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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

X 192416



Certified that the document is admitted to
 Register and the
 original is returned
 with the

AC
 Additional Registrar
 of Assurances, Kolkata

11 7 SEP 2016

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

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL
 15.9.16
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 0-2273336/16
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 Additional Registrar of Assurances, Kolkata
 15/9/16
 2016-2017
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9298

SL. NO.	
NAME	
AGE	
AMOUNT	1000
09 SEP 2018	
P.C.	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



Signature
 92, K. S. Roy Road
 Howrah-711202

ADDITIONAL INFORMATION

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

GRN: 18-201617-002313816-1 Payment Mode: Online Payment
 GRN Date: 16/09/2016 10:38:44 Bank: State Bank of India
 BRN: CKM4735582 BRN Date: 16/09/2016 10:36:11

DEPOSITOR'S DETAILS

Id No.: 19040001273336/1/2016
Valid till 31/03/2017

Name: GREEN CONBUILD PVT LTD
 Contact No.: Mobile No.: +91 9830465200
 E-mail: Address: DC 8/28 SHASTRI BAGAN
 DESHBANDHU NAGAR, KOL-56
 Applicant Name: M/s GREEN CONBUILD PRIVATE LIMITED
 Office Name: Office Address: Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Sale, Sale Document Payment No: 1

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	19040001273336/1/2016	Property Registration Fee	223025-104-001-16	10000 ✓
2	19040001273336/1/2016	Property Registration Stamp Duty	223025-104-003-16	81320 ✓

Total 91320

* In Words: Rupees Ninety Four Thousand Nine Hundred and Twenty only







TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-84981532
Email id. thsp06@gmail.com
CIN: U70109WB2006PTC111576

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

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring 1 (One) Cotah 8 (Eight) Chintack and 26 (Twenty Six) Square Feet, equivalent to 2.891 Decimal, more or less, comprised in R.S. Dtg Nos- 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Khatim No. 1970 and 1971, corresponding to L.R. Khatim No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-REKMANI, II, No. 13, within the limits of Rajarhat Bisnagar No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, this 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 to registrar or sub registrar and submit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

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

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

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

(Signature)

Dipak Modi

Kishan Kumar Modi
Director
DIN: 00082423

Dipak Kumar Modi
Director
DIN: 00052468

Rimjhim Commodeal Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. BOSE ROAD, KOLKATA - 700020
Phone no- 033-22811991
Email id- rimcomm@outlook.com
CIN: U52100WB000079TC116184

The undersigned, being the Directors of RIMJHIM COMMUDEAL PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land admeasuring 1 (One) Cottah 8 (Eight) Chittrak and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Khatian No. 1970 and 1971, corresponding to I.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Moozar-REKJOANI, I.L. No. 13, within the limits of Rajarhat Bisnupur 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. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

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

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

For and on behalf of the Board
For Rimjhim Commodeal Private Limited


Somnath Modi
Director
DIN: 00060439


Nikita Modi Dey
Director
DIN: 01518762

Blueview Vanijya Pvt. Ltd.

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

Phone no. 033-22611981

Email id- blueviewvanijya@outlook.com

CIN: U51109WB2007PTC116185

The undersigned, being the Director of BLUEVIEW 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 12:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land admeasuring 1 (One) Cottah 8 (Eight) Chittack and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1673 Decimal), recorded in R.S. Khatian No. 1970 and 1971, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-BERJIANI, J.L. No. 13, 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 rights 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 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 Blueview Vanijya Private Limited

Dipak Kumar Modi
Director
DIN: 00182468

Peyal Modi
Director
DIN: 01518774





Smita Banerjee



Thank you very

DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi

भारतीय विदेश
दूतावास
मार्गदर्शिका
दस्तावेज
अधिसूचना

भारतीय विदेश
दूतावास



भारतीय विदेश
दूतावास
मार्गदर्शिका
दस्तावेज
अधिसूचना

भारतीय विदेश
दूतावास
मार्गदर्शिका
दस्तावेज
अधिसूचना

Handwritten signature



Original Source to

Lakeview Tie-up Pvt. Ltd.

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

Phone No: 033-22811981

Email Id: lakeviewtieup@outlook.com

CIN: U52100WB2007PTC126183

The undersigned, being the Directors of LAKE VIEW TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10.30 AM at their registered office situated at 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 admeasuring 1 (One) Cottah 8 (Eight) Chittack and 26 (Twenty Six) Square Feet, equivalent to 2.4391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Kharian No. 1970 and 1971, corresponding to I.R. Kharian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-BERJOANI, J.L. No. 13, 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.

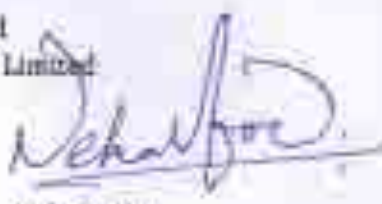
FURTHER RESOLVED, that Mr. AMAR NATH MODI Director, of this Company is hereby authorised to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration in register or sub register and admit execution of the same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

RESOLVED FURTHER THAT Mr. AMAR NATH MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, 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 Lakeview Tie-Up Private Limited


Amarnath Modi
Director
DIN: 00052477


Neha Modi
Director
DIN: 01518742

Zodiac Heights Pvt. Ltd.

Registered office: 22B, Acharya Jagdish Chandra Bose Road, Kolkata- 700020

Phone no:033-22811981

Email id: zodiacheights@outlook.com

CIN: U45400WB2007PTC116587

The undersigned, being the Directors 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, 22B, 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 1 (One) Cental 8 (Eight) Chittack and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dug No. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Khatian No. 1970 and 1971, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-REKUCANI, T.L. No. 13, 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. SWAPNA BANERJEE, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and 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 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 Zodiac Heights Private Limited

Prabal Marik
Director
DIN: 07086068

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. 033-22811981

Email Id. ultimateniwas@outlook.com

CIN: U45400WB2007PTC116730

The undersigned, being the Directors 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 1 (One) Ganna 8 (Eight) Chatak and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag No. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Khatian No. 1970 and 1971, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-**BEKJOANI**, J.L. No. 13, within the limits of Bagarhat Bishnupur No I Gram Panchayat, under Police Station- Bagarhat, 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. **BIPUL SAMANTA**, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to sign 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 each 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

Bipul Samanta
Director
DIN: 00071989

Neha Modi

Neha Modi
Director
DIN: 01518742

Happy Mansions Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER,

229, A.J.C. BOSE ROAD, KOLKATA 700020

Phone no. 033-22811981

Email id. happymanions@outlook.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 12:00 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 admeasuring 1 (One) Gatta 8 (Eight) Chatak and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in B.S. Khatian No. 1970 and 1971, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5931, lying and situated under Mouza- BUKJOANI, J.L. No. 13, within the limits of Bazarhat Bishnupur No.1 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 Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. TARAK NATH DEY, Director, of this Company is hereby authorized to act on behalf of the Company and in execute and deliver the Sale Deed, present the Sale Deed to sign 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: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C.BOSE ROAD, KOLKATA-700020

Phone No. 033-22811881

Email Id barbarikcones@outlook.com

CIN: U45400WB2007PTC116728

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 AM 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 admeasuring 1 (One) Corah 8 (Eight) Chitack and 26 (Twenty Six) Square feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Kharian No. 1970 and 1971, corresponding to L.R. Kharian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-REKIBANI, LL. No. 13, 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 claims and interests 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 as 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 each document.

