

8904/16

8765/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192430

15/09/16
 CM-2446/16
 JV 3/30
 3/30
 15/9/16
 15/9/16
 0-1777-2151

A.R.A.
 Certified that the Document is identical to
 Registered. The Document is
 authentic and correct.

[Signature]
 Assistant Registrar
 of Assurances W. Bengal

7 SEP 2016

THIS INDENTURE made this the 15th day of September, 2016
 BETWEEN TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACCT53790), the Company, registered under the Companies Act 1956

730

SL. NO.	
NAME	
ACC. NO.	
AMOUNT	73000
09 SEP 2016	
for	
SOUMTRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



pc

Spencer
 48, G. S. Road,
 Kolkata
 Contact 771202

ADDITIONAL REGISTRAR
 OF ASSURANCES-V, KOLKATA
 15 SEP 2016





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

GRN: 19-201617-002300324-1 Payment Mode: Online Payment
 GRN Date: 15/09/2016 12:40:56 Bank: State Bank of India
 BRN: CKA4673098 BRN Date: 15/09/2016 12:58:39

DEPOSITOR'S DETAILS

Id No.: 19040001272225/1/2016

(Date No. Party Year)

Name: DHANSHREE COMMERCIAL BPT. LTD
 Contact No: Mobile No: +91 985475200
 E-mail: Address: VIP ENCLAVE, BLDG/1A, FLAT NO. 104, KOL-59
 Applicant Name: Ms DHANSHREE COMMERCIAL PRIVATE LIMITED
 Office Name: Office Address: Status of Depositor: Buyer/Clermont
 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	19040001272225/1/2016	Property Registration Fees	9030-03-104-001-18	44000
2	19040001272225/1/2016	Property Registration Stamp Duty	9030-03-103-001-02	199870

Total

243870

In Words: Rupees Two Lakh Forty Three Thousand Five Hundred Eighty only



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001272225/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIPAK KUMAR MODI: 243-G, Block- J, New Alipore, Kolkata- 700 053, P O- New Alipore, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			 15/9/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dutt Sanyal, Mr DIPAK KUMAR MODI			

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

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64881532
Email Id. trsp06@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 amended:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and parcel of undivided land measuring about 12 (Twelve) Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, recorded in L.R. Khata No. 5937, lying and situated at Mouza- BEKIOANI, J.L. No. 13, within the limit 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 as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. 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

Kishan Kumar Modi

Kishan Kumar Modi
Director
DIN: 00052423

Dipak Modi

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- AIIYPM7155M), 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 COMMERCIAL PRIVATE LIMITED**, the Company, (PAN- AADCD8329D), registered under the Companies Act 1956, having its registered office at VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its Authorised Signatory [Mr.] Deb Dulal Sarker, (PAN- BZPPS1417Q), son of Sri Banbhuanu Sarker, residing at 36-F, 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- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas;

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

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

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

Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at Mouza-REKJOANI, J.L. No. 11, within the limit of Rajarhat Bishrupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas and henceforth recorded their name in Records Of Rights (ROR) vide (1) L.R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levies and other outgoings against their name regularly and punctually;

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

situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, (all through **Mohammad Jalaluddin**, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and part 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 measuring 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 12 (Twelve) Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, recorded in 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

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, fully paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided land measuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S / L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S / L.R. Dag No. 447, 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 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, dispenders, 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, lispences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the 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 court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' 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 land measuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, rounded in L.R. Khatian No. 5937, lying and situated at Motia- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No Gram Panchayat, under Police Station- Rajarhat, District North 24-Farganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S. / L.R. Dag No. 446 and 447 is hatted 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;

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

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

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 SEARCH PVT. LTD.

Dipak Modi

4/8/20

Dipak Modi
98, G. G. Road
Howrah - 711202

Dr. P. C. MISHRA
Sector Howrah - 711202

Drafted by
Vijay Singh
Attorney
High Court, Calcutta
P/102V/2002

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
25,00,000/-	25.08.2016	692780	Vijaya Bank, Gopalpur Rajarhat Branch	Tara Home Search Pvt. Ltd
14,93,000/-	12.09.2016	692781	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:













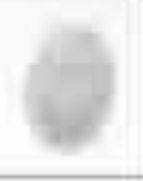

TARA HOME SEARCH PVT. LTD.

Dipali Modi

4/2016

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Dipak Mochi</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Subodh Kumar</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Major Information of the Deed

Deed No	I-1904-08765/2016	Date of Registration	8/17/2016 12:22:57 PM
Query No / Year	1904-0001272225/2016	Office where deed is registered	
Query Date	14/09/2016 2:01:09 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DHANSHREE COMMERCIAL PRIVATE LIMITED VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, Kolkata 700 069, Titana Bagpet, District: North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status: Buyer/Customer		
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/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,98,670/- (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: Rakjoyani

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-446	LR-5937	Bastu	Shal	2 Dec	6,65,500/-	6,65,500/-	Property is on Road
L2	LR-447	LR-5937	Bastu	Shal	10 Dec	33,27,500/-	33,27,500/-	Property is on Road
		TOTAL			12Dec	39,93,000/-	39,93,000/-	
	Grand Total :				12Dec	39,93,000/-	39,93,000/-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N (B), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O - Bhawanipore, P.S - Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT6379G, Status: Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHANSHREE COMMERCIAL PRIVATE LIMITED VIP Enclave, Block-A, Flat No- 104, VIP Road, Ragh, P.O - Deshbandhu Nagar, P.S - Baguiati, District: North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACDC6328D, Status: Organization

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr. Banishujan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700039, P.O.- Tiljala, P.S.- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: DHANSHREE COMMERCIAL 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 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

Identifier Details :

Name & address	
Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRISH BHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr 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 COMMERCIAL PRIVATE LIMITED-2 Dec

Transfer of property for L2

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

Land Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 446(Corresponding RS Plot No:- 446), LR Khatian No:- 5937	Owner: শ্রী শ্রী দেব দুল্ল সর্কার, Gurdan: শ্রী শ্রী, Address: 220/৪৭ (৪) বৈষ্ণবপুর Classification: ৪৪১, Area: 0.07000000 Acre.
L2	LR Plot No:- 447(Corresponding RS Plot No:- 447), LR Khatian No:- 5937	Owner: শ্রী শ্রী দেব দুল্ল সর্কার, Gurdan: শ্রী শ্রী, Address: 220/৪৭ (৪) বৈষ্ণবপুর Classification: ৪৪১, Area: 0.10000000 Acre.

Endorsement For Deed Number : 1 - 190408765 / 2016

On 15-09-2016

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 18:36 hrs on 15-09-2016, at the Private residence, by Mr DIPAK KUMAR MOJIB

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 39.91,000/-

Admission of Execution (Under Section 54, W.B. Registration Rules, 1962) [Representative]

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

instigated by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thane Bally, City/Town: BALLY, Howrah WEST BENGAL, India. PIN - 711202, by caste Hindu, by profession Service

Asit Kumar Joarder

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

Kolkata, West Bengal

On 17-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1959.

