes Das, son of Upendra Nath Das, Rajarat Kanjal Para, Kokata, District-North 24-Parganas, WEST BENGAL, India, P.O. - , By Caste Hindu, By Profession: Business



(Signature)
 ADDL District Sub-Registrar
 Bidhan Nagar (East) Lake City
 (Saikat Patra)

15 JUL 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

15/07/2011 14:34:00

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 08617 / 2011, Deed No. (Book - I , 08068/2011)

I. Signature of the Presentant:

Name of the Presentant	Signature with date
Biplab Pandey	<i>Biplab Kumar Pandey</i> 15/7/2011

II. Signature of the person(s) admitting the Execution: (at Office)

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biplab Pandey Address: Kankalpuri, Thana: Rajarhat, District: North 24-Parganas, WEST BENGAL, India. P.O. :-	Self	 15/07/2011	 LTI 15/07/2011	<i>Biplab Kumar Pandey</i>
2	Uday Pandey Address: Kankalpuri, Thana: Rajarhat, District: North 24-Parganas, WEST BENGAL, India. P.O. :-	Self	 15/07/2011	 LTI 15/07/2011	<i>Uday Kumar Pandey</i>

Name of Identifier of above Person(s)

Tapas Das
 Rajarhat Kankal Para, Kolkata, District:-North
 24-Parganas, WEST BENGAL, India. P.O. :- Bili
 -700145

Signature of Identifier with Date

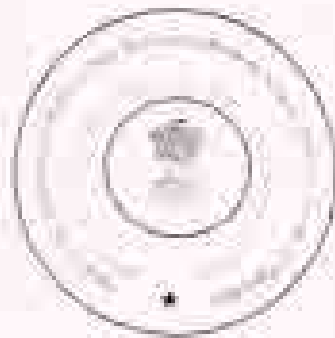
Tapas Das
15/7/11



[Signature]
 NORTH 24 PARGANAS DISTRICT SUB-REGISTRAR
 (Rajarhat Kankal Para)

Certificate of Registration under section 69 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 6888 to 6902
being No.08068 for the year 2011.



(Debasish Dhar) 18-July-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

12701

1-08155



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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

E250715

Deliver that the document is according
to requirements. The signature should
with this document and the date of
the document.

Asst. District Sub-Registrar
Muzaffarpur (Sub) Lohit Chaur

18 JUL 2011

THIS INDENTURE made this the 18th day of July :2011
 BETWEEN (MR.) PRATAP KUMAR PATTANAYAK son of Sri Basant
 Kumar Pattanayak, by Caste: Hindu, by Occupation: Servant, by

168215

1 MAR 2017
 SUPPORTIVE ALIAS
 UNIVERSITY
 HONORARY MEMBER



ఉత్తర ప్రదేశ్
 విశ్వవిద్యాలయం
 సహాయక అలియాస్

తేదీ: 2017
 168215

18 JUL 2017
 RAJAHMUNDRY
 RAJAHMUNDRY, NORTH 24 P.W.

Nationality- Indian, residing at Raigachi, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to and called as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory (**Mr. Sanil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, PIN - 700 059, hereinafter referred to and called 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 **NETAJ CHANDRA PAL**, **AKHAYA KUMAR PAL** and **PRAHALAD CHANDRA PAL** were the recorded joint owners of **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, comprised under R. S. Dag No. 420, appertaining to R. S. Khatian No.2710, 2711 and 2712, lying and situated under Mouza- KEKJWANI, J. L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, along with other landed properties;

AND WHEREAS while the said **Netaj Chandra Pal**, **Akhaya Kumar Pal** and **Prahalad Chandra Pal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they amicably settled/ petitioned the aforesaid properties among themselves;

AND WHEREAS by virtue of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 262, Pages 227 to 250, Being No. 10073 for the year 1981, said **Netaj Chandra Pal**, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra**

Nath Pal, including the aforesaid R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza-REKJOANI, Police Station- Rajarhat, District North 24-Parganas.