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 Kumar Modi
Director
DIN: 00052468

Gayatri Devi Modi
Director
DIN: 01264895

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **RIMJHIM COMMODEAL PRIVATE LIMITED**, (PAN- AADCR6277J), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SOMNATHI MODI, (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **BLUEVIEW VANIJYA PRIVATE LIMITED**, (PAN- AADCB1492R), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (4) **LAKE VIEW TIE-UP PRIVATE LIMITED**, (PAN- AABCL3199B), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory AMAR NATH MODI, (PAN- AHEPM3885B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (5) **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- AMQPS2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Fara, Maheshtala, South 24 Parganas, PIN- 700 141, (6) **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- BWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (7) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), 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- AOIPD4343Q), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (8) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCB1702E), 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, 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 NO. 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 No. 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- APSPJ4367C), son of Sri Chandri Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to 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 admeasuring about 17 [Seventeen] Decimals, more or less, out of which land measuring 8 [Eight] Decimals, is comprised in R.S. Dag No. 426, recorded in R.S. Khatian No. 1971 AND land measuring 9 [Nine] Decimals, is comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas.

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

AND WHEREAS thus while the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they



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 19040001273336/2016








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 DIPAİK KUMAR MODİ 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALİPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [BARBARA K CONSTR UCTION PRIVATE LIMITED]			Dipak modi 15/9
1.1	Mr DIPAİK KUMAR MODİ 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALİPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [BLUEVE W YANUJA PRIVATE LIMITED]			Dipak modi 15/9
1.2	Mr DIPAİK KUMAR MODİ 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALİPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			Dipak modi 15/9

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
2	Mr SOMNATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [ROMJHM COMMOD EAL PRIVATE LIMITED]		5343 	 15/9/16
3	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, PPI - 700053	Represent ative of Seller [LAKE- VIEW TIE- UP PRIVATE LIMITED]		5344 	 15/9/16
4	SWAPNA BANERJEE Kumra Park, Maheshitla, South 24 Parganas, PIN- 700 141, P.O.- MAHESHTALA, P.S.- Maheshitla, District-South 24- Parganas, West Bengal, India, PIN - 700141	Represent ative of Seller [ZODIAC HEIGHTS PRIVATE LIMITED]		5348 	 15/9/16

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr BIPUL SAMANTA B7, Jyotshi Ray Road, 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 (ULTIMATE E NIWAS PRIVATE LIMITED)		 E 3339	 15/9
6	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- JADAVPUR, P.S:- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller (HAPPY MANSION & PRIVATE LIMITED)		 E 3348	 15/9
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, JAGADISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District-Hooghly, West Bengal, India, PIN - 711202	Mr Bikram Kumar Jha, Mr DIPAIK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 15/9	

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

recoiled 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 Kobala* 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 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, out of which land measuring 3 (Three) Chittack and 27 (Twenty Seven) Square Feet, equivalent to 0.3719 (Point Three Seven One Nine) Decimal, is comprised in R.S. Dag No. 426, recorded in R.S. Khatian No. 1971, corresponding to L.R. Khatian No. 4242, 4243 and 4244 AND land measuring 1 (One) Cottah 4 (Four) Chittack and 44 (Forty Four) Square Feet, equivalent to 2.1672 (Two point One Six Seven Two) Decimal, is comprised in R.S. Dag No. 427, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, hereunder written, hereinafter referred as 'the **SAID PROPERTY**', unto and in favour of **[SRI] BAPI MONDAL** and **[SRIMATI] SANDHYA MONDAL**, the Vendors herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. 1 Volume No. 8, Pages 95 to 102, Being No. 276 for the year 2000, against the valuable considerations mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever.

AND WHEREAS by virtue of a Sale Deed dated 25th day of July, 2007, the said **[SRI] BAPI MONDAL** and **[SRIMATI] SANDHYA MONDAL**, sold,

transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and 7 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 2195 to 2215, Being No. 02422 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' Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2) RIMLIM COMMODEAL PRIVATE LIMITED -----	5947
(3) BLUEVIEW VANLIYA PRIVATE LIMITED -----	5948
(4) LAKE VIEW TIE-UP PRIVATE LIMITED -----	5949
(5) ZODIAC HEIGHTS PRIVATE LIMITED -----	5936
(6) ULTIMATE NIWAS PRIVATE LIMITED -----	5935
(7) HAPPY MENSIONS PRIVATE LIMITED -----	5934
(8) BARBARIX CONSTRUCTIONS PRIVATE LIMITED -----	5933

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.12,28,000/- [Rupees Twelve Lac And Twenty 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.12,28,000/- [Rupees Twelve Lac And Twenty 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 1 (One) Cottah 8 (Eight) Chittack and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Khatian No. 1970 and 1971, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouza-REKHOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR** **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the

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

THE VENDORS DOTH 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 Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents: and

- (III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, dependences 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 deem all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned as 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, dependance or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and promises 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 owners thereof and all rights, title, interest over the said property hereby vests unto the





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

(XII) **THAT** the 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 1 (One) Cottah 8 (Eight) Chittack and 26 (Twenty Six) Square Feet, equivalent to 2.5391 Decimal, more or less, comprised in R.S. Dag Nos. 426 (Area of land- 0.3719 Decimal) and 427 (Area of land- 2.1672 Decimal), recorded in R.S. Khatian No. 1970 and 1971, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, lying and situated under Mouze- REKHOANI, J.L. No. 13, within the limits of Rajarhat Biahmupur 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 buited and bounded as follows:

ON THE NORTH :	By Land under R. S. Dag No. 426 (Part);
ON THE SOUTH :	By Land under R. S. Dag No. 427 (Part);
ON THE EAST :	By Eight feet wide Common Passage;
ON THE WEST :	By Land under R. S. Dag No. 425;

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

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


98, G. G. Road
Howrah - 711 202


SAC MURRI
Howrah - 711 202

Drafted by

Advocate
High Court, Calcutta
F/1023/2008

BARA HOME SEARCH PVT. LTD.