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 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,010/-

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

Online on 15/09/2016 12:58PM with Govt. Ref. No: 192016170023003241 on 15-09-2016, Amount Rs. 44,010/-

Bank: State Bank of India (SBIN0000001), Ref. No: CKA4573886 on 15-09-2016, Head of Account 0030-03-104-901-1

Payment of Stamp Duty

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

Description of Stamp

1 Stamp Type: Impressed, Serial no 9312, Amount: Rs. 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

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

Online on 15/09/2016 12:58PM with Govt. Ref. No: 192016170023003241 on 15-09-2016, Amount Rs. 1,99,570/-

Bank: State Bank of India (SBIN0000001), Ref. No: CKA4573886 on 15-09-2016, Head of Account 0030-03-103-000-02

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 325706 to 325731
being No 190408765 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:24:00 +05:30
Reason: Digital Signing of Deed

ASIT KUMAR JOARDER
(Asit Kumar Joarder) 20-09-2016 17:24:00
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

82/10/16

8768/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192417



Certified that the document is admitted to
Registration. The attached Stamp and the
signature of the Registrar are in accordance
with the provisions of the Act.

[Signature]
Registrar
of Companies, Kolkata

17 SEP 2016

THIS INDENTURE made this the 15th day of September, 2016
BETWEEN (1) **TARA HOME SEARCH PRIVATE LIMITED**, (PAN-
AACCTS379G), the Company, registered under the Companies Act 1956

[Handwritten notes in left margin:]
Visit
2.2.2016 - 15/9/16
C.No - 2458/16
30.8.16
34.50
377
14/9/16
M
Municipal Engineer of
Kolkata

9299

IN NO:	
NAME:	
REC:	1007
AMOUNT:	
09 SEP 2016	
SCIMITRA CHANDA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd., Kol-1	



Signature
98, A.G. Road
Howrah 711 202

1007
1007

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorized Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPB2207E), daughter of Parichu Gopal Banerjee, residing at Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (3) **ULTIMATE NIWAS PRIVATE LIMITED**, (PAN- AAACU9085A), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIPUL SAMANTA, (PAN- BWOPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (4) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800F), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- ACIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (5) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCBI702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053,

(6) **ASIYANA VANIJYA PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **NIKITA MODI DEY**, (PAN- ACWPM8225M), wife of Rohini Dey, residing at 6E, Avenue House, 107, Southern Avenue, Kolkata- 700 029. (7) **GLORY TIE-UP PRIVATE LIMITED**, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **DILIP KUMAR MODI**, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053. (8) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **TARAK NATH DEY**, (PAN- ACIPD4343K), son of Late Hari Padu Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032. (9) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAACP2835K), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **DILIP KUMAR MODI**, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART** AND (1) **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, 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 Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha (PAN- AFSPJ4367C), son of Sri Chandu Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to - as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

WHEREAS 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 9 (Nine) Decimal, more or less, lying and situated under Mouza REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, 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 Netu 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 Hikray Kohala 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 9 (Nine) Chittack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Mouza- KENJOANI, J.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 4242, 4243 and 4244, 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 **ASIT RANJAN SAHA**, 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 from 381 to 388, Being No. 988 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS by virtue of a Sale Deed dated 19th day of September, 2007, the said **ASIT RANJAN SAHA**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and eight Others**, the VENDORS herein, which was duly registered in the office of the District Sub-Registrar-II, North 24 Parganas, and recorded into Book- I, CD Volume No. 4, Pages

from 1815 to 1835, Being No. 02393 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 :

<u>VENDORS'S Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) ZODIAC HEIGHTS PRIVATE LIMITED	5936
(3) ULTIMATE NIWAS PRIVATE LIMITED	5935
(4) HAPPY MANSIONS PRIVATE LIMITED	5934
(5) BARBARIK CONSTRUCTION PRIVATE LIMITED	5933
(6) ASIYANA VANLIYA PRIVATE LIMITED	5971
(7) GLORY TIE-UP PRIVATE LIMITED	5970
(8) KARMA DEALERS PRIVATE LIMITED	5967
(9) PRAYAS VINCOM PRIVATE LIMITED	5966

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 have agreed to purchase the Said Property at and for a Total Consideration of Rs.12,78,000/- [Rupees Twelve Lac And Seventy Eight 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.12,78,000/- [Rupees Twelve Lac And Seventy Eight 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 9 (Nine) Chittack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, 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 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, lispendens, 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 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 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, dependencies 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 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 Vendors nor any such notice has been published; and
- (VIII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment) or for any other purposes; and
- (IX) **THAT** the 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, lispendense or any suit relating to the property any attachment either before or after decree by any court or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the 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;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land admeasuring about 1 (One) Cottah 9 (Nine) Chittack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under MONA-REKICANI, J.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, 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 bounded as follows:

ON THE NORTH	By Land under R. S. Dag No. 427 (Part).
ON THE SOUTH	By Land under R. S. Dag No. 427 (Part);
ON THE EAST	By Land under R. S. Dag No. 429;
ON THE WEST	By Eight feet wide Common Passage.

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

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

[Signature]
98 G.G. Road
Hosur - 711202

[Signature]
107/10 B. Rd
Kolkata - 711002

SARA HOME

Dipak Modi

Director

SOULAC HEIGHTS PVT LTD

Swapan Banerjee
Director

ULTIMATE NIWAS PVT. LTD.

Bipul Saha
Director

HAPPY MANSIONS PVT. LTD.

Tanuj Nath Ray
Director

SARASWATI CONSTRUCTION PVT. LTD.

Dipak Modi

Director

ASRYANA VANIJY PVT. LTD.

Nirrita Modi Das

Director

FOR GLORY TIF-UP PVT. LTD.

Dilip Kumar Mohi

Director

KAFMA DEALERS PVT LTD

Tanuj Nath Ray

Director

DEEVAH UNICOM PVT. LTD.

Dilip Kumar Mohi

Director

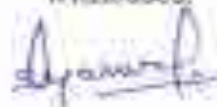
Drafted by
Vijay Singh
Advocate
High Court Calcutta
21/05/2008

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.12,78,000/- (Rupees Twelve Lac And Seventy Eight 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
1,42,000/-	12.09.2016	703797	Corporation Bank, Baguinis Branch	Tara Home Search Pvt. Ltd.
1,42,000/-	12.09.2016	703798	-do-	Zodiac Heights Pvt. Ltd.
1,42,000/-	12.09.2016	703799	-do-	Ultimate Niwas Pvt. Ltd.
1,42,000/-	12.09.2016	703800	-do-	Barbarik Construction Pvt. Ltd.
71,000/-	12.09.2016	703801	-do-	Happy Mansions Pvt. Ltd.
71,000/-	12.09.2016	703845	-do-	Happy Mansions Pvt. Ltd.
1,42,000/-	12.09.2016	703846	-do-	Asiyana Vanija Pvt. Ltd.
1,42,000/-	12.09.2016	703847	-do-	Glory Tie Up Pvt. Ltd.
1,42,000/-	12.09.2016	703848	-do-	Karma Dealers Pvt. Ltd.
1,42,000/-	12.09.2016	703849	-do-	Prayas Vincom Pvt. Ltd.
12,78,000/-	Rupees Twelve Lac And Seventy Eight Thousand only			

Witnesses:



TARA HOME SEARCH PVT. LTD.