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

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

AND WHEREAS by execution of a Saf Bikray Khabala dated 20th day of December, 2000 the said (1) Rabindra Nath Pal, and (2) Sachindra Nath Pal, from their portion of land, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of (Mr.) Pratap Kumar Pattnayak the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 6, Pages 176 to 188, Being No. 00110 for the year 2001, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

AND WHEREAS by virtue of aforesaid Deed, the said (Mr.) Pratap Kumar Pattnayak, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425,

appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule written hereunder, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**.

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchaser herein has agreed to Purchase **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishmapur No. 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs. 24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs. 24,50,000/- [Rupees Twenty Four Lac Fifty 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 doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT**

piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24 Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, liens, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

7. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

- (i) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessors 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 have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the 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 owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever.
- (XII) **THAT** the 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 records of rights as well as in the records of local authority.
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bedhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** 1000 (One Thousand) Square Feet Brick Building constructed thereon **AND TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of

8'-0" wide Common Passage in front of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and litted and bounded as follows:

ON THE NORTH : 10'-0" wide Common Passage.

ON THE SOUTH : Land under R. S. Dag No. 424.

ON THE EAST : Land under R. S. Dag No. 425.

ON THE WEST : Land under R. S. Dag No. 423.

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

SIGNED, SEALED & DELIVERED
by the VENDOR at Kolkata in the
presence of

সত্যেন্দ্র কুমার
সত্যেন্দ্র কুমার

Rajni Kumar
AA-20-D-13
Nagar 100 109

Pradyot Kumar Pattnaik

Drafted by me and prepared in my office:

SUPROTIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata-700 059.

Advocate

RECEIPT

Received a sum of Rs.24,50,000/- (Rupees Twenty Four Lac And Fifty Thousand) only from the hereinabove named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
12,00,000/-	05.07.2011	164461	Indian Overseas Bank Baguati Branch	Pratap Kumar Pattanayak
12,00,000/-	05.07.2011	164435	Indian Overseas Bank Baguati Branch	Pratap Kumar Pattanayak
50,000/-	PAID IN CASH to bank the Owner			
24,50,000/-	Rupees Twenty Four Lac And Fifty Thousand only			

Witnesses:

Supratim Saha

Pratap Kumar Pattanayak

SIGNATURE OF THE VENDOR.

Pratap Kumar

Drafted by me and prepared in my office:

Supratim Saha
SUPRATIM SAHA
Advocate, W.B. 134/1990
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata -700 059

Advocate



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 08159 of 2011
(Serial No. 08707 of 2011)

On _____

Payment of Fees:

On 18/07/2011

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 : 23.4 of Indian Stamp Act 1899; also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10/-.

Payment of Fees:

Amount By Cash

Rs. 26953/-, on 18/07/2011

(Under Article : A(1) = 26939/- , E = 14/- on 18/07/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. - 2450000/-

Certified that the required stamp duty of this document is Rs. - 127320/- and the Stamp duty paid is Rs. - 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 121520/- is paid 10183522/06/2011 State Bank of India, TECHORIA RAGHUNATHPUR, received on 18/07/2011

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

Presented for registration of 13.42 hrs on :18/07/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Pratap Kr Pattanayak, Executant.

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

Execution is admitted on 18/07/2011 by

1. Pratap Kr Pattanayak, son of Basant Kr Pattanayak, Rajachi, Thana-Rajehat, District-North 24-Parganas, WEST BENGAL, India, P.O. - , By Caste Hindu, By Profession - Service

Identified By Asok Chakraborty, son of Binai Chakraborty, Reckmas, Thana-risamar District-North 24-Parganas, WEST BENGAL, India, P.O. - Po - 700135, By Caste Hindu, By Profession, Business



(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR




18 JUL 2011

(Debasish Dhar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

18/07/2011 15:34:00

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 08707 / 2011, Deed No. (Book - I , 08159/2011)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Pratap Kr Pattanayak	 Pratap Kumar Pattanayak 18/07/2011

