

8202/16

8.7.58/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192431

15.9.16

20-12-2016
39,92,000/-



38.1

Certified that the Company is entitled to
 the amount of Rs. 39,92,000/-
 for the account of...

AL

17 SEP 2016

2-42000/-
 C.A. 2462/16
 27/200
 59 -
 11/9/16

THIS INDENTURE made this the 16th day of September, 2016
 BETWEEN TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACCT5379C), the Company, registered under the Companies Act 1956

9313

Sl. No.	
Name	
Adt.	
Amount	1000
09 SEP 2016	
S	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



Signature
S. Soumitra Chanda
Phone - 711202

Signature

REGISTRY, REGISTRAR OF ASSURANCE, SOUVATA
15 SEP 2016



संयुक्त विद्यया

संयुक्त एजेंसी

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संयुक्त एजेंसी

YARA JUNE BARRIS PRIVATE
LIMITED



पंजीकृत

आर. 11111

11111





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001272200/2016

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 MOOI, 243-G, Block-J, New Adpore, Kolkata-700053, P.O.- New Adpore, P.S.- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)		5337 	 15-7-16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MOOI			

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

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

GRN: 19-201617-002291781-1 Payment Mode: Online Payment
GRN Date: 14/09/2016 18:51:42 Bank: State Bank of India
BRN: CKA4627966 BRN Date: 14/09/2016 19:09:25

DEPOSITOR'S DETAILS

Id No.: 19040001272200112016
(Start No./Gen Year)
Name: DHANSHREE DEALTRADE PVT. LTD.
Contact No.: Mobile No.: +91 9836925200
E-mail: Address: VIP ENCLAVE BLOCK A, FLAT NO. 101, KOL-59
Applicant Name: Mr. DHANSHREE DEALTRADE PRIVATE
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	19040001272200112016	Property Registration- Registration Fee	0000-03-014-001-18	44010
2	19040001272200112016	Property Registration- Stamp duty	0000-03-103-000-02	19650

Total 243660
In Words: Rupees Two Lakh Forty Three Thousand Five Hundred Sixty only

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no. 033-54991532
Email id. inspi05@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 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 share in the land admeasuring about 12 (Twelve) Decimal, more or less, out of which land measuring 3 (Three) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 9 (Nine) Decimal, comprised in R.S./ L.R. Dag No. 448, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKHOANI, J.L. No. 13, within the limits of Rajahat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajahat, 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 Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

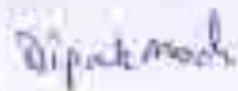
FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the 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 in such documents.

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

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

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


Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, 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 DEALTRADE PRIVATE LIMITED**, the Company, (PAN- AADCDB332L), registered under the Companies Act 1956, having its registered office at VIP Enclave, Block- A, Flat No-104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Debi Dalai Sarkar, (PAN- BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include 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- REKJOANL J.L. No. 13, within the limit of Rajarhat Bishnupur 1 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 Dasi, 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 Lt. District Delegate at Alipore, vide Case No. O.S. 4/1972 and on 2nd February, 1974 the Lt. Additional District Judge of 8th Court at Alipore, be 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. 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. 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 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

emitted at Mouza- REKJOANI, J.L. No. 13, within the limits 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- 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 **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- REKHDANI, 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, 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 share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 3 (Three) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 9 (Nine) Decimal, comprised in R.S./ L.R. Dag No. 448, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKHDANI, 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 3 (Three) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 9 (Nine) Decimal, comprised in R.S./ L.R. Dag No. 448, 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 **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 reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, liens, 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 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, liens, encumbrances and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or

expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor 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 rights (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 measuring about 12 [Twelve] Decimal, more or less, out of which land measuring 3 (Three) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 9 (Nine) Decimal, comprised in R.S./ L.R. Dag No. 448, 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 **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

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. 448 is butted 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 & 417;
ON THE EAST : By land in R.S. Dag No. 446 & 447;
ON THE WEST : By land in R.S. Dag No. 449;

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 RESEARCH PVT. LTD.

Dipankar Mondal

AL/0006


98 Co. G. Road
Howrah - 711002


137C M.C.A. Rd
Bachchan Howrah - 711002

Drafted by :-

Vijay Singh
Solicitor
Deputy Secretary, Kolkata
5/1022/2008

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
20,60,000/-	12.09.2016	692855	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
19,93,000/-	12.09.2016	692856	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:



TARA HOME SEARCH PVT. LTD.

Dipak Modi

APPROVED

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle <small>(Left Hand)</small>	Fore <small>(Left Hand)</small>	Thumb
						
		Thumb	Fore	Middle <small>(Right Hand)</small>	Ring <small>(Right Hand)</small>	Little
2						
		Little	Ring	Middle <small>(Left Hand)</small>	Fore <small>(Left Hand)</small>	Thumb
						
		Thumb	Fore	Middle <small>(Right Hand)</small>	Ring <small>(Right Hand)</small>	Little
3						
		Little	Ring	Middle <small>(Left Hand)</small>	Fore <small>(Left Hand)</small>	Thumb
						
		Thumb	Fore	Middle <small>(Right Hand)</small>	Ring <small>(Right Hand)</small>	Little