Dipak Modi

Director

ULTIMATE NIWAS PVT. LTD.

Rajendra Singh

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipak Modi

Director

FOR GLORY TIE-UP PVT. LTD.

Dipak Kumar Modi

Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerjee

Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Ray

Director

ASIYANA VANIJA PVT. LTD.

Dipak Modi

Director

KARMA DEALERS PVT. LTD.

Tarak Nath Ray

Director

PRAYAS VINCOM PVT. LTD.



Dipak Kumar Modi

Director



FORM FOR TEN FINGERPRINTS

1						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
	<i>Nitasha Prakash</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
	<i>Dipak Prakash</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Rajiv Kumar</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Faruk Mally Ali</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Ali to mas Mally</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

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

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

GRN: 18-201617-002313904-1 Payment Mode: Online Payment
 GRN Date: 16/09/2018 10:22:28 Bank: State Bank of India
 BRN: CKA4730878 BRN Date: 16/09/2018 10:38:51

DEPOSITOR'S DETAILS

Name: GREEN CONBUILD PVT LTD Id No.: 19040001273388/1/2018
(Only for Online Fee)
 Contact No. Mobile No.: +91-9836325200
 E-mail
 Address: DC 9/28, SHSATRI BAGAN
 DESHBANDHU NAGAR, KOL-55
 Applicant Name: M/s 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	18091617002313904-1	Property Registration Fee	0000-00-100-000-02	14400
2	18091617002313904-1	Property Registration- Sale Fee	0000-00-100-000-02	64800

In Words: Rupees Seventy Seven Thousand Four Hundred Eighty Total 77900







Kitoko, Mike Day



TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-24581532
Email id thsp13@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 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a specimen 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 admeasuring about 1 (One) Katha & (Nine) Chituck and 27 (Twenty seven) Square Feet, equivalent to 2.647 Decimal, more or less, lying and situated under Moza- BEHOANI, I.L. No. 13, comprised in R.S. Deg No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bahupur 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 favor 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 the 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 submit mutation 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 or consent of shareholders to authorize the sale of the property.

For and on behalf of the Board
For Tara Home Search Private Limited
13.08.2016

Hishar Kumar Modi
Director
DIN: 00052423

Dipak Kumar Modi
Director
DIN: 00052468

27

Zodiac Heights Pvt. Ltd.

Registered office: 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700020

Phone no-033-22811981

Email id: zodiacheights@zodiac.com

CTN: U45400WB2007PTC116587

The undersigned, being the Director of ZODIAC HEIGHTS 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 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 1 (One) Kanal 9 (Nine) Chitrack and 17 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Micro- REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur 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 Vender Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. SWAPNA BANERJEE, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration at 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. SWAPNA BANERJEE, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect in 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 Zodiac Heights Private Limited

Prabal Maitik

Prabal Maitik
Director
DIN: 07086068

Swapna Banerjee

Swapna Banerjee
Director
DIN: 001991282

Ultimate Niwas Pvt. Ltd.

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

Phone no: 033-22811881

Email id: ultimateniwas@outlook.com

CIN: U45400WB3007PTC116730

The undersigned, being the Director of **ULTIMATE NIWAS 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 01:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata-700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring about 1 (One) Gottah 9 (Nine) Chittack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Moza- **REKJANI**, I.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Kharian No. 1970, corresponding to L.R. Kharian No 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishuapur 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 Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. **BIPUL SAMANTA**, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, pursuant 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. **BIPUL SAMANTA**, 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 Ultimate Niwas Private Limited


Bipul Samanta
Director
DIN: 00071989


Neha Modi
Director
DIN: 01518742

27

Happy Mansions Pvt. Ltd.

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

Phone no: 033-22811991

Email Id: happy.mansions@rediffmail.com

CIN: U45400WB2007PTC11659

The undersigned, being the Directors of HAPPY MANSIONS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 1 (One) Gorta 9 (Nine) Chitrack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Mouza- BEKICANI, J.L. No. 13, comprised in R.S. 11ag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur 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 Vendor Company or Companies on the terms set out in the Sale deed, prepared before the board.

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

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

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

For and on behalf of the Board
For Happy Mansions Private Limited



Tarak Nath Dey
Director
DIN: 00058111



Swapna Banerjee
Director
DIN: 01991282

Barbarik Construction Pvt. Ltd.

Registered Office: 11TH FLOOR, CRESCENT TOWER, 229, A.J.C. BOSE ROAD, KOLKATA-700020

Phone No. 033-22811881

Email id barbarikcons@outlook.com

CIN: U45400WB2007PTC118728

The undersigned, being the Directors of **BARBARIK CONSTRUCTION PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11.30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring about 1 (One) Gatah 9 (Nine) Chittack and 27 (Twenty Seven) Sqam Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Mouza- REEKMANI, T.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5927, 5928, 5929, 5934, 5933, 5971, 5970, 5967 and 5968, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Baurihat, 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 as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. **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 Barbarik Construction Private Limited

Dipak Modi

Dipak Kumar Modi
Director
DIN: 00052468

Gayatri Devi Modi

Gayatri Devi Modi
Director
DIN: 01264895

Asiyana Vanijya Pvt. Ltd.

Registered Office: 3rd Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no. 033-54991532
Email id. asiyanavani@gmail.com
CIN: U52100WB2007PTC116370

The undersigned, being the Director of ASIYANA VANIJYA PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:00 AM at their registered office situated at 3rd 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 measuring about 1 (One) Cottah 9 (Nine) Chitack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Messrs. REEDANI, I.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khata No. 1970, corresponding to L.R. Khata No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Bazarhat Submarg No. 3 Gram Panchayat, under Police Station- Bazarhat, District North 24 Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

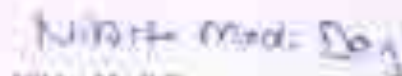
FURTHER RESOLVED, that Mrs. **NIKITA MODI DEY** Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of 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 Mrs. **NIKITA MODI DEY**, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for 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 Asiyana Vanijya Private Limited


Arun Kumar Modi
Director
DIN: 00538448


Nikita Modi Dey
Director
DIN: 01215762

Glory Tie-up Pvt. Ltd.