II. Signature of the person(s) admitting the Execution: at Office

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1. Pratap Kr. Pattanayak Address - Raipachi, Thana - Rajarhal, District - North 24-Parganas, WEST BENGAL, India. P.O. -	Self	 18/07/2011	 18/07/2011	 Pratap Kumar Pattanayak 18/07/2011

Name of Identifier of above Person(s)

Ashok Chakraborty
 Reckjoni, Thana - Rajarhal, District - North
 24-Parganas, WEST BENGAL, India. P.O. - Pin
 - 700135

Signature of Identifier with Date










 18/7/11




 Addl. District Sub-Registrar
 Bidhan Nagar, East Lake Circle
 (Debashish Dhar)

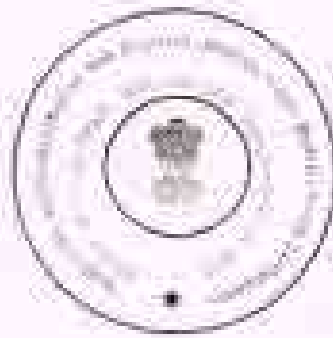
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR


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	
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Certificate of Registration Under section 60 and Rule 60.

Registered in Book - I
CD Volume number 15
Page from 8637 to 8651
being No 08159 for the year 2011.




(Debatish Dhar) 19 July 2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

20/09/16

17/09/2016



पश्चिम बंगाल WEST BENGAL

X 179697



Digitally signed by Tara Home Search Private Limited
 DN: cn=Tara Home Search Private Limited, o=Tara Home Search Private Limited, ou=, email=, c=IN

17 SEP 2016

Handwritten notes on the left side of the page:
 20/09/16
 15/9/16
 20/09/16
 15/9/16
 20/09/16
 15/9/16
 20/09/16
 15/9/16

THIS INDENTURE made this the 15th day of September, 2016
 BETWEEN TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACCT5379G), the Company, registered under the Companies Act 1956

7669

NAME	
ADD.	
AMOUNT	1000
31 AUG 2018	
SOLMITRA	
Licensed Share Writer	
B/S, K. S. Roy, Pat. Kaa	



Shyamoli
 98, G. G. Road
 Howrah 711202



DATE	15/8/18
AMOUNT	1000





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

GRN: 19-201617-002291826-1 Payment Mode: Online Payment
GRN Date: 14/09/2016 18:57:12 Bank: State Bank of India
BRN: OKA4628537 BRN Date: 14/09/2016 19:14:50

DEPOSITOR'S DETAILS

Id No.: 19040001272157/1/2016
(Only for Query Use)

Name: DHANSHREE COMMOTRADE PVT LTD
Contact No.: Mobile No.: +91 9836475200
E-mail: Address: DC-9/28, SHASTRI BAGAN, DEEBANDHU NAGAR, KOL-59
Applicant Name: Mr Dhanashree Commotrade Pvt Ltd
Office Name: Office Address: Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001272157/1/2016	Property Registration Fee	0000-03-104-001-18	44018 ✓
2	19040001272157/1/2016	Property Registration Stamp Duty	0000-03-103-000-02	100070 ✓

In Words: Total 243588

Payable: Two Lakh Forty Three Thousand Five Hundred Eighty only

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64691532
Email id: thsp123@gmail.com
CIN: U70109WB2006PTC111576

The undersigned, being the Directors of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03:00 PM at their registered office situated at 5N(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 resolutions, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Kharian No. 5937, lying and situated at Mouza- REKJANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas (N), 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 Vandeo 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 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. DIPAK KUMAR MODI, being director of the company is hereby authorized to do all such acts, deals 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 or 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)

Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468

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 Airport, 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 its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DHANSHREE COMMOTRADE PRIVATE LIMITED**, the Company, (PAN- AADCD8328C), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Hikram 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, Belgharia, Kolkata 700056, 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 Dasu Bhushan Das was the recorded owner of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 [Thirty Five] Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 [Seven] Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 [Ten] Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 [Twenty One] Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 [Thirty Four] Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at

Mouza- REKJOANI J.L. No. 13, within the limit of Rajarhat Bhubnupur)
No. Gram Panchayat, under Police Station- Rajarhat, District North 24-
Parganaa.