Dipak Modi

FOR BIRAJIBI CHANDRAN PVT. LTD.



BLUEVIEW VANIYA PVT. LTD.

Dipak Modi

Director

FOR LAKEVIEW TIE-UP PVT. LTD.



ZODIAC HEIGHTS PVT. LTD.

Swapsa Banerjee

Director

ULTIMATE NIWAS PVT. LTD.

Ripal Saha

Director

HAPPY MANSIONS PVT. LTD.

Tanuj Nath Ray

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipak Modi

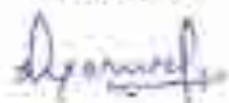
Director

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs. 12,28,000/- (Rupees Twelve Lac And Twenty Eight Thousand) only from the heretobove named Purchasers according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
1,53,500/-	12.09.2016	703793	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
1,53,500/-	12.09.2016	703794	-do-	Rimjhim Commercial Pvt. Ltd.
1,53,500/-	12.09.2016	703795	-do-	Blueview Vanija Pvt. Ltd.
1,53,500/-	12.09.2016	703796	-do-	Lakeview Tie-up Pvt. Ltd.
1,53,500/-	12.09.2016	703841	-do-	Zodiac Heights Pvt. Ltd.
1,53,500/-	12.09.2016	703842	-do-	Ultimate Niwas Pvt. Ltd.
1,53,500/-	12.09.2016	703843	-do-	Happy Mansions Pvt. Ltd.
1,53,500/-	12.09.2016	703844	-do-	Barbarik Construction Pvt. Ltd.
12,28,000/-	Rupees Twelve Lac And Twenty Eight Thousand only			

Witnesses:



TARA HOME SEARCH PVT. LTD. FOR RIMJHIM COMMERCIAL PVT. LTD.

Dipak Modi

FOR LAKEVIEW TIE-UP PVT. LTD.

Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Bannariya

Director

ULTIMATE NIWAS PVT. LTD.

Dipak Modi

Director

BLUEVIEW VANIYA PVT. LTD.

Dipak Modi

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipak Modi

Director

HAPPY MANSIONS PVT. LTD.

Tarun Nath Sery

Director

FORM FOR TEN FINGERPRINTS

1						
	Swarna Banerjee					
2						
	Dipak Modi					
						
	Dipak S.					

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p><i>Family with Lisa</i></p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p><i>James</i></p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-06773/2016	Date of Registration	9/17/2016 12:39:54 PM
Query No / Year	1904-0001273336/2016	Office where deed is registered	
Query Date	14/09/2016 5:20:51 PM	A.R.A. - IV KOLKATA District Kolkata	
Applicant Name, Address & Other Details	GREEN CONBUILD PRIVATE LIMITED DC-6/28, BHASTRI BAGAN, Thana - Begula, District - North 24-Parganas, WEST BENGAL, Mobile No. - 9839475200, Status - Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[A305] Other than Immovable Property Declaration [No of Declaration - 2]		
Sat Forth value:	Market Value:		
Rs. 12,28,000/-	Rs. 12,28,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 61,420/- (Article 23)	Rs. 12,395/- (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 - Rekoyan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5957	Barru	Shul	0.3719 Dec	1,80,000/-	1,80,000/-	Width of Approach Road - 12 Ft.
L2	LR-427	LR-5957	Barru	Shul	2.1672 Dec	10,48,000/-	10,48,000/-	Width of Approach Road - 12 Ft.
		TOTAL :			2.5391Dec	12,28,000 /-	12,28,000 /-	
		Grand Total :			2.5391Dec	12,28,000 /-	12,28,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N (II), 8th Floor, THE MILLENNIUM, 236/2A, Achary, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AACGT5375G, Status - Organization, Executed by: Representative
2	RIMJHIM COMMODEAL PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 228, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AADCR6277J, Status - Organization, Executed by: Representative
3	BLUEVIEW VANJYA PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 228, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AADC61492R, Status - Organization, Executed by: Representative
4	LAKE VIEW TIE-UP PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 228, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AABCL3199B, Status - Organization, Executed by: Representative
5	ZODIAC HEIGHTS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 228, Achar, P.O. - BHAWANIPORE, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AAACZ2938D, Status - Organization, Executed by: Representative

6	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
7	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. AABCH8806P, Status: Organization, Executed by: Representative
8	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. AADCB1702E, 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, P.O.- DESHBANDHU NAGAR, P.S.- Baguati, District- North 24-Parganas, West Bengal, India. PIN - 700059 PAN No. AACCG8818L, Status: Organization
2	GREEN DEVCON PRIVATE LIMITED DC-9/28, 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 Soo of Mr Chand Charan Jha Flat No. 3A, 3rd Floor, Indra Apartment, 379/1, Bhagwati Charan Chatterjee Street, Beighoria, Kolkata 700 058, P.O.- KAMARHATI, P.S.- Beighoria, District- North 24-Parganas, West Bengal, India. PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India Status: Representative, Representative of: 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.- 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 (as DIRECTOR), BLUEVIEW VANIJYA PRIVATE LIMITED (as DIRECTOR), BARBARIK CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)
3	Mr SOMNATH MODI Soo of Mr Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India. PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: RIMJHIM COMMDEAL PRIVATE LIMITED
4	Mr AMAR NATH MODI Son of Mr Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District- South 24-Parganas, West Bengal, India. PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: LAKE VIEW TIE-UP PRIVATE LIMITED
5	SWAPNA BANERJEE Daughter of Mr Ranchu 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: ZODIAC HEIGHTS PRIVATE LIMITED

6	Mr BIPUL SAMANTA Son of Mr. Nagendra Nath Samanta 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipora, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of ULTIMATE NIVAS PRIVATE LIMITED
7	Mr TARAK NATH DEY Son of Late. Hari Pado DEY 5/16, Bijoyganj, 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

Identifier Details :

Name & address

Mr SUNIL AGARWAL
Son of Late. KISHAN LAL AGARWAL
28, JAGADISH GHOSH ROAD, P.O.- BELLUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Bixam Kumar Jha, Mr DIPAK KUMAR MOOI, Mr SOMNATH MOOI, Mr AMAR NATH MOOI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
2	RIMJHM COMMODEAL PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
3	BLUEVIEW VANUJA PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
6	ULTIMATE NIWAS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
7	HAPPY MANSIONS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
8	BARBARIK CONSTRUCTION PRIVATE LIMITED.	GREEN CONBUILD PRIVATE LIMITED.-0.0232437 Dec.GREEN DEVCON PRIVATE LIMITED-0.0232437 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
2	RIMJHM COMMODEAL PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
3	BLUEVIEW VANUJA PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
6	ULTIMATE NIWAS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
7	HAPPY MANSIONS PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec
8	BARBARIK CONSTRUCTION PRIVATE LIMITED	GREEN CONBUILD PRIVATE LIMITED.-0.13545 Dec.GREEN DEVCON PRIVATE LIMITED-0.13545 Dec