Major Information of the Deed

Deed No.:	I-1904-08758/2016	Date of Registration:	8/17/2016 12:02:07 PM
Query No / Year:	1904-0001272200/2016	Office where deed is registered:	
Query Date:	14/09/2016 1:57:41 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details:	DHANSHREE DEALTRADE PRIVATE VIP Enclave, Block-A, Flat No-104, VIP Road, Ragnumathpur, Kolkata 700 059, Thana Bagulati, District - North 24-Parganas, WEST BENGAL, Mobile No - 9536475200, 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. 39,93,000/-	Rs. 39,93,000/-		
Stamp duty Paid(80)	Registration Fee Paid		
Rs. 1,99,670/- (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: Rekhyani

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROK	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-446	LR-5937	Bastu	Shabi	3 Dec	9,98,250/-	9,98,250/-	Property is on Road
L2	LR-448	LR-5937	Bastu	Shabi	9 Dec	29,94,750/-	29,94,750/-	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 6N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District -South 24-Parganas, West Bengal, India. PIN - 700030 PAN No. AACCT5379G, Status Organization, (executed by Representative)

Buyer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	DHANSHREE DEALTRADE PRIVATE LIMITED VIP Enclave, Block-A, Flat No-104, VIP Road, Ragn, P.O.- Dashbandhu Nagar, P.S.- Bagulati, District -North 24-Parganas, West Bengal, India. PIN - 700059 PAN No. AADCD5322L, Status Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr Bamibhusan Sarkar 35-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-70003, P.O.- Bhawanipore, P.S - Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status - Representative, Representative of : DHANSHREE DEALTRADE PRIVATE LIMITED
2	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 Town, District -North 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status - Representative, Representative of : TARA HOME SEARCH 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, Distric-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE DEALTRADE PRIVATE LIMITED-3 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE DEALTRADE PRIVATE LIMITED-9 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No- 448(Corresponding RS Plot No- 448), LR Khatian No- 5937	Owner:SRP (SRP নং, Guardian:SRP নং, Address:220 #B of Rajarhat, Classification:SRP, Area:0.07000000 Acre.
L2	LR Plot No- 448(Corresponding RS Plot No- 448), LR Khatian No- 5937	Owner:SRP (SRP নং, Guardian:SRP নং, Address:220 #B of Rajarhat, Classification:SRP, Area:0.22000000 Acre.

Endorsement For Deed Number : 1 - 190408758 / 2016

On 15-09-2016

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

Presented for registration at 19:42 hrs on 15-09-2016, at the Private residence by Mr. DIPAK KUMAR MODI

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of this 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,

Identified by Mr. SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711203, 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 44,010/- (A(1) = Rs 43,912/-, E = Rs 14/-, J = Rs 56/-, 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, 7:09PM with Govt. Ref. No. 192016170022917611 on 14-09-2016, Amount Rs. 44,010/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4627988 on 14-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,570/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 1,99,570/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8313, Amount, Rs 100/-, Date of Purchase, 02/09/2016, Vendor name: S Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/09/2016, 7:09PM with Govt. Ref. No. 192016170022917611 on 14-09-2016, Amount Rs. 1,99,570/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4627988 on 14-09-2016, Head of Account 0030-02-103-003-00

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 325566 to 325591

being No 190408758 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:17:29 +05:30
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 20-09-2016 17:17:29
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

18201/16

8759/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192429



Certified that the Document is subject to Registration. The Stamp is valid and the registration fee is paid. The Document is valid for use.

[Signature]
 Assistant Registrar
 of Assam & Nagaland

17 SEP 2016

Handwritten notes in the left margin:
 7.4/2016
 15.9.16
 105/14/2016
 1272244/16
 Additional Registrar
 of Assam & Nagaland
 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

9311

Sl. No.	
Name	
Amc.	
Amount	7000
03 SEP 2016	
✓ SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



Signature
98 G. S. Road
Howrah-711002

AS
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 SEP 2016





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

GRN: 19-201617-002291674-1

Payment Mode: Online Payment

GRN Date: 14/09/2016 18:45:37

Bank: State Bank of India

BRN: CKM627567

BRN Date: 14/09/2016 19:03:03

DEPOSITOR'S DETAILS

Name: SEAMARINE VINIMAY PVT. LTD.
Contact No.: Mobile No.: +91 9836495200
E-mail:
Address: DC-9/28, BHASTRI BAGAN, DEGBANDHU NAGAR, KOL-59
Applicant Name: M/s SEAMARINE VINIMAY PRIVATE LIMITED
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document

Id No.: 19040001272244/1/2016
(Every Rs. 1000/- Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001272244/1/2016	Property Registration Fee	0030-00-104-001-16	4888
2	19040001272244/1/2016	Property Registration Stamp Fee	0030-00-100-001-40	16022
Total				243278

In Words: Rupees Two Lakh Fifty Three Thousand Two Hundred Seventy Eight



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001272244/2016

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]		 5337	 15.2.16.
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sunil Agarwal Son of Late Kishan Lal Agarwal 58, Grish Ghosh Road, P.O.- Bally Math, P.S.- Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Anand Kumar Saha, Mr DIPAK KUMAR MODI			

(Anil Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 6th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no: 033-64921032
Email Id: tarahome@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 5N(11,5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagadish 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 included.