AND WHEREAS the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golep Basmi Das, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District North 24-Parganaa, at Alipore and recorded into Book No. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

AND WHEREAS in the said Will and Testament the said Dasu Bhushan Das had nominated his 4 [four] nephews namely [1] Sri Gopal Chandra Das, [2] Sri Gobinda Chandra Das, [3] Sri Sourendra Kumar Das and [4] Sri Shyamal Kumar Das, all are sons of Sri Jogendra Nath Das, as Beneficiaries of his last Will and Testament and after the death of the said Dasu Bhushan Das, the Executor of the said Will applied for grant of Probate of the last Will and Testament of the deceased Dasu Bhushan Das, before the Ld. District Delegate at Alipore, vide Case No. O.S. 4/1972 and on 2nd February, 1974 the Ld. Additional District Judge of 8th Court at Alipore, he pleased to grant the Probate in anyway concerning the Will of the said deceased Dasu Bhushan Das:

AND WHEREAS by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely [1] Sri Gopal Chandra Das, [2] Sri Gobinda Chandra Das, [3] Sri Sourendra Kumar Das and [4] Sri Shyamal Kumar Das, the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven]

Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishrupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas and henceforth recorded their name in Records Of Rights (ROR) vide (1) L.R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levies and other outgoings against their name regularly and punctually;

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said (1) Sri Gopal Chandra Das, (2) Sri Gobinda Chandra Das, (3) Sri Sourendra Kumar Das and (4) Sri Shyamal Kumar Das, (all through Mohammad Jalaluddin, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 52 (Fifty Two) Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and

situated at Mouze- 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 one **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, (all through **Mohammad Jalaluddin**, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 3, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 55 [Fifty Five] Decimal, more or less, out of which **land measuring 21 (Twenty One) Decimal**, comprised in R.S. Dag No. 448 and **land measuring 34 (Thirty Four) Decimal**, comprised in R.S. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouze- 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 **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 3, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 8th December, 2006, the said **APTABADDIN MONDAL**, sold, transferred and conveyed **ALL**

THAT piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 [Thirty Five] Decimal, comprised in R.S./ L.R. Dag No. 443, land measuring 7 [Seven] Decimal, comprised in R.S./ L.R. Dag No. 446, land measuring 10 [Ten] Decimal, comprised in R.S./ L.R. Dag No. 447, land measuring 21 [Twenty One] Decimal, comprised in R.S./ L.R. Dag No. 448, and land measuring 34 [Thirty Four] Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, all 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**, the Vendor herein, which was duly registered in the office of the District Registrar-II, Baranati, North 24 Parganas, recorded into Book- I, CD Volume No. 2, Pages from 10906 to 10930, Being No. 01847 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, being the sole and absolute owner of the aforesaid property, free from all encumbrances, mutated its name in Record Of Rights vide L.R. Khatian No. 5937;

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 share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 [Two] Decimal, comprised in R.S./ L.R. Dag No. 446; and land measuring 10 [Ten] Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No: 5937, 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, 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.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three 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.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three 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 share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal comprised in R.S / L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S / L.R. Dag No. 449, recorded in L.R. Khata No. 5937, lying and situated at Mouza REKMOANI, J.L. No. 13, 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, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever 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 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, dependens, 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, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever unto 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 predecessors-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 have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the 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' name in the records 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 admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 [Two] Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 [Ten] Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5907, 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 **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S. / L.R. Dag No. 445 is bounded and bounded as follows:

ON THE NORTH : By land in R.S. Dag No. 445;

ON THE SOUTH : By land in R.S. Dag No. 447;

ON THE EAST : By land in R.S. Dag No. 443;

ON THE WEST : By land in R.S. Dag No. 448;

R.S. / L.R. Dag No. 449 is bounded and bounded as follows:

ON THE NORTH : By land in R.S. Dag No. 451;

ON THE SOUTH : By land in R.S. Dag No. 417 & 416;

ON THE EAST : By land in R.S. Dag No. 448;

ON THE WEST : By land in R.S. Dag No. 455;

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

SARA HOME WAREHOUSE PVT. LTD.