Land Details as per Land Record

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

Sl. No	Plot & Khatai Number	Details Of Land
L1	LR Plot No - 426; Corresponding RS Plot No - 426; LR Khatai No - 5937	Owner: ১১১ ১১১ ১১১, Guardian: ১১১ ১১১, Address: 220 ১১১ of ১১১১১১১১, Classification: ১১১১
L2	LR Plot No - 427; Corresponding RS Plot No - 427; LR Khatai No - 5937	Owner: ১১১ ১১১ ১১১, Guardian: ১১১ ১১১, Address: 220 ১১১ of ১১১১১১১১, Classification: ১১১১, Area: 0.03000000 Acres

On 15-09-2018

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

Presented for registration at 10.48 hrs. on 15-09-2018, 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 12.28 000/-

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

Execution is admitted on 15-09-2018 by Mr DIPAK KUMAR MODI, DIRECTOR, TARA HOME SEARCH PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 236/2A, Achary, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, BLUEVIEW VANIJYA PRIVATE LIMITED, ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achary, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, BARBARIK CONSTRUCTION PRIVATE LIMITED, ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achary, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, JAGADISH 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 15-09-2018 by Mr SOMNATH MODI.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, JAGADISH 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 15-09-2018 by Mr AMAR NATH MODI.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, JAGADISH 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 15-09-2018 by SWAPNA BANERJEE.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, JAGADISH 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 15-09-2018 by Mr BIPUL SAMANTA.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, JAGADISH 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 15-09-2018 by Mr TARAK NATH DEY.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, JAGADISH 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 17-09-2018

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

Admissible under rule 21 of West Bengal Registration Rule- 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1939.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,595/- (A(1) = Rs 13,497/- B = Rs 14/-) + Rs 55/- A(a) + Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 13,595/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2018 10:36AM with Govt. Ref No: 192018170023138151 on 15-09-2018, Amount Rs. 13,595/-

Bank: State Bank of India (SBIN0000001), Ref. No: CKA4735552 on 15-09-2018, Head of Account 0030-03-104-001-1

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 61,320/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 8298, 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 10:36AM with Govt. Ref. No: 192016170023158151 on 16-09-2016, Amount Rs. 61,320/-

Bank: State Bank of India (SBIN0000001), Ref. No. CKA4736662 on 16-09-2016, Head of Account 0030-02-103-003-0



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 326097 to 326145

being No 190408773 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 10:58:27 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-09-2016 10:58:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8214/16

8774/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Additional Registrar of Assurances-FC, Kolkata

A.R.A. IV

Certified that the Document is submitted to Registrar, the Registrar and the Registrar of Assurances-FC, Kolkata.

Additional Registrar of Assurances-FC, Kolkata
 17 SEP 2016

THIS INDENTURE made this the ^{15th} day of September, 2016
 BETWEEN **SUNITA DEVI MODI** (PAN- ADYPM7156J), wife of Kishan
 Kumar Modi, residing at 243-G, Block-J, New Alipore, Kolkata- 700 053;

9290

NO.	
DATE	03 SEP 2016
AMOUNT	1000
EOLANFI CHANDIA LICENCED ATTORNEY AT LAW 802 N. S. HIGH RD. KILL B.	



[Faint circular stamp]
[Handwritten signature]

[Handwritten signature]
 98, C-6 Road
 Honolulu 911202

ADDITIONAL RECEIVING OF RECEIPTS, HONOLULU 1 SEP 2016



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001273055/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNITA DEVI MODI 243-G, Block- J, New Alipore, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India. PIN - 700053	Settler		 1345	 6/5/19
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	Mrs SUNITA DEVI MODI, Mr Deb Dasg. Sachar		 6/5/19	

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



SUNITA DEVI MODI

FRONT



BACK



Sunita Devi Modi



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

GRN: 19-201617-002310135-1 Payment Mode: Online Payment
GRN Date: 15/09/2016 19:41:35 Bank: State Bank of India
BRN: CKA4728021 BRN Date: 15/09/2016 19:59:15

DEPOSITOR'S DETAILS

Name: DHANSHREE DEALDOM PVT LTD Id No.: 19040001273008/1/2016
(Start With Every Year)
Contact No.: Mobile No.: +91 9830775200
E-mail:
Address: DC 928 SHASTRI BAGAN
D B NAGAR, KOL-59
Applicant Name: Mr DHANSHREE DEALDOM PRIVATE LIMITED
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale, Stamp Document Payment No 1

PAYMENT DETAILS

Sl No.	Identification No	Head of A/C Description	Head of A/C	Amount(₹)
1	19040001273008/1/2016	Property Registration Fee	200000.00-501-02-19	200000 ✓
2	19040001273008/1/2016	Property Registration Stamp Fee	1000.00-535-025-02	1000 ✓

In Words: Rupees One Lakh Twenty nine Thousand Six Hundred Fifty Two only
Total 129002

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-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DHANSHREE DEALCOM PRIVATE LIMITED**, the Company, (PAN NO. AADCD8327P), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorized Signatory (Mr.) Deb Dalal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banbhuvan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS 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;

AND WHEREAS 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.

AND WHEREAS 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) Paresh Nath Paul, (3) Prasant Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sowa 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.

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

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

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

AND WHEREAS by virtue of a Sale Deed dated 13th November, 1995, the said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Aya Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Monaj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresh Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chittack, equivalent to 4.1323 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 24-Parganas, unto and in favour of one (SRI) MRITUNJOY MONDAL, more fully described in the **SCHEDULE** hereunder written, hereinafter

called as the "**SAID PROPERTY**", which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- 1, Volume No. 129, Pages from 85 to 94, Being No. 7094 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase said (SRI) MRITUNJOY MONDAL recorded his name in Record Of rights vide L.R. Khata No. 4109;

AND WHEREAS by virtue of a Sale Deed dated 5th day of June, 2007, the said **[SRI] MRITUNJOY MONDAL** sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **SUNITA DEVI MODI**, the VENDOR herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded into Book- 1, CD Volume No. 1, Pages from 12895 to 12906, Being No. 03160 for the year 2007, against the consideration mentioned therein, absolutely and forever. After the aforesaid purchase said SUNITA DEVI MODI, the Vendor herein, recorded his name in Record Of rights vide L.R. Khata No. 5940;

AND WHEREAS 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.21,25,000/- [Rupees Twenty One Lac And Twenty 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.21,25,000/- [Rupees Twenty One Lac And Twenty 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 name) the Vendor doth hereby grant well convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chitack equivalent to 4.1323 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, corresponding to L.R. Khatian No. 5940, within the limit of Rajarhat Bishnupur 1 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 butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any

other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, liens, liens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (ii) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (iii) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred

and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, liendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