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 six Seven) Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khata No. 406, corresponding to L.R. Khata No. 5907, lying and situated at Mouza- REKJOANI, L.L. No. 13, within the limits of Rajarhat Bisnagar 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 if whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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



Kishan Kumar Modi
Director
DIN: 00052423



Dipak Kumar Modi
Director
DIN: 00052458

and having its registered Office at SN (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ 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 SEAMARINE VINIMAY PRIVATE LIMITED**, the Company, (PAN- AAPCS7894G), registered Under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, 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, Chiriamore, 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 (Mr.) 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 Bishnupur 1 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. O.S. 4/1972 and on 2nd February, 1974 the Ld. Additional District Judge of 8th Court at Alipore, be 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 limit of Rajarhat Bishnupur 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. 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 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 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. 379, 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 **Mohammed 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- 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 I 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 11.5656 [Eleven point double Six double six] 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 Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", and the Purchaser herein has 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 Ra.39,88,000/- (Rupees Thirty Nine Lac And Eighty Eight Thousand) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor both 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 11.6666 (Eleven point double Six double six) Decimal, more or less, comprised in R.S. Dag No; 443, recorded in R.S. Khatami No. 400, corresponding to L.R. Khatian No. 5937, lying and situated at Moussa- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishrupur 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 bounded 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, liabilities, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

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

- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

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

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no: 033-84991532
Email id: thsp06@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 5thFLOOR, THE MILLENNIUM, 235/2A, Acharya Jagadish 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. Kharian No. 406, corresponding to L.R. Kharian No. 5937, lying and situated at Mouza- BEKJOANI, 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 Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other 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

(Signature of Dipak Kumar Modi)

Dipak Kumar Modi
Director
DIN: 00052423

Dipak Kumar Modi
Dipak Kumar Modi
Director
DIN: 00052468

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 the Said Property unto the Purchaser.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of undivided land measuring about 11.6666 [Eleven pansi double Six double six] 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 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. 443 is butted 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/building 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

SARA HOME STORE PVT. LTD.

Dipali Mondal

Dipali Mondal
98, G. S. Road
Howrah - 711202

[Signature]
RBI MC B RD
Kochi - Howrah - 711202

Drafted by:-
Vijay
Advocate
High Court, Calcutta
Fl 1025/2002.

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:

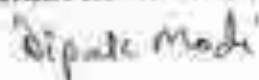
MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	12.09.2016	692680	Vijaya Bank, Gopalpur- Rajahat Branch	Tara Home Search Pvt. Ltd.
19,88,000/-	12.09.2016	692681	-do-	Tara Home Search Pvt. Ltd.
39,88,000/-	Rupees Thirty Nine Lac And Eighty Eight Thousand only.			

Witnesses:



TARA HOME SEARCH PVT. LTD



~~ALP~~

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>AM</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
2						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Dipate modi</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little

Major Information of the Deed

Deed No	I-1904-08759/2016	Date of Registration	8/17/2016 12:02:58 PM
Query No / Year	1904-0001272244/2016	Office where deed is registered	
Query Date	14/09/2016 2:03:51 PM	A.R.A. -IV KOLKATA District Kolkata	
Applicant Name, Address & Other Details	SEAMARINE VINIMAY PRIVATE LIMITED DC-3/26, Shastri Bagan, Deshbandhu Nagar, Thana - Baguati, District -North 24-Parganas, WEST BENGAL. Mobile No. - 9836475200, 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/-		
Stamp duty Paid(SD)	Registration Fee Paid:		
Rs. 7,99,420/- (Article-23)	Rs. 43,955/- (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: Rajjyoni

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	Best	Shal	11.6697 Dec	39,88,000/-	39,88,000/-	Property n on Road
Grand Total :					11.6697Dec	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 - 700026 PAN No. AACCT5379G, Status-Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SEAMARINE VINIMAY PRIVATE LIMITED DC-3/26, Shastri Bagan, Deshbandhu Nagar, P.O.- Deshbandhu Nagar, P.S.- Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700669 PAN No. AAPCS7894G, Status-Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Anand Kumar Shah Son of Mr. Shrawan Kumar Shah Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kakhal, 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 - SEAMARINE VINIMAY PRIVATE LIMITED

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 1989

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 43,855/- (A(1) = Rs 43,857/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,856/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB : Online on 14/09/2016 7:03PM with Govt. Ref. No. 192016170022916741 on 14-09-2016, Amount Rs. 43,856/-, Bank State Bank of India (SBIN0000001), Ref. No. CK44627567 on 14-09-2016, Head of Account 0030-03-104-001-18

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: Imprinted, Serial no 9311, Amount: Rs 100/-, Date of Purchase: 08/09/2016, Vendor name: S Chand

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

: Online on 14/09/2016 7:03PM with Govt. Ref. No. 192016170022916741 on 14-09-2016, Amount Rs. 1,99,320/-

Bank: State Bank of India (SBIN0000001), Ref. No. CKA4627567 on 14-09-2016, Head of Account 0030-02-103-003-82

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 325618 to 325643

being No 190408759 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:20:46 +05:30
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 20-09-2016 17:20:46
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

18206/16

8763/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192421

25200000
 15/9/16
 2-15 73679/16
 Additional Director of
 Administrative Services

Certified that the Document is
 Registered. For Signature, Place and Date
 as stated in the Document.