Registered Office: 5th Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no: 033-84981532
Email id: glorytieup@rediffmail.com
CIN: U52100WB2007PTC116371

The undersigned, being the Directors of GLORY TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 01:30 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) Cottah 9 (Nine) Chittack and 27 (Twenty Seven) Square Feet, equivalent to 2.6447 Decimal, more or less, lying and situated under Mouza- BERJOANI, J.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Submarg 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. DILIP KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and attain execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. DILIP KUMAR MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for 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 Glory Tie-Up Private Limited

Dilip Kumar Modi

Dilip Kumar Modi
Director
DIN: 00030252

Tarak Nath Dey

Tarak Nath Dey
Director
DIN: 00058111

27

Karma Dealers Pvt. Ltd.

Registered office: 5th Floor, The Millennium
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no: 033-64981533
Email id: karma dealers@outlook.com
CIN: U52100WB2007PTC116363

The undersigned, being the Director of **KARMA DEALERS PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10:00 AM at their registered office situated at 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 amended.

RESOLVED, that this Company has agreed to sell its share claim in **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 9 (Nine) Chitrack and 27 (Twenty Seven) Square Feet, equivalent to 2.8447 Decimal, more or less, lying and situated under Mouza- BEKJANGI, J.L. No. 13, comprised in R.S. Dag No. 427, succeeded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5986, within the limits of Rajarhat Bishnupur 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. **TARAK NATH DEY**, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

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

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

For and on behalf of the Board,
For Karma Dealers Private Limited

Tarak Nath Dey
Tarak Nath Dey
Director
DIN: 00058111

Sarwani Devi Modi
Sarwani Devi Modi
Director
DIN: 00945513

Prayas Vincom Pvt. Ltd.

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no. 033-54991632
Email id. prayasvts@outlook.com
CIN: U51109WB2007PTC116452

The undersigned, being the Directors of PRAYAS VINCOM PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 11:30 AM at their registered office situated at 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) Corah 9 (Nine) Chitack and 37 (Twenty Seven) Square Feet, equivalent to 26447 Decimal, more or less, lying and situate under Mouza- REKHOANI, I.L. No. 13, comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.B. Khatian No. 5907, 5906, 5905, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishuapur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24 Pargana, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Prayas Vincom Private Limited

Dilip Kumar Modi

Dilip Kumar Modi
Director
DIN: 00030252

Payal Modi
Payal Modi
Director
DIN: 01518774



Handwritten signature or scribble in the center of the page.







BANK OF AMERICA

PRIVATE BANK

BANK OF AMERICA

BANK OF AMERICA

PRIVATE BANK

BANK OF AMERICA











DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi



Swarna Banerjee



April 5, 1954



Tank with key



- Dilip Kumar Singh



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 / LT1 Sheet of Query No/Year 19040001273589/2016

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
1.0	Mr DIPAK KUMAR MOOI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Seller (BARBAR K CONSTR UCTION PRIVATE LIMITED)		5239	Dipak mod. 15/9
1.1	Mr DIPAK KUMAR MOOI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			Dipak modh 15/9
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	SWAPNA BANERJEE Kumona Park, Maheshala, South 24 Parganas, PIN- 700 141, P.O.- MAHESHTALA, P.S.- Maheshala, District-South 24- Parganas, West Bengal, India, PIN - 700141	Represent ative of Seller (ZODIAC HEIGHTS PRIVATE LIMITED)		5238	Swapna Banerjee 15/9

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr BIPUL SAMANTA 87, Jyotson Ray Road, New Alipore, Kolkata- 700 063, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700063	Representative of Seller [ULTIMATE NIWAS PRIVATE LIMITED]		5339 	 15/5/19
4	Mr. TARAK NATH DEY 8/18, Bjoygan, Jadavpur, Kolkata- 700 032, P.O.- JADAVPUR, P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Seller [HAPPY MANSION 5 PRIVATE LIMITED]		5340 	 15/5/19
5	Mrs NIKITA MODY DEY 6a, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O.- LAKE, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [ASIYANA VANIJYA PRIVATE LIMITED]		5341 	 15/5/19

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

Sl No.	Name of the Executant	Category	Photo	Finger Print (34)	Signature with date
0.0	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (GLORY TIE-UP PRIVATE LIMITED.)			Dilip Kumar Modi 6/5/19
E.1	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (PRAYAS VINCOM PRIVATE LIMITED.)			Dilip Kumar Modi 6/5/19
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr TARAK NATH DEY 5/1B, Bjoyganj, Jadavpur, Kolkata- 700 032, P.O.- JADAVPUR, P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller (KARMA DEALERS PRIVATE LIMITED.)			Tarak Nath Dey 6/5/19

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr SUNE, 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 Bikram Kumar Jha, Mr DIPAK KUMAR MOGI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY, Mrs NIKITA MODY DEY, Mr DILIP KUMAR MOGI, Mr TARAK NATH DEY	

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



Major Information of the Deed

Deed No :	I-1904-08788/2018	Date of Registration	8/17/2018 12:31:17 PM
Query No / Year	1904-0001273369/2018	Office where deed is registered	
Query Date	14/09/2018 5:27:05 PM	A.R.A. :	IV KOLKATA, District Kolkata
Applicant Name, Address & Other Details	GREEN CONBUILD PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : Baguail, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830479320 Status: Buyer/Claimant		
Transaction:	Additional Transaction		
[0101] Sale, Sale Document	[4300] Other than Immovable Property Declaration [No of Declaration - 2]		
Set Forth value	Market Value		
Rs. 12,78,000/-	Rs. 12,78,000/-		
Stamp duty Paid(BD)	Registration Fee Paid		
Rs. 63,920/- (Article 23)	Rs. 14,145/- (Article A(1), E Misc. Misc. I)		
Remarks			

Land Details :

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

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-427	LR-6937	Bashi	Shel	2,6447 Dec	12,78,000/-	12,78,000/-	Width of Approach Road: 3 Ft
Grand Total :					2,6447Dec	12,78,000 /-	12,78,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 6N (F), 5th Floor, THE MILLENNIUM, 238/2A, Achary, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5979G, Status: Organization, Executed by: Representative
2	ZODIAC HEIGHTS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAAG22928D, Status: Organization, Executed by: Representative
3	ULTIMATE NIWAS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status: Organization, Executed by: Representative
4	HAPPY MANSIONS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8600P, Status: Organization, Executed by: Representative
5	BARBARIK CONSTRUCTION PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACDB1702E, Status: Organization, Executed by: Representative
6	ASIYANA VANIJYA PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. RASCA2541B, Status: Organization, Executed by: Representative