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

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

THE SCHEDULE

(the Said Property)


ALL THAT piece or parcel of land measuring about 2 (Two) Cottah and 8 (Eight) Chittack, equivalent to 4.1323 Decimal, more or less, lying and situated at Mouza- REKPOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5940, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:


ON THE NORTH	:	Land under R.S. Dag No. 447 and 443;
ON THE SOUTH	:	12 feet wide Common Passage;
ON THE EAST	:	Land under R.S. Dag No. 423 (Part);
ON THE WEST	:	12 feet wide Common Passage;

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

SIGNED, SEALED & DELIVERED

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


98, G-6, Road
Kolkata - 711202


194C, MLB Road
Kolkata - 711202

Santa Devi Kadi
SIGNATURE OF VENDOR

Drafted by
S. J. S.
100, G-6, Road
Kolkata - 711202


RECEIPT

RECEIVED a sum of Rs.21,25,000/- [Rupees Twenty One Lac And Twenty 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
21,25,000/-	12.09.2016	892833	Vjaya Bank, Gopalpur-Rajarhat Branch	Sunita Devi Modi
21,25,000/-	Rupees Twenty One Lac And Twenty Five Thousand only.			



















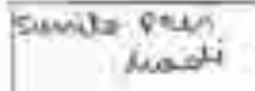





Witnesses:





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 :	1-1904-08774/2016	Date of Registration	8/17/2016 12:41:49 PM
Query No / Year	1904-0001273068/2016	Office where deed is registered	
Query Date	14/09/2016 3:55:00 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DHANSHREE DEALCOM PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thane Baguati, District: North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No: 9835475200, 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. 21,25,000/-	Rs. 21,25,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,06,270/- (Article:23)	Rs. 23,460/- (Article:A(1) E, M(a), M(b), I)		
Remarks			

Land Details :

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

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-423	LR-5940	Basil	Shal	4.1323 Dec	21,25,000/-	21,25,000/-	Property is on Road
Grand Total :					4.1323Dec	21,25,000 /-	21,25,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs SUNITA DEVI MODI Wife of Mr. Kishan Kumar Modi Executed by: Self, Date of Execution: 15/09/2016 , Admitted by: Self, Date of Admission: 15/09/2016, Place: Pvt. Residence			
2-43-G, Block- J, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM71567, Status: Individual				

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	DHANSHREE DEALCOM PRIVATE LIMITED Do-9/28, Shastri Bagan, P.O - Deshbandhu Nagar, P.S - Baguati, District - North 24-Parganas, West Bengal, India PIN - 700059 PAN No. AADCO8307P, Status: Organization			

Representative Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr. Benichuan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 030, 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 DEALCOM PRIVATE LIMITED

Identifier Details :

Name & address	
Mr SUMI AGARWAL Son of Late KISHAN LAL AGARWAL 95, 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 Mrs SUNITA DEVI MODI, Mr Deb Dulal Sarkar	

Land Details as per Land Record

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

Sch No	Plot & Khata Number	Details Of Land
L1	LR Plot No - 423 (Corresponding RS Plot No - 423), LR Khata No - 8640	Owner: সুনীতা দেবী মজি, Guardian: কুমার সুনীতা, Address: Retjoani, Classification: কৃষ্ণ, Area: 0.05000000 Acre.

Endorsement For Deed Number : I - 190408774 / 2016

On 15-09-2016

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

Presented for registration at 18.58 hrs on 15-09-2016, at the Private residence by Mrs. SUNITA DEVI MODI, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,25,000/-

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

Execution is admitted on 15/09/2016 by Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar Modi - 243-G, Block - J, New Aapore, P.O: New Aapore, Thana: New Aapore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others.

Indebted by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL; 88, GIRISH GHOSH ROAD, P O: BELUR MATH, Thana: Bally, City/Town: SALLY, 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 45,W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,462/- (A(1) = Rs 23,384/- E = Rs 14/- I = Rs 56/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,462/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2016 1:59PM with Govt. Ref. No. 192016170023101301 on 15-09-2016, Amount Rs. 23,462/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4728021 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. 1,06,170/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,06,170/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 3295, 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 7:59PM with Govt. Ref. No. 192016170023101351 on 15-09-2016, Amount Rs. 1,06,170/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4728021 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 60 and Rule 69,
Registered in Book - I
Volume number 1904-2016, Page from 326146 to 326170
being No 190408774 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 11:00:11 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-09-2016 11:00:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8221/16

8EEG/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 192400

15.9.16
 2144
 1272761/16
 17,99,950/-
 15/9/16
 30000-
 150-
 3000-

Additional Registrar of
 Companies, W. Kolkata



Certified that the Document is approved to
 Registration. The Registrar checked the
 contents of the document and the
 stamp is valid.

Additional Registrar
 of Companies, W. Kolkata

17 SEP 2016

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

92.82

TO: NPL	
DATE:	
RE: 1007	
DATE:	10-9-2018
SCUMPHIA CETAJEA	
L. S. ...	



Signature
 28, G. C. Road
 Kollata 781002

TO: NPL	
DATE:	
RE: KOLKATA	
DATE:	10-9-2018

DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi



Original Source



Swarna Banerjee



Tandy with key

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

GRN: 19-201617-002309962-1 Payment Mode: Online Payment
GRN Date: 15/09/2016 19:27:42 Bank: State Bank of India
BRN: CKA4727412 BRN Date: 15/09/2016 19:45:04

DEPOSITOR'S DETAILS

Name: SARBANI PROPERTIES PVT LTD
Contact No.: Mobile No: +91 9830495200
E-mail:
Address: DC 9/28, SHASTRI BAHEAN
DESHBANDHU NAGAR, KOL-59
Applicant Name: Mr SARBANI PROPERTIES PRIVATE LIMITED
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sell. Sale Document Payment No 1
Id No.: 19040001272761/1/2016
(Date No-Entry Year)

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19040001272761/1/2016	Process Registration Fee	0000-02-104-001-16	12000 ✓
2	19040001272761/1/2016	Process Registration Stamp Duty	0000-02-103-003-02	9910 ✓

Total

12000

In Words: Rupees One Lakh Twenty Two Thousand Four hundred







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 19040001272761/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 5359	Signature with date
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O- New Alipore, P.S- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [BARIAD K CONSTRUCTION PRIVATE LIMITED]			Dipak modi 15/9
1.1	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]			Dipak modi 15/9
Sl No.	Name of the Executant	Category	Photo	Finger Print 5238	Signature with date
2	SWAPNA BANERJEE Kumon Para, Maheshwala, South 24 Parganas, PIN- 700 141, P.O- Maheshwala, P.S- Maheshwala, District- South 24-Parganas, West Bengal, India, PIN - 700141	Representative of Seller [ZODIAC HEIGHTS PRIVATE LIMITED,]			Swapna Banerjee 15/9