Dipankar Mondal

6/1/2022

[Signature]
S. G. G. Mondal
Howrah 711202

[Signature]
13/10 MCB Ltd
Baleshwar - 711102

Disputed by :-
Vijay Singh
Advocate
High Court, Calcutta
E/1922/2022

RECEIPT

RECEIVED a sum of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, from the within named Purchaser, according to memo of consideration stated herein below:

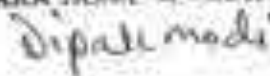
MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	12.09.2016	692806	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
19,93,000/-	12.09.2016	692807	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:




TARA HOME SEARCH PVT. LTD.




SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Dipak Modi</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Surya</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

Major Information of the Deed

Deed No	I-1904-08738/2018	Date of Registration	8/17/2018 11:27:44 AM
Query No / Year	1904-0001272157/2016	Office where deed is registered	
Query Date	14/09/2018 1:50:29 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	Dhanshree Commotrade Pvt Ltd 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. 39,93,000/-	Rs. 39,93,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,36,670/- (Article 23)	Rs. 44,010/- (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: Rejpyan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-448	LR-5937	Bamla	Shal	2 Dec	6,65,500/-	6,65,500/-	Property is on Road
L2	LR-448	LR-5937	Bamla	Shal	10 Dec	33,27,500/-	33,27,500/-	Property is on Road
TOTAL :					12Dec	39,93,000/-	39,93,000/-	
Grand Total :					12Dec	39,93,000/-	39,93,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhowanipore, P.S.- Bhowanipore, District-South 24 Parganas, West Bengal, India. PIN - 700020 PAN No. AACCT5375G. Status: Organisation, Executed by: Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	DHANSHREE COMMOTRADE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O.- Deshbondhu Nagar, P.S.- Baguiati, District: North 24-Parganas, West Bengal, India. PIN - 700058 PAN No. AACCT615A, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIPAK KUMAR MODI 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
2	Mr BIKRAM KUMAR JHA Son of Mr. CHANDI CHARAN JHA FLAT 3A, 3RD FLOOR, INDIRA APARTMENT, 379/1, BHAGAWATI CHARAN CHATTERJEE STREET, P.O.- KAMARHATI, P.S.- Beighoria, District.-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of DHANSHREE COMMOTRADE PRIVATE LIMITED

Identifier Details

Name & address	
Mr. SUNIL AGARWAL Son of Late: KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District.-Hooghly, West Bengal, India, PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr DIPAK KUMAR MODI, Mr BIKRAM KUMAR JHA	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE COMMOTRADE PRIVATE LIMITED-2 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE COMMOTRADE PRIVATE LIMITED-10 Dec

Land Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 448 (Corresponding RS Plot No - 448), LR Khatian No - 5937	Owner: ঐশ্বরী কুমারী, Guardian: ঐশ্বরী কুমারী, Address: 220 নং গা. বিহারীপুর, Classification: ঐশ্বরী, Area 0.07000000 Acre.
L2	LR Plot No - 449 (Corresponding RS Plot No - 449), LR Khatian No - 5937	Owner: ঐশ্বরী কুমারী, Guardian: ঐশ্বরী কুমারী, Address: 220 নং গা. বিহারীপুর, Classification: ঐশ্বরী, Area 0.30000000 Acre.

Endorsement For Deed Number ; I - 190408738 / 2016

On 15-09-2016

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

Presented for registration at 10.30 hrs on 15-09-2016, at the Private residence by Mr DIPAK KUMAR MODI.

Certificate of Market Value(WB FUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 39.93,000/-

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

Execution is admitted on 15-09-2016 by Mr DIPAK KUMAR MODI.