Signature
 Additional Director
 of Administrative Services

17 SEP 2016

THIS INDENTURE made this the 15th day of September, 2016
 BETWEEN (1) TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACCT5379G), the Company, registered under the Companies Act 1956

15/9/16

9303

No. NO	
DATE	
WGT	180g
WEIGHT	
09 SEP 2018	
SOMITRA CHANDA	
Licensed Stamp Vendor	
82, K. S. Roy Rd., Kol-1	



Tank nath Roy
6/18, Anayganj,
Kolkata - 700032



[Handwritten signature]

12 SEP 2018



DIPAK KUMAR MODI

FRONT



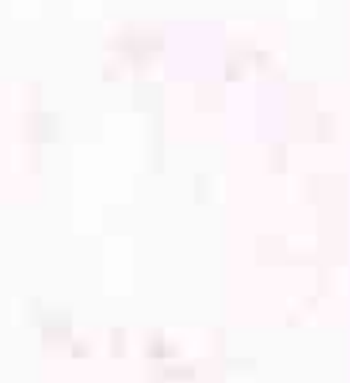
BACK



Dipak Modi



Donald





Bank of America

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

GRN: 19-201617-002314147-1 Payment Mode: Online Payment
GRN Date: 16/08/2016 10:39:38 Bank: State Bank of India
BRN: CKA4737084 BRN Date: 16/08/2016 10:51:02

DEPOSITOR'S DETAILS

Name: GREEN CONBUILD PVT LTD ID No.: 190400012734791/2016
(Date of Issue Year)
Contact No.: Mobile No: +91 9836405300
E-mail:
Address: DC 9/28, SHSATRI BAGAN, DESHBANDHU NAGAR, KOL-55
Applicant Name: Mr GREEN CONBUILD PVT LTD
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale: Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	190400012734791/2016	Property Registration Fee	0003-00-100-001-16	13819
2	190400012734791/2016	Property Registration- Stamp duty	0003-00-100-000-00	2900

In Words: Rupees: Twenty Three Thousand Nine Hundred Thirty Nine only
Total: 16719

Rahi Towers Pvt. Ltd.

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

Phone no. 033-22003124

Email Id. rahitowers@outlook.com

CIN: 145400WB2007PTC116598

The undersigned, being the Directors of RAHI TOWERS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12:00 Noon at their registered office situated at Ground Floor, 243-G, Block-J, New Alipore, Kolkata- 700 053, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 1 (One) Cordah 8 (Eight) Chitrack 10 (Ten) Square Feet, equivalent to 2.5023 (Two point Five Zero Two Three) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khata No. 1970, corresponding to L.R. Khata No. 5937, 5969 and 5968, lying and situated under Mouza- BEKJOANI, I.L. No. 13, within the limits of Bajkulhat Bishnupur No.1 Gram Panchayat, under Police Station- Bajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Rahi Towers Private Limited.



Sunil Agarwal
Director
DIN: 01548658



Gayatri Devi Modi
Director
DIN: 01264895

Parijat Kutir Pvt. Ltd.

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

Phone no. 033-22902124

Email Id. parijatkutir@rediffmail.com

CIN. U45400WB2007PTC116586

The undersigned, being the Directors of **PARIJAT KUTIR PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12:00 Noon at their registered office situated at Ground Floor, 243-G, Block-J, New Alipore, Kolkata- 700 053, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring about 1 (One) Centah 8 (Eight) Chittack 10 (Ten) Square Feet, equivalent to 2.5023 (Two point Five Zero Two Three) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5969 and 5985, lying and situated under Muzas- **BEKICANI**, I.L. No. 13, within the limits of Rajchhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajchhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Parijat Kutir Private Limited.

Prahalad Mahto
Director
DIN: 07086068

Sunita Devi Moiti
Director
DIN: 00945545

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-54881532
Email id. thsp05@gmail.com
CIN: U70109WH2006PTC111576

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 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020 which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land amounting about 1 (One) Canal 8 (Eight) Chittack 10 (Ten) Square Feet, equivalent to 2.5023 (Two point Five Zero Two Three) Decimal, more or less, comprised in R.S. Dag No. 42B, recorded in R.S. Khata No. 1970, corresponding to L.R. Khata No. 5937, 5969 and 5968, lying and situated under Mouza- BEKICANI, J.L. No. 13, within the limits of Rajarhat Bishnupur Noyl Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before this board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other 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

18.08.2016 Hr-3

Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468

and having its registered Office at SN (II), 5th Floor, THE MILLENNIUM, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **PARIJAT KUTIR PRIVATE LIMITED**, (PAN- AAECF3010G), the Company, registered under the Companies Act 1956 and having its registered Office at Ground Floor, 243-G, Block-J, New Alipore, Kolkata- 700 053, represented by its Director/ Authorised Signatory PRABAL MARIK, (PAN- BDPPM1313R), son of Late Panna Lal Marik, residing at 84, Sarat Pally, Belgoria, Kolkata- 700 056, (3) **RAHI TOWERS PRIVATE LIMITED** (PAN- AADCR6471L), the Company, registered under the Companies Act 1956 and having its registered Office at Ground Floor, 243-G, Block-J, New Alipore, Kolkata- 700 053, represented by its Director/ Authorised Signatory SUNIL AGARWAL (PAN- AFCEA4841G), son of Late Kishan Lal Agarwal, residing at 98, Girish Ghosh Road, Belurmath, Howrah- 711 202, 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 successors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND (1) GREEN CONBUILD PRIVATE LIMITED**, the Company, (PAN- AACCG8918L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **GREEN DEVCON PRIVATE LIMITED**, the Company, (PAN- AACCG8920E) registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Hiran Kumar Jha, (PAN- AFSPJ4367C), son of Sri Chand Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgaria, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" (which expression shall unless excluded by or

repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

WHEREAS one (1) Manoranjan Pal, (2) Rabindra Nath Pal and (3) Sachindra Nath Pal, were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring 6 (Six) Decimal, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas;