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
3	Mr BIPUL SAMANTA 57, Jyotish Ray Road, New Alipora, Kolkata- 700 053, P.O.- New Alipora, P.S.- New Alipora, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (ULTIMATE NIWAS PRIVATE LIMITED.)		9339 	 15/9
4	Mr TARAK NATH DEY 8/18, Ballygunj, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller (HAPPY MANSION PRIVATE LIMITED.)		52103 	 15/9
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 58, GIRISH GHOS ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dutta Sarkar, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 15/9	

(Avt Kumar Jaiswal)
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: 033-66921532
Email id: tsc06@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 01.08.2018 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 or parcel of land measuring about 2 (Two) Cotrah 8 (Eight) Chitrak, equivalent to 4.1323 Decimal, more or less, lying and situated at Mouza- REKHOANI, I.I. No. 13, comprised in R.S. Eng No. 424 (Area- 0.691 Decimal) and 421 (Area- 3.4412 Decimal), recorded under R.S. Khatim No. 631 and 2409, corresponding to L.R. Khatim No. 5937, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub registrar and admit association 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
Director
DIN: 00053423



Dipak Kumar Modi
Director
DIN: 00052468

Zodiac Heights Pvt. Ltd.

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

Phone no 033-22811981

Email id: zodiacheights@outlook.com

CIN: 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 P.M 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 2 (Two) Cotah 8 (Eight) Chitrack, equivalent to 4.1323 Decimal, more or less, lying and situated at Mouza- BEKHOANI, I.L. No. 13, comprised in B.S. Dag No. 424 (Area- 0.691 Decimal) and 421 (Area- 3.4412 Decimal), recorded under B.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, sanctioned 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 or 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. SWAPNA BANERJEE, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

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

For and on behalf of the Board
For Zodiac Heights Private Limited

Prahal Marik
Director
DIN: 07086068

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. 033-22811983

Email id. ultimateniwas@outlook.com

CIN: U45400WB2007PTC116730

The undersigned, being the Directors 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 P.M 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.

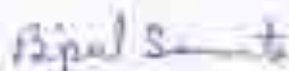
RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring about 2 (Two) Cotah 8 (Eight) Chittrak, equivalent to 4.1325 Decimal, more or less, lying and situated at Mouza- REKJOANI, I.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.691 Decimal) and 421 (Area- 3.4412 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bahadurpur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Verdee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Ms. **BIPUL SAMANTA**, 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. **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

Happy Mansions Pvt. Ltd.

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

Phone no: 033-22811981

Email id: happymanions@outlook.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 12.00 P.M. 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 2 (Two) Contah 8 (Eight) Chitrack, equivalent to 4.1323 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 11, comprised in R.S. Dag No. 424 (Area- 0.694 Decimal) and 421 (Area- 3.4412 Decimal), recorded under R.S. Kharian No. 631 and 2409, corresponding to L.R. Kharian No. 5937, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, 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: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. BOSE ROAD, KOLKATA-700020

Phone No. 033-22811881

Email to barbarikconst@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 A.M. 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 2 (Two) Cottah 8 (Eight) Chittack, equivalent to 4.1323 Decimal, more or less lying and situated at Mirza- BEEBOANI, J.L. No. 13, comprised in R.S. Dag No. 434 (Area- 0.691 Decimal) and 421 (Area- 3.4412 Decimals), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934 and 5933, within the limit of Rajshahi Bichmura 1 No. Gram Paschayan, under Police Station- Rajshahi, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies in the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other 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 Kumar Modi
Director
DIN: 00052468



Gayatri Devi Modi
Director
DIN: 01264886













having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN-ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN-AAACZZ938D), 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-AMGPR2207E), 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- BWUP50765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (4) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), 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- AOIPD4343K), son of Late Hari Patis Dey, residing at 6/18, Bijuygarh, Jaidapur, 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, 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-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **BARBANI PROPERTIES PRIVATE LIMITED**, the Company, (PAN NO. AAKCS8129B), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **STYLISH VANIYA PRIVATE LIMITED**, the Company, (Pan No. AALCS0125J), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Didi Sarkar, (PAN NO. BZFPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, 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** :

- A (i) One **Kalpada 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- Rajarhat, District North 24-Parganas;
- A (ii) While thus the said **Kalpada 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) **Laksmi 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 un-demarcated 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 Crossipore, Dum Dum, and recorded into Book- 1, 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 owners 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;

B (ii) One PRIYOBALA DUTTA BANIK was recorded owners of **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station - Rajarhat, District North 24-Parganas.

- B (iii) By virtue of a Sale Deed dated 14th day of November, 1961, said **PRIYOBALA DUTTA BANIK**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **KARENDRA NATH MONDAL**, which was duly registered in the Sub-registry Office, Cossipur, Dum Dum and recorded into Book- I, Volume No. 121, Pages from 241 to 243, Being No. 8520 for the year 1961, against the valuable consideration mentioned therein, absolutely and forever;
- B (iii) By virtue of a Sale Deed dated 13th day of December, 1974, said **KARENDRA NATH MONDAL**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **DIPALI PAUL**, which was duly registered in the Sub-registry Office, Cossipur, Dum Dum and recorded in Book- I, Volume No. 162, Pages from 150 to 152, Being No. 9769 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said Dipali Paul recorded her name in Record Of Rights. Vide K.B. Khatian No. 1680;
- C (ii) After the aforesaid purchases, by virtue of a Sale Deed dated 13th day of November, 1995, said (1) **Sri Sristidhar Ghosh**, (2) **(Srimati) Anna Ghosh**, and (3) **DIPALI PAUL**, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah 8 (Eight) Chittack, equivalent to 4.1329 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L.

No. 13, comprised in R.S. Dag No. 424 (Area- 0.691 Decimal) and 421 (Area- 3.4412 Decimal), recorded under R.S. Khatian No. 631 and 2409, 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 **(SRIMATI) AMRITA BANDOPADHYAY**, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, and recorded into Book- I, Volume No. 129, Pages from 64 to 73, Being No. 7092 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRIMATI) AMRITA BANDOPADHYAY, recorded her name in Record Of Rights vide L.R. Khatian No. 4045.

- C (ii) By virtue of a Sale Deed dated 2nd day of May, 2008, said **Amrita Bandyopadhyay** sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and four Others**, the Vendors herein, which was duly registered in the office of the District Sub-Registrar-II, Barasat, North 24 Parganas, recorded in Book- I, CD Volume No. 6, Pages from 9557 to 9578, Being No. 04688 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever.