7	GLORY TIE-UP 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. AACCG8828D, Status-Organization, Executed by- Representative
8	KARMA DEALERS 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. AACCK0896L, Status-Organization, Executed by- Representative
9	PRAYAS VINCOM 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. AAACP2630K, Status-Organization, Executed by- Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	GREEN CONBUILD PRIVATE LIMITED DC-3028, 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 PRIVATE LIMITED DC-3028, 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 Bikram Kumar Jha Son of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 37B/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O.- KAMARNATI, P.S.- Belgharia, 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 PRIVATE LIMITED, GREEN DEVCON PRIVATE LIMITED
2	Mr DIPAK KUMAR MODI Son of Mr. Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status - Representative, Representative of TARA HOME SEARCH PRIVATE LIMITED, BARBARIK CONSTRUCTION PRIVATE LIMITED
3	SWAPNA BANERJEE Daughter of Mr. Panchu Gopal Banerjee Kumore Para, Maheshtala, South 24 Parganas, PIN-700 141, P.O.- MAHESHTALA, P.S.- Maheshtala, District-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status - Representative, Representative of ZOOIAC HEIGHTS PRIVATE LIMITED
4	Mr BIPUL SAMANTA Son of Mr. Nagenra Nath Samanta 87, Jyotishi Ray Road, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status - Representative, Representative of ULTIMATE NIIVAS PRIVATE LIMITED
5	Mr TARAK NATH DEY Son of Late Hari Pado DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O.- JADAVPUR, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status - Representative, Representative of HAPPY MANSIONS PRIVATE LIMITED
6	Mrs NIKITA MODY DEY Wife of RAHUL DEY 6a, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O.- LAKE, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status - Representative, Representative of ASIYANA VANIJYA PRIVATE LIMITED

7	Mr DILIP KUMAR MODI Son of Late Kedar Nath MODI 243-G, Block-J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore; District -South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: GLORY TIE-UP PRIVATE LIMITED, PRAYAS VINCOM PRIVATE LIMITED
8	Mr TARAK NATH DEY Son of Late Hari Pado DEY 6/16, Bijoygarh, Jadavpur, Kolkata-700 032, P.O.- JADAVPUR, P.S.- Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: KARMA DEALERS PRIVATE LIMITED

Identifier Details :

Name & address:

Mr SUNIT AGARWAL Son of Late KISHAN LAL AGARWAL 58, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District: Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of Gharan, Identifier Of Mr Bikran Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY, Mrs NIKITA MOY DEY, Mr DILIP KUMAR MODI, Mr TARAK NATH DEY

Transfer of property for LT		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
5	BARBARIX CONSTRUCTION PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
6	ABHYAMA VANIYA PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
7	GLORY TIE-UP PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
8	KARMA DEALERS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec
9	PRAYAS VINCOM PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0 148928 Dec, GREEN DEVCON PRIVATE LIMITED-0 148928 Dec

Land Details as per Land Record

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

Sch No	Plot & Khata Number	Details Of Land
L1	LR Plot No - 427 (Corresponding RS Plot No - 427), LR Khata No - 5837	Owner: ১১১১ ১১১ ১১১, Guntar: ১১) P/c, Address: ২২২ ১১১ ১১১, Classification: TFR, Area: 0.03000000 Acre

Endorsement For Deed Number : I - 190408768 / 2016

On 15-09-2016

Presentation (Under Section 82 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 10:25 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 12,78,000/-

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

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

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 15-09-2016 by SWAPNA BANERJEE

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 15-09-2016 by Mr BIPUL SAMANTA

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 15-09-2016 by Mr TARAK NATH DEY

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 15-09-2016 by Mrs NIRITA MODY DEY

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

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

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 15-09-2016 by Mr TARAK NATH DEY

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Asit Kumar Joarder

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

Kolkata, West Bengal

On 17-09-2016

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

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

Payment of Fees

Certified that required Registrar's Fees payable for this document is Rs. 14,145/- (A) + Rs. 14,047/- (B + Rs. 14/-) + Rs. 55/- (C) + Rs. 25/- (D) + Rs. 4/- (E) and Registration Fees paid by Cash Rs. 0/-, by online = Rs. 14,145/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2016 10:35AM with Govt. Ref. No. 182016170023136041 on 15-09-2016, Amount Rs. 14,145/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4736578 on 15-09-2016, Head of Account 0030-03-104-001-02

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,820/- and Stamp Duty paid by Stamp Rs. 100/-, by online = Rs. 63,820/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 9299, 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 15/09/2016 10:36AM with Govt. Ref. No. 182016170023136041 on 15-09-2016, Amount Rs. 63,820/-

Bank: State Bank of India (SBIN0000001), Ref. No. CKA4736578 on 15-09-2016, Head of Account 0030-02-103-003-02


Asit Kumar Jander

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 325885 to 325939

being No 190408768 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:28:42 +05:30
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 20-09-2016 17:28:42
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8211/16

8769/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192418

d visit
 15.9.16
 15912
 0-1272200/16
 10-2459/16
 3-252-
 3-35-
 3-23
 3/9/16


 Ananta Prasad Ghosh
 Government of West Bengal



Notarized for the Government of West Bengal
 Department of Revenue & Taxation
 Kolkata-700 001
 Ananta Prasad Ghosh

17 SEP 2016

THIS INDENTURE made this the 15th day of September, 2016
 BETWEEN TARA HOME SEARCH PRIVATE LIMITED (PAN-
 AACCT5379C), the Company, registered under the Companies Act 1956

7300

Sl. No.	
Name	
Ref	
Amount	100/-
09 SEP 2016	
SOMITRA CHANDA Licensed Stamp Vendor S2, K. S. Raj Rd., Kol-1	



Signature
 98, G. G. Road
 Howrah-711002

ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA	
15 SEP 2016	
<i>Signature</i>	

સાચી શિક્ષણ
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય
સાચી ભવિષ્ય

સંપર્ક

સંપર્ક





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. 033-64891532
Email id. jeepl35@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 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 of parcel of land amounting about 1 (One) Contah 8 (Eight) Chirtack and 30 (Thirty) Square Feet, equivalent to 2.5482 Decimal, more or less, lying and situated under Mooka- BEKOANI, J.L. No. 13, comprised in R.S./ L.R. Tag No. 427 (Area of land- 1.8481 Decimal) and 428 (Area of land- 0.7002 Decimal), recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 3937, within the limits of Rajachal Bidhanpur No.1 Gram Panchayat, under Police Station- Rajachal, District North 24- Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration in 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

Kishan Kumar Modi

Kishan Kumar Modi
Director
DIN: 00052423

Dipak Modi

Dipak Kumar Modi
Director
DIN: 00052468

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

GRN: 19-201617-002313978-1 Payment Mode: Online Payment
GRN Date: 16/09/2018 10:25:53 Bank: State Bank of India
BRN: CKA4738059 BRN Date: 16/09/2018 10:43:17

DEPOSITOR'S DETAILS

Name: GREEN CONBUILD PVT LTD Id No.: 190400012734001/2018
(Party Not Over Time)
Contact No.: Mobile No.: +91-9830203200
E-mail:
Address: DC 9/28, GHISATRI 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	190400012734001/2018	Property Registration - Register	000002-104-001-19	10000 ✓
2	190400012734001/2018	Property Registration - Stamp Duty	000002-104-001-19	91000 ✓