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

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

AND WHEREAS by execution of a Sale Deed dated 28th day of February, 2000, the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, out of the aforesaid properties, jointly, sold, transferred and

conveyed **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 8 (Eight) Chittack 10 (Ten) Square Feet, equivalent to 2.5023 (Two point Five Zero Two Three) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 4242, 4243 and 4244, lying and situated under Mouza-REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishrupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, hereunder written, hereinafter referred as "the **SAID PROPERTY**", unto and in favour of **(SRI) DULAL DHAR**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 25, Pages 373 to 380, Being No. 987 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase said **(SRI) DULAL DHAR** recorded his name in Record Of rights vide L.R. Khatian No. 4711:

AND WHEREAS by virtue of a Sale Deed dated 15th day of May, 2008, the said **(SRI) DULAL DHAR** (through Sri Tapas Lodh, as his constituted attorney, appointed through a Power of Attorney dated 12th May, 2008 duly registered in the office of the A.D.S.R. Bidhanagar, Salt Lake City, and recorded into Book No. IV, CD Volume No. 1, Pages 5327 to 5337, Being No. 00503 for the year 2008) sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and two Others**, the VENDORS herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhanagar, Salt Lake City, and recorded into Book- I, CD Volume No. 6, Pages from 14065 to 14087, Being No. 06482 for the year 2008, against the consideration mentioned therein, absolutely and forever.

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

VENDORS'S Name	L.R. Khatian No.
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) PARLIAT KUTIR PRIVATE LIMITED	5969
(3) RAHI TOWERS PRIVATE LIMITED	5968

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.12.12.000/- (Rupees Twelve Lac And Twelve Thousand) only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.12.12.000/- (Rupees Twelve Lac And Twelve Thousand) only, duly paid by the Purchasers 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 Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 8 (Eight) Chittack 10 (Ten) Square Feet, equivalent to 2.5023 (Two point Five Zero Two Three) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5969 and 5968, lying and situated under Moussa- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, 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 hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or in hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the 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 Purchasers absolutely and forever, free from all encumbrances, trust, liens, dependens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

- (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 Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and

- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved, defended, kept harmless and other estate rights, title, claim, mortgage, charge, lien, 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 Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended as to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate of 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



भारतीय विभाग
भारतीय विभाग



संस्कृत विभाग
GOVT OF INDIA

भारतीय विभाग



भारतीय विभाग

भारतीय विभाग



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001273479/2018

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-Gk 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]		5337		 Dipak, modi 15/5/18
2	Mr PRABAL MARIK SA. SARAT PALLY, BELGHORIA, P.O:- KAMARHATI, P.S:- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056	Representative of Seller [PARUAT KUTIR PRIVATE LIMITED]		5346		 Prabal Marik 15/5/18
3	Mr SUNIL AGARWAL 98, GRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Beliya, District-Hooghly, West Bengal, India, PIN : 711202	Representative of Seller [RAH-TOWERS PRIVATE LIMITED]		5347		 Sunil Agarwal 15/5/18

Sl. No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr TARAK NATH DEY Son of Late Hari Pado Dey 6/18, Bjoyganj, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P. 5- Jadavpur, District-South 24- Parganas, West Bengal, India, PIN- 700032	Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, Mr PRABAL MAJIK, Mr SUNIL AGARWAL	<i>Tarak Nath Dey</i> 15/19

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



संजयजीव फिलिम
SUNJAYJIW FILMS
GOREGAON (WEST) MUMBAI



भारत सरकार
GOVT. OF INDIA



संजयजीव फिलिम
संजयजीव फिलिम प्राइवेट लिमिटेड
अधिकारी

- (VII) **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 Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property; and all other rights of easements at law and in equity; and
- (X) **THAT** the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, liaspense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the 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 Purchasers' name in the records of rights as well as in the records of local authority;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendors has handed over all documents of title relating to this property unto the Purchasers

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land admeasuring about 1 (One) Cottah 8 (Eight) Chittack, 10 (Ten) Square Feet, equivalent to 2.5023 (Two point Five Zero Two Three) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5969 and 5968, lying and situated under Mouza-REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:-

- | | |
|----------------|---|
| ON THE NORTH : | By Land under R. S. Dag No. 428 (Part); |
| ON THE SOUTH : | By Land under R. S. Dag No. 406 (Part); |
| ON THE EAST : | By Eight feet wide Common Passage; |
| ON THE WEST : | By Land under R. S. Dag No. 425 (Part); |

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

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

Tanuj Nath Ray
6/18, Bhatnagar,
Kolkata - 700032

WITNESSES

Dipankar

(Signature)

PARIJAT KUTIR PVT. LTD.

Prabhat Mondal

RAMI TOWERS PVT. LTD.

Dipankar
Director

M
M.C. MURKAR
Public Hearing - 11/12/2012



Drafted by:-
Vijay Gang
Advocate
High Court, Calcutta
11/12/2012

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.12,12,000/- (Rupees Twelve Lac And Twelve Thousand) only from the hereinabove named Purchasers according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
4,04,000/-	12.09.2016	703805	Corporation Bank, Begunisi Branch	Tara Home Search Pvt. Ltd.
2,02,000/-	12.09.2016	703807	-do-	Parijat Kutir Pvt. Ltd.
2,02,000/-	12.09.2016	703854	-do-	Parijat Kutir Pvt. Ltd.
4,04,000/-	12.09.2016	703855	-do-	Rahi Towers Pvt. Ltd.
12,12,000/-	Rupees Twelve Lac And Twelve Thousand only			

Witnesses:

Tarak Nath Das
C/IE, Rajayyath,
Kolkata - 700032

Amf

TARA HOME SEARCH PVT. LTD.