- C (iii) After the aforesaid purchases, the Vendors herein recorded their name in Record Of Rights detailed herein.

VENDOR'S Name	L.R. Khatian No.
(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

- C (iv) 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.20,00,000/- [Rupees Twenty Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.20,00,000/- [Rupees Twenty Lac] only, duly paid by the Purchaser to the Vendors at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah 8 (Eight) Chittack, equivalent to 4.1323 Decimal, more or less, lying and situated at Mouza- REKIDANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.691 Decimal) and 421 (Area- 3.4412 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934 and 5933, 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 heretofore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated (situated 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 Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

I. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

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

the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents: and

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

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

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

(XII) THAT the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below: and

(XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of 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 measuring about 2 (Two) Cottah 8 (Eight) Chittark, equivalent to 4.1323 Decimal, more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.6911 Decimal) and 421 (Area- 3.4412 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 423 & 425;

ON THE SOUTH : 12 ft wide Common Passage;

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

ON THE WEST : 12 ft wide Common Passage;

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

SIGNED, SEALED & DELIVERED

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

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

[Signature]
1810, M.C.B. RD
Kolkata - 711202

BARA HOME SOLUTIONS PVT. LTD.

Dipali Modi

Director

BRILLIANT HEIGHTS PVT. LTD.

Swapan Banerjee

Director

ULTIMATE NIWAS PVT. LTD.

Dipal Saha

Director

HAPPY MANSIONS PVT. LTD.

Tarati Nath Ray

Director

MASSARIN CONSTRUCTORS PVT. LTD.

Dipali Modi

Director

SIGNATURE OF VENDORS

Drafted by -
[Signature]
Advocate
High Court, Calcutta
F/1023/2008

RECEIPT

RECEIVED a sum of Rs.20,00,000/- [Rupees Twenty Lac] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued in Favour Of
4,00,000/-	12.09.2016	703617	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
4,00,000/-	12.09.2016	703618	-do-	Zodiac Heights Pvt. Ltd.
4,00,000/-	12.09.2016	703642	-do-	Ultimate Niwas Pvt. Ltd.
2,00,000/-	12.09.2016	703619	-do-	Happy Mansions Pvt. Ltd.
2,00,000/-	12.09.2016	703643	-do-	Happy Mansions Pvt. Ltd.
4,00,000/-	12.09.2016	703644	-do-	Barbarik Construction Pvt. Ltd.
20,00,000/-	Rupees Twenty Lac only			

Witnesses

TARA HOME SEARCH PVT. LTD.

Dipate Modi

Director

ZODIAC HEIGHTS PVT. LTD.

Sudipana Barneja

Director

ULTIMATE NIWAS PVT. LTD.

Ajay Kumar

Director

HAPPY MANSIONS PVT. LTD.

Tarun Nath Ray

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipate Modi

Director

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<i>Susama Banerjee</i>					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<i>Dipak Modi</i>					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<i>Dipak Samant</i>					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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-1904-08776/2016	Date of Registration	5/17/2016 12:36:17 PM
Query No / Year	1904-0001272761/2016	Office where deed is registered	
Query Date	14/09/2016 3:09:19 PM	A.R.A. -IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	BARBANI PROPERTIES PRIVATE LIMITED DC-928, SHASTRI BAGAN Thana Begunah, District North 24-Parganas, WEST BENGAL, Mobile No. 9838475200, Status Buyer/Grantor		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than immovable Property Declaration [No of Declaration: 2]		
Set Forth value	Market Value		
Rs. 19,99,950/-	Rs. 19,99,950/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,00,015/- (Article:23)	Rs. 22,067/- (Article: A(1), E, M(a), M(b), 1)		
Remarks			

Land Details :

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

Sch. No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-424	LR-5837	Bestu	Shali	0.8911 Dec.	3,34,450/-	3,34,450/-	Width of Approach Road: 12 Ft.
L2	LR-421	LR-5837	Bestu	Shali	3.4412 Dec.	16,65,500/-	16,65,500/-	Width of Approach Road: 12 Ft.
		TOTAL			4.1323Dec	19,99,950 /-	19,99,950 /-	
	Grand Total				4.1323Dec	19,99,950 /-	19,99,950 /-	

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, Acharya, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAOC75379G, Status - Organization, Executed by: Representative
2	ZODIAC HEIGHTS PRIVATE LIMITED, 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAAC22938G, Status - Organization, Executed by: Representative
3	ULTIMATE NIWAS PRIVATE LIMITED 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status - Organization, Executed by: Representative
4	HAPPY MANSIONS PRIVATE LIMITED, ROOM NO. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status - Organization, Executed by: Representative
5	BARBARIK CONSTRUCTION PRIVATE LIMITED ROOM NO. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADC81702E, Status - Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SARBANI PROPERTIES PRIVATE LIMITED DC-9/28, Shastrî Bagan, Deshbandhu Nagar, P.O.- Deshbandhu Nagar, P.S.- Begurî, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAKCS8129B, Status: Organization
2	STYLISH VANIJYA PRIVATE LIMITED DC-9/28, Shastrî Bagan, Deshbandhu Nagar, P.O.- Deshbandhu Nagar, P.S.- Begurî, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AALCS0125J, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr. Banbhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, 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: SARBANI PROPERTIES PRIVATE LIMITED, STYLISH VANIJYA 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, BARBARIK CONSTRUCTION PRIVATE LIMITED
3	SWAPNA BANERJEE Daughter of Mr. Panchu Gopal Banerjee Kumore Para, Maheshstala, South 24 Parganas, PIN- 700 141 P.O.- Maheshstala, P.S.- Maheshstala, District-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ZODIAC HEIGHTS PRIVATE LIMITED.
4	Mr BIPUL SAMANTA Son of Mr. Jagendra Nath SAMANTA 87, Jyotish Roy 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 NIYAS PRIVATE LIMITED
5	Mr TARAK NATH DEY Son of Late Hari Pado Dey 6/18, Bijoyganj, 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.