Total

100000

In Words: - Rupees Ten Thousand Two Hundred Eighty Only

and having its registered Office at 5N (B), 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 its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **GREEN CONSULD 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, 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 Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgurta, Kolkata 700 056, hereinafter jointly and/or collectively referred to as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**

WHEREAS one (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring about 15 [Fifteen] Decimal, more or less, out of which land measuring 9 [Nine] Decimal is comprised in R.S. Dag No. 427, AND land



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 19040001273400/2016

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.- BHAWANIPORE, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India, PIN - 700030	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			 15-08-16
Sl. No.	Name and Address of Identifier	Identifier of		Signature with date	
					

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

measuring 6 (Six) Decimal, is comprised in R.S. Dag No. 426, 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 about 15 (Fifteen) Decimal, more or less, out of which land measuring 9 (Nine) Decimal is comprised in R.S. Dag No. 427, AND land measuring 6 (Six) Decimal is 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 Netsai 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 Kohala dated 21st day of January, 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 and 30 (Thirty) Square Feet, equivalent to 2.5482 Decimal, more or less, out of which land measuring 1 (One) Cottah 1 (One) Chittack and 40 (Forty) Square Feet, equivalent to 1.8481 (One Point Eight Four Eight One) Decimal, is comprised in R.S. Dag No. 427, AND land measuring 6 (Six) Chittack and 33 (Thirty Five) Square Feet, equivalent to 0.7002 (Point Seven Double Zero Two) Decimal, is 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 Mouze- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishinupur 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] JOYDEB MONDAL**, 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. 8, Pages 77 to 86, Being No. 274 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 10th day of January, 2007, the said **[SRI] JOYDEB MONDAL**, 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 10931 to 10942, Being No. 01848 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. Khatian 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.12,34,000/- [Rupees Twelve Lac And Thirty Four 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.12,34,000/- [Rupees Twelve Lac And Thirty Four Thousand] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instrument (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 8 (Eight) Chittack and 30 (Thirty) Square Feet, equivalent to 2.5482 Decimal, more or less, lying and situated under Mouza- REKJIANI, J.L. No. 13, comprised in R.S. Dag No. 427 (Area of land- 1.8481 Decimal) and 428 (Area of land- 0.7002 Decimal), recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5937, within the limits of Rajarhat Bishtapur 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 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 Purchasers absolutely and forever, free from all encumbrances, trust, liens, liabilities, charges, attachments, claimants, requisitions, acquisitions and aligment whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

- (1) **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, liabilities and attachments whatsoever; and
- (v) **THAT** further the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of

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

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

- (X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dependence 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;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land admeasuring about 1 (One) Cottah 8 (Eight) Chittack and 30 (Thirty) Square Feet, equivalent to 2.5482 Decimal, more or less, lying and situated under Mouza-REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 427 (Area of land- 1.8481 Decimal) and 428 (Area of land- 0.7002 Decimal), recorded in R.S. Khataat No. 1970, corresponding to L.R. Khataat No. 5937, 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. 427 (Part);
ON THE SOUTH : By Land under R. S. Dag No. 428 (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 PY...

Dipak Modi

21/08/20

[Signature]
98 G.S. Road
Howrah-711202

[Signature]
12/8/20
Howrah-711202

Witnessed by
[Signature]
11/8/2020
Howrah

RECEIPT

Received a sum of Rs.12,34,000/- (Rupees Twelve Lac And Thirty Four Thousand) only from the hereinabove named Purchasers according to memo of consideration stated herein below:-

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
6,17,000/-	12.09.2016	703802	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
6,17,000/-	12.09.2016	703850	-do-	Tara Home Search Pvt. Ltd.
12,34,000/-	Rupees Twelve Lac And Thirty Four Thousand only.			

Witnesses



TARA HOME SEARCH PVT. LTD.

Dipak Modi

ALPANA

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-1904-08769/2016	Date of Registration	9/17/2016 12:32:30 PM
Query No / Year	1904-0001273400/2016	Office where deed is registered	
Query Date	14/09/2016 5:33:09 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	GREEN CONBUILD PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana Baguiati, District North 24-Parganas, WEST-BENGAL, PIN - 700059, Mobile No. 9838475200, Status Buyer/Claimant		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	(4305) Other than immovable Property Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 12,34,000/-	Rs. 12,34,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 91,720/- (Article.23)	Rs. 13,661/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

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-427	LR-5937	Basti	Shali	1.8481 Dec	8,95,000/-	8,95,000/-	Width of Approach Road: 8 Ft
L2	LR-428	LR-5937	Basti	Shali	0.7002 Dec	3,39,000/-	3,39,000/-	Width of Approach Road: 8 Ft
		TOTAL :			2.5483Dec	12,34,000 /-	12,34,000 /-	
		Grand Total :			2.5483Dec	12,34,000 /-	12,34,000 /-	

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.- BHAWANIPUR, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No- AACCT5379G, Status- Organization, Executed by Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN CONBUILD PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata, P.O.- Deshbandhu Nagar, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No- AACCG881BL, Status- Organization
2	GREEN DEVCON PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O.- DESSBANDHU 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 DIPAK KUMAR MODI Son of Mr. Gopal Kumar MODI 243-G, Block- J, New Alipora, Kolkata- 700 053, P.O.- BHAWANIPORE, P.S.- New Alipora, District -South 24-Parganas, West Bengal, India. PIN - 700020. 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, Indra Apartment, 375/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O.- KAMARHATI, P.S.- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Status: Representative. Representative of : GREEN CONBUILD PRIVATE LIMITED , GREEN DEVCON PRIVATE LIMITED

Identifier Details :

Name & address	
Mr BUNIL AGARWAL Son of Late K L AGARWAL 55, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bailly, Howrah, District-Howrah, West Bengal, India. PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr DIPAK KUMAR MODI & BIKRAM KUMAR JHA	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0.92405 Dec; GREEN DEVCON PRIVATE LIMITED-0.92405 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED-0.3501 Dec; GREEN DEVCON PRIVATE LIMITED-0.3501 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatai Number	Details Of Land
L1	LR Plot No.-427;Corresponding RS Plot No.- 427), LR Khatai No.- 5937	Owner:श्री श्री अरुण शर्मा, गुदरान:श्री श्री, Address 220 334 (3) सिडकोमण्डल, Classification:शर्मा, Area:0.03000000 Acre.
L2	LR Plot No.-428;Corresponding RS Plot No.- 428), LR Khatai No.- 5937	Owner:श्री श्री अरुण शर्मा, गुदरान:श्री श्री, Address 220 334 (3) सिडकोमण्डल, Classification:शर्मा, Area:0.03000000 Acre.