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P O: BELUR MATH, Thane Bally, City/Town BALLY, Howrah WEST BENGAL India, PIN - 711202, 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 17-09-2016

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1898.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,010/- (A(1) = Rs 43,912/-, E = Rs 50/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2016 7:14PM with Govt. Ref. No: 192018170022918261 on 14-09-2016, Amount Rs. 44,010/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4628537 on 14-09-2016, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,570/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,99,570/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7999, Amount: Rs 100/-, Date of Purchase: 31/05/2016, Vendor name: S Chandra

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

Online on 14/09/2016 7:14PM with Govt. Ref. No: 192018170022918261 on 14-09-2016, Amount Rs. 1,99,570/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4628537 on 14-09-2016, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 325244 to 325269
being No 190408738 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 16:36:42 +05:30
Reason: Digital Signing of Deed

AS

(Asit Kumar Joarder) 20-09-2016 16:36:41
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8205/14

8 SEP 2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192428



Digitized from the Department of Statistics of
 West Bengal, Kolkata, India and the
 National Bureau of Statistics, New Delhi, India.

17 SEP 2016

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THIS INDENTURE made this the 15th day of September, 2016
 BETWEEN TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACCT5379G), the Company, registered under the Companies Act 1956.

9310

Sl. No.	
Name	
Ad.	
Amount	100/-
09 SEP 2016	
← SOUMITRA CHANDA Licenses Stamp Vendor B/2, K. S. Roy Rd., Kol-1	



Soumitra Chanda
98, C.S. Road,
Bhowani - 711202

He

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
05 SEP 2016





WILLIAM BROWN

WILLIAM BROWN

WILLIAM BROWN

WILLIAM BROWN

WILLIAM BROWN PRIVATE
LIMITED



1234567890101112

12/34 5678

9876543210

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

GRN: 19-201617-002291599-1

Payment Mode: Online Payment

GRN Date: 14/09/2018 18:39:51

Bank: State Bank of India

BRN: CXA4626957

BRN Date: 14/09/2018 18:57:21

DEPOSITOR'S DETAILS

Id No.: 19040061272271/1/2018

(Date to Court Yes)

Name: DHANSHREE COMMOSALE PVT. LTD

Contact No.: Mobile No.: +91 9836345200

E-mail:

Address: CA 16/2A, RAJPUKUR ROAD, KOL-59

Applicant Name: Ms DHANSHREE COMMOSALE 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	19040061272271/1/2018	Property Registration Fee	0030-02-100-001-00	40000 ✓
2	19040061272271/1/2018	Property Registration Stamp Duty	0030-02-100-003-00	190000 ✓

Total

240000

In Words

Rupees: Two Lakh Forty Three Thousand Two Hundred Sixty Five only

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64881532
Email Id. tara2006@gmail.com
CTN: U70109WB2006PTC111576

The undersigned, being the Directors 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 5thFLOOR, 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** piece and parcel of undivided land measuring about 11.6667 (Eleven point triple Six. Seven) Decimal, more or less, comprised in R.S./L.R. Dag No. 443, recorded in R.S. Khattai No. 406, corresponding to L.R. Khattai No. 5937, lying and situated at Mouza- **BEKJOANL** J.L. No. 13, within the limits of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas (N), 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 Vandee 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 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. **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

Kishan Kumar Modi
Director
DIN: 00052423

Dipak Modi
Dipak Kumar Modi
Director
DIN: 00052468



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 Deed No/Year 19640001272271/2016

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 DIPAK KUMAR MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O-> New Alipore, P.S-> New Alipore, District->South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			 15.9.16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sunil Agarwal Son of Late Kahanlal Agarwal 88, Girish Ghosh Road, P.O-> Belur Math, P.S-> Bally, Bally, District->Howrah, West Bengal, India, PIN - 711202	Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI			

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

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/ Authorized Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, 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 its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DHANSHREE COMMOSE PRIVATE LIMITED**, the Company, (PAN- AADCD8326N), registered under the Companies Act 1956, having its registered office at CA 16/2A, Raitpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorized Signatory (Mr.) Anand Kumar Shah, (PAN- ATDPS6861R), son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chirimore, Kalkhali, Kolkata 700136, 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 Dasu Bhushan Das was the recorded owner of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 [Thirty Five] Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 [Seven] Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 [Ten] Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 [Twenty One] Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 [Thirty Four] Decimal, comprised in R.S.