Dipak Mohi

PARIJAT KUTIR PVT. LTD.

Prabhat Ghosh























RAHI TOWERS PVT. LTD.

Dipankar
DIRECTOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	<i>Pralok Mishra</i>					

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	

Signature

Signature

Major Information of the Deed

Deed No :	I-1904-08763/2016	Date of Registration	9/17/2016 12:20:39 PM
Query No / Year	1904-0001273479/2016	Office where deed is registered	
Query Date	14/09/2016 5:47:08 PM	AREA - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	GREEN CONBUILD PVT.LTD DC-8/28, SHASTRI BAGAN, Thana - Baguiati, District - North 24-Parganas, WEST BENGAL, Mobile No - 9836476200, Status Buyer/Cliamant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 12,12,000/-	Rs. 12,12,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 80,620/- (Article 23)	Rs. 13,419/- (Article A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

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-428	LR-5937	Basti	Shell	2.5023 Dec	12,12,000/-	12,12,000/-	Width of Approach Road: 8 Ft.
Grand Total :					2.5023Dec	12,12,000 /-	12,12,000 /-	

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 - Bhawanipore, P.S - Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status -Organization, Executed by: Representative
2	PARIJAT KUTIR PRIVATE LIMITED 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 PAN No. AAACP3010G, Status -Organization Executed by: Representative
3	RAHI TOWERS PRIVATE LIMITED 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 PAN No. AADCR6471L, Status -Organization Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN CONBUILD PVT. LTD. DC-8/28, SHASTRI BAGAN, P.O - DESHBANDHU NAGAR, P.S - Baguiati, District -North 24 Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8918L, Status Organization
2	GREEN DEVCON PVT. LTD. DC-8/28, SHASTRI BAGAN, P.O - DESHBANDHU NAGAR, P.S - Baguiati, District -North 24 Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8920E, Status Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bikram Kumar Jha Son of Mr. Charal Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 37B/1, Bhagwati Charan Chatterjee Street, Belghoria, Kolkata 700 056, P.O - KAMARHATI, P.S- Belghoria, District -North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : GREEN CONBUILD PVT. LTD . GREEN DEVCON PVT. LTD.
2	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
3	Mr PRABAL MARIK Son of Late :PANDIA LAL MARIK 84, SARAT PALLY, BELGHORIA, P.O - KAMARHATI, P.S - Belghoria, District -North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status : Representative, Representative of : PARUAT KUTIR PRIVATE LIMITED
4	Mr SUNIL AGARWAL Son of Late : KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O - BELUR MATH, P.S- Bally, District -Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : RAHI TOWERS PRIVATE LIMITED

Identifier Details :

Name & address	
Mr TARAK NATH DEY Son of Late :Har Pado Dey 6/18, Bityagam, Jadavpur, Kolkata- 700 032, P.O - Jadavpur, P.S - Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, Mr PRABAL MARIK, Mr SUNIL AGARWAL.	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN CONBUILD PVT. LTD. -0.41705 Dec GREEN DEVCON PVT. LTD.:- 0.41705 Dec
2	PARUAT KUTIR PRIVATE LIMITED	GREEN CONBUILD PVT. LTD. -0.41705 Dec GREEN DEVCON PVT. LTD.:- 0.41705 Dec
3	RAHI TOWERS PRIVATE LIMITED	GREEN CONBUILD PVT. LTD. -0.41705 Dec GREEN DEVCON PVT. LTD.:- 0.41705 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 426(Corresponding RB Plot No - 426), LR Khatian No - 5937	Owner: SRI (M) R.K. Goudan (P) P., Address: 229 BF, 18, Rajarhat, Classification: *TR, Area: 0.03500000 Acre.

Endorsement For Deed Number : I - 190408763 / 2016

On 15-09-2016

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

Presented for registration at 10:52 hrs on 15-09-2016, at the Private residence- by Mr DIPAK KUMAR MODI.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,12,000/-

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 TARAK NATH DEY, . . Son of Late Hari Pado Dey, 6/18, Bjoygarh, Jadavpur, Kolkata- 700 032, P.O: Jadavpur, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India. PIN - 700032. by caste Hindu, by profession Others

Execution is admitted on 15-09-2016 by Mr PRABAL MARIK,

Indebted by Mr TARAK NATH DEY, . . Son of Late Hari Pado Dey, 6/18, Bjoygarh, Jadavpur, Kolkata- 700 032, P.O: Jadavpur, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India. PIN - 700032. by caste Hindu, by profession Others

Execution is admitted on 15-09-2016 by Mr SUNIL AGARWAL,

Indebted by Mr TARAK NATH DEY, . . Son of Late Hari Pado Dey, 6/18, Bjoygarh, Jadavpur, Kolkata- 700 032, P.O: Jadavpur, Thana: Jadavpur, . South 24-Parganas, WEST BENGAL, India. PIN - 700032. by caste Hindu, by profession Others

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 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 13,419/- (A(1) = Rs 13,321/-, E = Rs 141/-) = Rs 35/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 3/-, by online = Rs 13,419/-

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

Online on 16/09/2016 10:51AM with Govt Ref. No: 192016170023141471 on 16-09-2016. Amount Rs: 13,419/-

Bank: State Bank of India (SBIN0000001), Ref. No. CKA4737064 on 16-09-2016. Head of Account 0030-03-104-001-1

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,520/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 80,520/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 9303, Amount: Rs 100/-, Date of Purchase, 08/09/2018, Vender name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2018 - 10:51AM with Govt. Ref. No. 192018170323141471 on 15-09-2018, Amount Rs. 80,520/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4737094 on 15-09-2018, Head of Account 0030-02-103-003-0



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 325644 to 325679

being No 190408763 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:22:10 +05:30
Reason: Digital Signing of Deed.