Endorsement For Deed Number : 1 - 190408769 / 2016

On 15-09-2016

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

Presented for registration at 18:54 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 12,34,000/-

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 K.L AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana Bally, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 17-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 23 of Indian Stamp Act 1889

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,661/- (A(1) = Rs 13,661/-, 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 13,661/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 10:43AM with Govt. Ref. No: 192016170023139781 on 16-09-2016, Amount Rs: 13,661/-, Bank: State Bank of India (SBIN0000001) Ref. No. CKA4736059 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. 61,620/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 61,620/-

Description of Stamp

1. Stamp, Type: Impressed, Serial no 9300, Amount: Rs 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 10:43AM with Govt. Ref. No: 192016170023139781 on 16-09-2016, Amount Rs: 61,620/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4736059 on 16-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 325940 to 325965

being No 190408769 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:32:00 +05:30
Reason: Digital Signing of Deed.

AK
(Asit Kumar Joarder) 20-09-2016 17:31:59
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8212/16

8/9/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 192407

351A
 15.5/16
 240 0-107304/16
 Rs. 3,65,000/-
 [Signature]



Certified that the Treasurer is admitted to
 the Indenture. The Honorary Clerk and the
 [Signature]

[Signature]
 17 SEP 2016

2016-2017
 2018-2019
 15/9/16

THIS INDENTURE made this the 15th day of September, 2016
 BETWEEN **AMAR NATH MODI** (PAN- AHEPM3585B), son of Dilip
 Kumar Modi, residing at 243-G, Block-J, New Alipore, Kolkata- 700 053,

9259

Sl. No.	
Name	
Ref	1087
Amount	
09 SEP 2016	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd., Kol-1	



Signature
99, G. G. Road
Howrah-711202

Signature

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
19 SEP 2016





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

GRN: 18-201617-002310076-1 Payment Mode: Online Payment
 GRN Date: 15/09/2018 19:53:34 Bank: State Bank of India
 BRN: CKA4727741 BRN Date: 15/09/2018 19:53:58

DEPOSITOR'S DETAILS

Id No.: 19040001273048/1/2018
(Party No./Serial No.)

Name: DHANSHREE DEALCOM PVT LTD
 Contact No.: Mobile No.: +91 9836725200
 E-mail: Address: DC 9/28, SHASTRI BAGAN, D/B NAGAR, KOL-59
 Applicant Name: Mr DHANSHREE DEALCOM PRIVATE LIMITED
 Office Name: Office Address: Status of Depositor: Buyer/Clearance
 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	18090112100010040	Property Registration Fee	0030-00-103-000-02	4000 ✓
2	18090112100010040	Property Registration Stamp Fee	0030-00-103-000-02	18175 ✓

Total 22175

In Words: Rupees Two Lakh Twenty Three Thousand Five Hundred Seventy Five Only



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001273048/2019

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 AMAR NATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700053	Seller			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 96, GIRISH GHOSH ROAD, P.O.- BELLUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dinal Sarkar, Mr AMAR NATH MODI			

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

hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DHANSHREE DEALCOM PRIVATE LIMITED**, the Company, (PAN NO. AADC8327P), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhutesan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

- A (i) One Kalipada Ghosh was the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594, corresponding to R.S. Khatian No. 631, under Police Station- Rajachal, District North 24-Parganas;
- A (ii) While thus the said Kalipada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only son namely (Sri) Sristidhar Ghosh, and 5 (five) daughters namely (1) (Srimati) Anna Ghosh, (2) (Srimati) Lakmi Rani Ghosh, (3) (Srimati) Saraswati Ghosh, (4) (Srimati) Jamuna Ghosh, and (5) (Srimati) Harani Ghosh, as the only legal heirs and

successors towards the estates left by him, by virtue of law of inheritance as per Hindu Succession Act, 1956;

A (iii) while thus the said [1] (Sri) Sristidhar Ghosh, and 5 [five] daughters namely [2] (Srimati) Anna Ghosh, [3] (Srimati) Lakmi Rani Ghosh, [4] (Srimati) Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh, and [6] (Srimati) Harani Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed (Saf Bikray Kobala) dated 19th day of December, 1973, the said [3] (Srimati) Lakmi Rani Ghosh, [4] (Srimati) Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh, and [6] (Srimati) Harani Ghosh, sold, transferred and conveyed their entire undivided undemarcated 4/6th entitlement in the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring 16 (Sixteen) Decimal more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of said Sri Sristidhar Ghosh which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, and recorded into Book- I, Volume No. 155, Pages from 176 to 183, Being No. 8626 for the year 1973, against the valuable consideration mentioned therein, absolutely and forever;

A (iv) Thus, after the aforesaid sale and transfer said Sri Sristidhar Ghosh, and (Srimati) Anna Ghosh, remain the only owner of **ALL THAT** piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas,

A (v) By virtue of a Sale Deed dated 13th November, 1995, the said Sri Sristidhar Ghosh, and (Srimati) Anna Ghosh, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 1 (One) Chittack, equivalent to 3.4091 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424, recorded in R.S. Khatian No. 631, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of MR (SRI) PARTHO CHAKRABORTY, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- 1, Volume No. 130, Pages from 82 to 87, Being No. 7151 for the year 1995, against the consideration mentioned therein, absolutely and forever. After the aforesaid purchase said (SRI) PARTHO CHAKRABORTY recorded his name in Record Of rights vide L.R. Khatian No. 4112.

B (ii) One By virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) GOUR CHANDRA PAUL, were the recorded owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR

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

- B (ii) In the span of time, said SATISH CHANDRA PAL died on 02.02.1952, leaving behind two son (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas. After some time said Durgesh Nandini Paul also died leaving behind her aforesaid two sons and five daughters as her only legal heirs towards the estates left by him, including the land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and forever;
- B (iii) In the span of time, said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Puresh Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sova Paul, and (6) Manjuri Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;
- B (iv) In the span of time, said KARTICK CHANDRA PAUL also died on 10th July, 1991, leaving behind one son (1) Manoj Paul, one daughter (2) Krishna Bhowmik, and wife (3) Dipaji Paul, as his only legal heirs towards the estates left by him, including the

aforesaid land at Mouza REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever:

- B (v) Thus, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresch Nath Paul, (13) Prasanti Kumar Paul, (14) Gour Chandra Paul, were the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICE CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas;
- B (vi) By virtue of a Sale Deed dated 13th November, 1995, the said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresch Nath Paul, (13) Prasanti Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred

and conveyed **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one **[SRI] ASHIM KUMAR DUTTA**, which was duly registered in the office of the District Registrar at Barrasat, North 24 Parganas, recorded into Book- I, Volume No. 129, Pages from 95 to 105, Being No. 7095 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase said [Sri] Ashim Kumar Dutta recorded his name in Record Of rights vide L.R. Khatian No. 4110;

C (ii) After the aforesaid purchases, by virtue of a Sale Deed dated 11th day of April, 2007, said **[SRI] PARTHO CHAKRABORTY** and **[SRI] ASHIM KUMAR DUTTA** sold, transferred and conveyed **ALL THAT** piece or parcel of land admeasuring about 4 (Four) Chittack and 5 (Five) Chittack, equivalent to 7.1281 Decimal, more or less, out of which land measuring 3.4091 Decimal, comprised in R.S./ L.R. Dag No. 424 recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 4112 AND land measuring 3.7190 Decimal, comprised in R.S./ L.R. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4110, lying and situated at Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the **SAID PROPERTY**", more fully described in the **SCHEDULE**, hereunder written, unto and in favour of **AMAR NATH MODI**, the Vendor herein, which was duly registered in the office of the District Registrar-II, Barrasat, North 24 Parganas, and recorded into Book- I, CD Volume No. 5, Pages from 4447 to 4467, Being No.