Dag No. 440, recorded in R.S. Khatian No. 1417, all 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 the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golap Basini Das, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03-08-1962 and same being registered with the Office of the District Registrar of the District North 24-Parganas, at Alipore and recorded into Book No. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

AND WHEREAS in the said Will and Testament the said Dasu Bhushan Das had nominated his 4 [four] nephews namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, all are sons of Sri Jogendra Nath Das, as Beneficiaries of his last Will and Testament and after the death of the said Dasu Bhushan Das, the Executor of the said Will applied for grant of Probate of the last Will and Testament of the deceased Dasu Bhushan Das, before the Ld. District Delegate at Alipore, vide Case No. C.S. 4/1972 and on 2nd February, 1974 the Ld. Additional District Judge of 9th Court at Alipore, he pleased to grant the Probate in anyway concerning the Will of the said deceased Dasu Bhushan Das,

AND WHEREAS by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of land amounting about 107 [One Hundred And Seven]

Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1416, and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all 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 henceforth recorded their name in Records Of Rights (ROR) vide (1) L.R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levies and other outgoings against their name regularly and punctually;

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said (1) Sri Gopal Chandra Das, (2) Sri Gobinda Chandra Das, (3) Sri Sourendra Kumar Das and (4) Sri Shyamal Kumar Das, (all through Mohammad Jalaluddin, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhanagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 52 (Fifty Two) Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443; land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, 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 one **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, (all through **Mohammad Jalaluddin**, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 55 [Fifty Five] Decimal, more or less, out of which land measuring 21 [Twenty One] Decimal, comprised in R.S. Dag No. 448 and land measuring 34 [Thirty Four] Decimal, comprised in R.S. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKIDANI, 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 **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 3, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 8th December, 2006, the said **APTABADDIN MONDAL**, sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35

(Thirty Five) Decimal, comprised in R.S./ L.R. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S./ L.R. Dag No. 446, land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, land measuring 21 (Twenty One) Decimal, comprised in R.S./ L.R. Dag No. 448, and land measuring 34 (Thirty Four) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, all lying and situated at Moussa-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bahannapur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, the Vendor herein, which was duly registered in the office of the District Registrar-II, Barasat, North 24 Parganas, recorded into Book- I, CD Volume No. 2, Pages from 10906 to 10930, Being No. 01847 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, being the sole and absolute owner of the aforesaid property, free from all encumbrances, mutated its name in Record Of Rights vide L.R. Khatian No. 5937.

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 11.6667 (Eleven point triple Six Seven) Decimal, more or less, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Moussa-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bahannapur 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.39,88,000/- (Rupees Thirty Nine Lac And Eighty

Eight 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.39,88,000/- (Rupees Thirty Nine Lac And Eighty Eight Thousand) only, (fully 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 11.6667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mauza- REKHOANI, 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, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended.

so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, liens, 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 receive and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, incumbrances and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public

demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, liendense or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the

Purchaser by virtue of this deed of conveyance absolutely and forever;

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

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of undivided land measuring about 11.6667 [Eleven point title Six Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Bazarhat Bishnupur I No. Gram Panchayat, under Police Station-Rejarhat, 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. 443 is litted and bounded as follows

ON THE NORTH : By land in R.S. Dag No. 445;

ON THE SOUTH : By land in R.S. Dag No. 423 & 425;

ON THE EAST : By land in R.S. Dag No. 442;

ON THE WEST : By land in R.S. Dag No. 446 & 447;

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:

KARA HOME SEARCH PVT. LTD.

Dipak Modi

21/02/2008


98, C.C. Road
Howrah - 711002


18/C M.C.R. Rd
Baru - Howrah - 711002

Witnessed by:-
Vijay
Associate
High Court, Calcutta
21/02/2008

RECEIPT

RECEIVED a sum of Rs.39.88,000/- (Rupees Thirty Nine Lac And Eighty Eight Thousand) only, from the within named Purchaser, according to memo of consideration stated herein below:

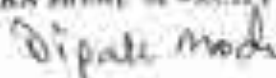
MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
25,00,000/-	25.08.2016	692655	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,88,000/-	12.09.2016	692657	-in-	Tara Home Search Pvt. Ltd.
39,88,000/-	Rupees Thirty Nine Lac And Eighty Eight Thousand only.			