AK

(Asit Kumar Joarder) 20-09-2016 17:22:08
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

१२०१५/१६

४१६५/२०१६



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192419

2337
 10516
 2000-246/16
 34 30
 2000
 19.9.16
 0-12-3963/16
 14.02.16
 Additional Director of
 Industries & Commerce



Certified that the amount of
 Rs. 100/- has been
 duly received by the
 Government of West Bengal
 on 17.09.2016

Accountant General
 of Accounts, Kolkata

17 SEP 2016

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



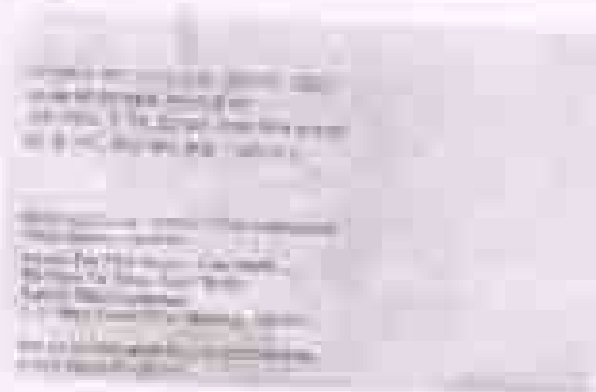


DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64991532
Email id. info@tarahome.com
CIN: U70109WB2006PTC111576

The undersigned, being the Directors of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that in 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 Jagadish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 1 (One) Catak 12 (Twelve) Chittrak, equivalent to 2.8926 (Two point Eight Nine Two Six) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, lying and situated under Mouza- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bahadur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other 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 matters connected therewith or incidental thereto.

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

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

Kishan Kumar Modi
Director
DIN: 00052423

[Signature]
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 Query No/fear 19940001273451/2016

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 MOJI 243-G, Block-J, New Alipore, Kolkata-700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 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
					

(Asst Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

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

GRN: 19-201617-002314071-1

Payment Mode: Online Payment

GRN Date: 16/09/2016 10:30:06

Bank: State Bank of India

BRN: CKA4736454

BRN Date: 16/09/2016 10:47:29

DEPOSITOR'S DETAILS

Id No.: 19040001273431/1/2016

(Every Year/Quarterly Year)

Name: GREEN CONBUILD PVT LTD

Contact No.:

Mobile No.: +91 9835475200

E-mail:

Address:

DC 9/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-59

Applicant Name: Ms GREEN CONBUILD PRIVATE LIMITED

Office Name:

Office Address:

Status of Depositor:

Buyer/Claimant

Purpose of payment / Remarks:

Sale Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19040001273431/1/2016	Property Registration- Registration Fee	000000 100 000 10	15000
2	19040001273431/1/2016	Property Registration- Stamp duty	000000 100 000 00	69000

Total

84000

In Words: Rupees Eighty Four Thousand Four Hundred Only

and having its registered Office at SN (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, [PAN- ADYPM7155M], son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively 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 their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **GREEN CONBUILD PRIVATE LIMITED**, the Company, (PAN- AACCG8918L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagar, Deshbandhu Nagar, Kolkata 700 059, and (2) **GREEN DEVCON PRIVATE LIMITED**, the Company, (PAN- AACCG8920E) registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagar, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory [Mr.] Bikram Kumar Jha, (PAN- AFSP14367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indra Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

WHEREAS one (1) Manoranjan Pal, (2) Rabindra Nath Pal and (3) Sachindra Nath Pal, were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring 6 (Six) Decimals, comprised in R.S. Dag No. #28, recorded in R.S. Khatian No. 1970, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North) 24-Parganas;

AND WHEREAS thus by virtue of the aforesaid family settlement, the said (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, became sole and absolute owner of **ALL THAT** piece or parcel of land measuring 6 (Six) Decimal, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas,

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

AND WHEREAS thus while the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they recorded their name as owner of the aforesaid 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 30th day of July, 1999 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, out of the aforesaid properties, jointly, sold, transferred and conveyed **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 12 (Twelve) Chittack, equivalent to 2.8926 (Two point Eight Nine Two Six) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat,

under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, hereunder written, hereinafter referred as "the **SAID PROPERTY**", unto and in favour of **(SRJ) MANIK KUMAR NANDI**, which was duly registered in the office of the Additional District Sub-Registrar, Badhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 72, Pages 373 to 382, Being No. 2904 for the year 1999, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase said (SRJ) MANIK KUMAR NANDI recorded his name in Record Of rights vide L.R. Khata No. 4819,

AND WHEREAS by virtue of a Sale Deed dated 10th day of January, 2007, the said **(SRJ) MANIK KUMAR NANDI** sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, the **VENDOR** herein, which was duly registered in the office of the District Sub-Registrar II, North 24 Parganas, and recorded into Book- I, CD Volume No. 2, Pages from 10954 to 10965, Being No. 01850 for the year 2007, against the consideration mentioned therein, absolutely and forever. After the aforesaid purchase, **TARA HOME SEARCH PRIVATE LIMITED**, the Vendor herein recorded its name in Record Of Rights vide L.R. Khata No. 5937;