03556 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchases, AMAR NATH MODI, the Vendor herein, recorded his name in Record Of Rights vide L.R. Khatian No.5945;

- C. (ii) The Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.36,65,000/- [Rupees Thirty Six Lac And Sixty Five 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.36,65,000/- [Rupees Thirty Six Lac And Sixty Five Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same; the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land admeasuring about 4 (Four) Chittack and 5 (Five) Chittack, equivalent to 7.1281 Decimal, more or less, out of which land measuring 3.4091 Decimal, comprised in R.S. R.S. / L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5945 AND land measuring 3.7190 Decimal, comprised in R.S. / L.R. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5945, lying and situated at Motza- REKHOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH**

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

1. 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 have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (iv) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept

harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the 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

- (X) 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
- (XI) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendence or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XII) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XIII) 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
- (XIV) 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 or parcel of land admeasuring about 4 (Four) Chittack and 5 (Five) Chittack, equivalent to 7.1281 Decimal, more or less, out of which land measuring 3.4091 Decimal, comprised in R.S./L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5945 AND land measuring 3.7190 Decimal, comprised in R.S./L.R. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5945, 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 and appurtenant thereto.

R.S./L.R. Dag No. 423 and butted and bounded as follows:

ON THE NORTH	Land under R.S. Dag No. 443 (Part);
ON THE SOUTH	12 ft wide Common Passage;
ON THE EAST	land under R.S. Dag No. 425;
ON THE WEST	Land under R.S. Dag No. 423 (Part);

R.S./L.R. Dag No. 424 and butted and bounded as follows:

ON THE NORTH	Land under R.S. Dag No. 425 (Part);
ON THE SOUTH	12 ft wide Common Passage;
ON THE EAST	Land under R.S. Dag No. 426, 427;
ON THE WEST	Land under R.S. Dag No. 424 (Part);

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

SIGNED, SEALED & DELIVERED

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

[Signature]
98, G. G. Road
Howrah - 711202

[Signature]

SIGNATURE OF VENDOR

[Signature]
108, M. D. Road
Deliver Howrah - 711202



Directed by:-
Various Govt
of West Bengal
State Govt, Kolkata
67023100

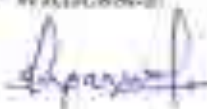
RECEIPT

RECEIVED a sum of Rs.36,65,000/- [Rupees Thirty Six Lac And Sixty Five 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
18,32,500/-	12.09.2016	692830	Vjaya Bank, Gopalpur- Rajarhat Branch	Amar Nath Modi
18,32,500/-	12.09.2016	692834	-do-	Amar Nath Modi
36,65,000/-	Rupees Thirty Six Lac And Sixty Five Thousand only.			

Witnesses





SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-08770/2016	Date of Registration	8/17/2016 12:33:38 PM
Query No / Year	1904-0001273048/2016	Office where deed is registered	
Query Date	14/09/2016 3:52:34 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DHANSHREE DEALCOM PRIVATE LIMITED DC-9/28, SHASTRI BAGAN Thana: Baguati, District: North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No: 9838475200, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than immovable Property Declaration (No of Declaration : 2)		
Set Forth value:	Market Value		
Rs. 36,65,000/-	Rs. 36,65,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,83,270/- (Article 23)	Rs. 40,402/- (Article A(1), E, M(a), N(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-4, Mouza: Rektyoni

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-424	LR-631	Basti	Shal	3,4091 Dec	17,52,830/-	17,52,830/-	Width of Approach Road: 12 Ft.
L2	LR-423	LR-5945	Basti	Shal	3,718 Dec	19,12,170/-	19,12,170/-	Width of Approach Road: 12 Ft.
		TOTAL			7,1281Dec	36,65,000 /-	36,65,000 /-	
	Grand Total				7,1281Dec	36,65,000 /-	36,65,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr AMAR NATH MODI Son of Mr. Dilip Kumar Modi. Executed by: Self, Date of Execution: 15/09/2016 , Admitted by: Self, Date of Admission: 15/09/2016, Place: Pvt. Residence			
243-G, Block- J, New Alipora, Kolkata- 700 053, P.O:- New Alipora, P.S:- New Alipora, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHEPM3585B, Status : Individual				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHANSHREE DEALCOM PRIVATE LIMITED DC-6/25, SHASTRI BAGAN, DESHBANDHU NAGAR, P.O.- DESHBANDHU NAGAR, P.S.- Baguati, District- North 24-Parganas, West Bengal, India, PIN - 700069 PAN No. AADCD8327P, Status: Organization.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr. Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tijala, Kolkata-700 039, P.O.- Tijala, P.S.- Tijala, District-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of DHANSHREE DEALCOM PRIVATE LIMITED

Identifier Details :

Name & address	
Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 66, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Deb Dulal Sarkar, Mr AMAR NATH MODI	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr AMAR NATH MODI	DHANSHREE DEALCOM PRIVATE LIMITED-3,4091 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr AMAR NATH MODI	DHANSHREE DEALCOM PRIVATE LIMITED-3,719 Dec

Endorsement For Deed Number : I - 190408770 / 2016

On 15-09-2016

Presentation(Under Section 62 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:54 hrs. on 15-09-2016, at the Private residence by Mr. AMAR NATH MODI, Executor

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. 36,85,000/-

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

Execution is admitted on 15/09/2016 by Mr AMAR NATH MODI, Son of Mr Dip Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 055, P. O. New Alipore, Thana New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indebted 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 - 711202, by caste Hindu, by profession Service

Asit Kumar Joarder

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

Kolkata, West Bengal

On 17-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 22 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,402/- (A(1) = Rs 40,304/-, E = Rs 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,402/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 15/09/2016 7:53PM with Govt. Ref. No. 182016170023100761 on 15-09-2016, Amount Rs. 40,402/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4727741 on 15-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,83,170/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,83,170/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 9299, 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 15/09/2016 7:53PM with Govt. Ref. No. 182016170023100761 on 15-09-2016, Amount Rs. 1,83,170/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4727741 on 15-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 80 and Rule 89.

Registered in Book - I

Volume number 1904-2016, Page from 325966 to 325992

being No 190408770 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.20 17:33:03 +05:30
Reason: Digital Signing of Deed

AS

(Asit Kumar Joarder) 20-09-2016 17:33:03
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)