Witnesses:












TARA HOME SEARCH PVT. LTD.



NAME

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>AS</i>					
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	<i>Dipak Modi</i>					
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Major information of the Deed

Deed No :	I-1904-08757/2016	Date of Registration:	9/17/2016 12:01:14 PM
Query No / Year	1904-0001272271/2016	Office where deed is registered	
Query Date	14/09/2016 2:06:55 PM	A.R.A. / IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	DHANSHREE COMMOSALE PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana Baguiati, District : North 24-Parganas, WEST BENGAL. Mobile No. : 9836476200. Status Advocate		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	(4305) Other than immovable Property Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 39,88,000/-	Rs. 39,88,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,98,420/- (Article-23)	Rs. 43,950/- (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 Rajjyari

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-443	LR-5937	Banli	Shali	11.6667 Dec	39,88,000/-	39,88,000/-	Property is on Road
Grand Total :					11.6667Dec	39,88,000 /-	39,88,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 6N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700028 PAN No. AACCT5379G, Status -Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHANSHREE COMMOSALE PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403., P.O.- Deshbandhu Nagar, P.S - Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700559 PAN No. AADCD6328H, Status -Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Anand Kumar Shah Son of Mr. Shrawan Kumar Shun Green Valley Housing Complex, Flat No. A-505, Chetamore, Kalkhali, Kolkata 700136, P.O.- Airport, P.S - Airport, District -North 24-Parganas, West Bengal, India, PIN - 700136, Sex -Male, By Caste -Hindu, Occupation -Service, Citizen of India, Status - Representative, Representative of - DHANSHREE COMMOSALE PRIVATE LIMITED

I Mr DIPAK KUMAR MODI

Son of Mr. Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 083, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. Status: Representative. Representative of: TARA HOME SEARCH PRIVATE LIMITED

Identifier Details :

Name & address
Mr Sumi Agarwal Son of Late Kishanlal Agarwal 88, Ghosh Ghosh Road, P.O.- Bear Math, P.S.- Bally, Bally District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI

Land Details as per Land Record

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

Sch. No.	Plot & Khatian Number	Details Of Land
1.1	LR Plot No - 443 (Corresponding BS Plot No - 443), LR Khatian No - 5937	Owner: BSPT (BSP) 443, Guddan III Pt., Address: 220 3rd St, Bishnupur, Classification: 443R, Area: 0.35900000 Acre.

Endorsement For Deed Number : 1 - 190408757 / 2016

On 15-09-2016:

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

Presented for registration at 18:40 hrs on 15-09-2016, at the Private residence by Mr. DIPAK KUMAR MODI

Certificate of Market Value (WB PUVI rates of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,88,000/-

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-09-2016 by Mr. DIPAK KUMAR MODI.

Identified by Mr Sumi Agarwal, Son of Late Kishanlal Agarwal, 88, Ghosh Ghosh Road, P.O.- Bear Math, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, 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 17-09-2016

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,955/- (A(1) = Rs 43,857/- , E = Rs 14/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 43,955/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB - Online on 14/09/2016 - 5:57PM with Govt. Ref. No. 192016170022915991 on 14-09-2016, Amount Rs. 43,955/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4626957 on 14-09-2016, Head of Account 0030-00-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,99,320/-

Description of Stamp

1. Stamp Type: Impressed, Serial no: 9316, Amount: Rs 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

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

- Online on 14/09/2016 - 5:57PM with Govt. Ref. No. 162016170022915991 on 14-09-2016, Amount Rs. 1,99,320/-

Bank: State Bank of India (SBIN0000001), Ref. No. CKA4626957 on 14-09-2016, Head of Account 0030-02-103-003-02

Anil 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 325540 to 325565
being No 190408757 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:16:56 +05:30
Reason: Digital Signing of Deed.

AK
(Asit Kumar Joarder) 20-09-2016 17:16:55
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)