AND WHEREAS the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.14,00,000/- (Rupees Fourteen Lac) only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.14,00,000/- (Rupees Fourteen Lac) only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 12 (Twelve) Chittack, equivalent to 2.8926 (Two point Eight Nine Two Six) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, lying and situated under Mauza- RERJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, 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 hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described-distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended

so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power or control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, dependens, charges, attachments, claimants, requisitions, acquisitions and ailment whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

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

the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

(III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

(IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, liendences and attachments whatsoever; and

(V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and

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

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

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

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

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land admeasuring about 1 (One) Cottah 12 (Twelve) Chittack, equivalent to 2.8926 (Two point Eight Nine Two Six) Decimal, more or less, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, lying and situated under Mouza- REKJOANI, J.L. No. 11, within the limits of Regarhat Bishnupur No.1 Gram Panchayat, under Police Station-

Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and buttled and bounded as follows:

ON THE NORTH : By Land under R. S. Dag No. 428 (Part);
ON THE SOUTH : By Land under R. S. Dag No. 406 (Part);
ON THE EAST : By Land under R. S. Dag No. 429 (Part);
ON THE WEST : By Eight feet wide Common Passage;

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

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

BARA HOME SEARCH PVV LTD

Dipak Modi

ALPINE


98, G. G. Road
Harrah - 711302


1500, Durg Road
Sector Harrah - 711302

Drafted by:-
Vasim Jafar
Advocate
High Court, Calcutta
5/10/2019

RECEIPT

Received a sum of Rs.14,00,000/- [Rupees Fourteen Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below.

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
7,00,000/-	12.09.2016	703803	Corporation Bank, Bagnati Branch	Tara Home Search Pvt. Ltd.
7,00,000/-	12.09.2016	703851	do-	Tara Home Search Pvt. Ltd.
14,00,000/-	Rupees Fourteen Lac only.			

Witnesses



TARA HOME SEARCH PVT. LTD.

Dipak Modi

NAME

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major information of the Deed

Deed No :	I-1904-08764/2016	Date of Registration	31/7/2016 12:21:50 PM
Query No / Year	1904-0001273431/2016	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Query Date	14/09/2016 5:37:24 PM	Applicant Name, Address & Other Details	GREEN CONBUILD PRIVATE LIMITED DC-928, SHASTRI BAGAN Thana: Baguati, District: North 24-Parganas, WEST BENGAL, Mobile No : 9836475200 Status: Advocate
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4304] Other than Immovable Property Declaration (No of Declaration : 2)
Set Forth value	Rs. 14,00,000/-	Market Value	Rs. 14,00,000/-
Stamp duty Paid(SD)	Rs. 70,020/- (Article 23)	Registration Fee Paid	Rs. 15,487/- (Article A(1), E, Wa, Wb), II
Remarks			

Land Details :

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

SCh No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-428	LR-5937	Sista	Shal	2.8928 Dec	14,00,000/-	14,00,000/-	Width of Approach Road: 8 Ft
Grand Total :					2.8928Dec	14,00,000/-	14,00,000/-	

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. - Bhawanipore, P.S. - Bhawanipore District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT8379G, Status: Organization Executed by Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN CONBUILD PRIVATE LIMITED DC-928, Shastri Bagan, P.O. - Deshbandhu Nagar, P.S. - Baguati, District - North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8918L, Status: Organization
2	Green Devcon Pvt, Ltd DC-928, SHASTRI BAGAN, P.O. - DESHBANDHU NAGAR, P.S. - Baguati, District - North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8920E, 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 No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belghoria, Kolkata 700 056, P.O - KAMARHATI, P.S - Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : GREEN CONSBUILD PRIVATE LIMITED, Green Devcon Pvt. Ltd

Identifier Details :

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

Land Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 438(Corresponding RS Plot No- 428), LR Khatian No - 5837	Owner:SHRI DDA RAJ, Gunfan:III: RA, Address:220 RA RA Rajarhat, Classification: 11A, Area:0.03000000 Acre.

Endorsement For Deed Number : I - 190408764 / 2016

On 15-09-2016

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

Presented for registration at 19:32 hrs on 15-09-2016, at the Private residence, by Mr. DIPAK KUMAR MODI

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 14,00,000/-

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962) [Representative]

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

Modified by Mr SUNIL AGARWAL, Son of Late R L AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thane Bafy., Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others

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

On 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 15,487/- (A/1) = Rs 16,380/-, E = Rs 14/-, J = Rs 50/-, M(a) = Rs 25/-, M(b) = Rs 4/-, and Registration Fees paid by Cash) Rs 0/-, by online = Rs 15,487/-
Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 16/09/2016 10:47AM with Govt. Ref No: 192016170023140711 on 16-09-2016, Amount Rs: 15,487/-
Bank: State Bank of India (SRIN0000001), Ref. No. CKA4736454 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,920/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 69,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9301, Amount: Rs 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chandra
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 10:47AM with Govt. Ref No: 192016170023140711 on 16-09-2016, Amount Rs: 69,920/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4736454 on 16-09-2016, Head of Account 0030-03-103-001-02

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 59.
Registered in Book - I
Volume number 1904-2016, Page from 325680 to 325705
being No 190408764 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:23:06 +05:30
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 20-09-2016 17:23:05
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)