Identifier Details :

Name & address

Mr SUNE AGARWAL
Son of Late KISHAN LAL AGARWAL
98, GIRISH GHOS ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711200
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.00911 Dec,STYLISH VANIYA PRIVATE LIMITED-0.00911 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.00911 Dec,STYLISH VANIYA PRIVATE LIMITED-0.00911 Dec
3	ULTIMATE NYAS PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.00911 Dec,STYLISH VANIYA PRIVATE LIMITED-0.00911 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.00911 Dec,STYLISH VANIYA PRIVATE LIMITED-0.00911 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.00911 Dec,STYLISH VANIYA PRIVATE LIMITED-0.00911 Dec

Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.34412 Dec,STYLISH VANIYA PRIVATE LIMITED-0.34412 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.34412 Dec,STYLISH VANIYA PRIVATE LIMITED-0.34412 Dec
3	ULTIMATE NYAS PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.34412 Dec,STYLISH VANIYA PRIVATE LIMITED-0.34412 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.34412 Dec,STYLISH VANIYA PRIVATE LIMITED-0.34412 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.34412 Dec,STYLISH VANIYA PRIVATE LIMITED-0.34412 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No.- 424(Corresponding RS Plot No.- 424), LR Khatian No.- 5537	Owner:SHRI (SHI) MIE, Guardian:SHI Prt, Address:220 34 78 8425000000 Classification:17R, Area:0.06000000 Acre,
L2	LR Plot No.- 421(Corresponding RS Plot No.- 421), LR Khatian No.- 5937	Owner:SHRI (SHI) MIE, Guardian:SHI Prt, Address:220 34 78 8425000000 Classification:17R, Area:0.13000000 Acre,

Endorsement For Deed Number : 1 - 190408776 / 2016

On 15-09-2016

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

Presented for registration at 19.44 hrs. on 15-09-2016, at the Private residence by Mr. DIPAK KUMAR MOJHI

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 10,99,550/-

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

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

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOS 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.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOS 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.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOS 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.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOS 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 Rules, 1962 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,087/- (A(1) = Rs 21,860/-, E = Rs 14/-, I = Rs 50/-, M(a) = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,087/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2016 7:45PM with Govt. Ref. No. 182010170023058821 on 15-09-2016, Amount Rs 22,087/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4727412 on 15-09-2016, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,018/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 99,918/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9252, Amount: Rs 100/-, Date of Purchase: 05/09/2016, Vendor name: S Chandra
Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB
Online on 16/09/2016 7:45PM with Govt. Ref. No. 192016170023009621 on 15-09-2016, Amount Rs. 99,918/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKA4727412 on 15-09-2016, Head of Account 0030-02-100-002-02



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 326222 to 326264
being No 190408776 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 11:02:45 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-09-2016 11:02:44
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8220/16

8 एर / 2016



अभियंता पश्चिम बंगाल WEST BENGAL

X 179698

Handwritten notes in the left margin:

- 15/9/16
- 17/9/16
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- 15/9/16
- 17/9/16
- 15/9/16
- 17/9/16

Certified that the Document is entitled to Registration, the Stamp Duty and the Subsequent registration as per the provisions of the Act.

17 SEP 2016

THIS INDENTURE made this the 15th day of September, 2016 BETWEEN TARA HOME SEARCH PRIVATE LIMITED (PAN-AACCT379G), the Company, registered under the Companies Act 1956

7670

SL. NO.	_____
NAME	_____
AMOUNT	100/-
31 AUG 2016	
to	
SOURITRA CHANDRA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd. - KOL 1	



Souritra
 98 G. S. Road.
 Howrah-711202

Sec

ADDITIONAL RECEIPT OF ASSURANCE IN POLICY
15 SEP 2016







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001272012/2016

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- 700053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			 15-04-16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
					

(Asit Kumar Joarder)

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: 033-64991632
Email id: thsp05@gmail.com
CIN: U70109WB2006PTC111576

32(3)

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 01.08.2018 at 03.00 PM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, comprised in R.S./ L.R. Dag No. 448, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas (N), concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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


Kishan Kumar Modi

Director
DIN: 00052423


Dipak Kumar Modi

Director
DIN: 00052468

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

GRN: 19-201617-002308896-1 Payment Mode: Online Payment
GRN Date: 15/09/2016 19:22:32 Bank: State Bank of India
BRN: CRA4727110 BRN Date: 15/09/2016 19:40:01

DEPOSITOR'S DETAILS

KJ No. 19040001272012/1/2016
(Starts with 19040001272012/1/2016)

Name: RAVIKIRAN COMMOTRADE PVT LTD
Contact No.: Mobile No.: +91 9836475200
E-mail: Address: VIP ENCLAVE, BLODWA, FLAT NO. 104, KOL-59
Applicant Name: Mr RAVIKIRAN COMMOTRADE PRIVATE LIMITED
Office Name: Office Address: Status of Depositor: Seller/Executant
Purpose of payment / Remarks: Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	HSAB of A/C	Amount (₹)
1	19040001272012/1/2016	Property Registration Fee	0003-03-104-001-16	44015 ✓
2	19040001272012/1/2016	Property Registration-Stamp Duty	0003-03-104-001-16	199673 ✓

In Words: **Total** 243688

Rupees Two Lakh Forty Three Thousand Four Hundred Eighty Eight

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN-ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND RAVIKIRAN COMMOTRADE PRIVATE LIMITED**, the Company, (PAN- AAFUR3728.I), registered Under the Companies Act 1956, having its registered office at VIP Enclave, Block- A, Flat No-104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its Authorised Signatory Mr. Deb Dulal Sarkar, (PAN- BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

WHEREAS one Dasu Bhushan Das was the recorded owner of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 [Thirty Five] Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 [Seven] Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 [Ten] Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 [Twenty One] Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 [Thirty Four] Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at

Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 3 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas;

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

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

AND WHEREAS by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das** the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 [Thirty Five]

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

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said (1) Sri Gopal Chandra Das, (2) Sri Gobinda Chandra Das, (3) Sri Sourendra Kumar Das and (4) Sri Shyamal Kumar Das, (all through Mohammad Jalaluddin, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 60179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 52 (Fifty Two) Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 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 parcel of land admeasuring about 55 [Fifty Five] Decimal, more or less, out of which land measuring 21 [Twenty One] Decimal, comprised in R.S. Dag No. 448 and land measuring 34 [Thirty Four] Decimal, comprised in R.S. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKPOANI, 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. 5, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

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

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

AND WHEREAS the Vendor, due to paucity of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties **ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 (Twelve) Decimal, more or less, comprised in R.S./ L.R. Dag No. 448, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 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, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land (free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, comprised in R.S./ L.R. Dag No. 448, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated bounded 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, dispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

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

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, liens, encumbrances and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in

execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, equitable 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
- (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;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, comprised in R.S. / L.R. Dag No. 448, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJ DAN, J.L. No. 13; within the limit of Rajarhat Bishnugar 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S. / L.R. Dag No. 448 is butted and bounded as follows:

- ON THE NORTH : By land in R.S. Dag No. 445;
 ON THE SOUTH : By land in R.S. Dag No. 423 & 417;
 ON THE EAST : By land in R.S. Dag No. 446 & 447;
 ON THE WEST : By land in R.S. Dag No. 449;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata
in the presence of

BARA HOME OF ANCHUT PVT LTD

Dipak Modi

AL/2000

Shyam
98, G. G. Road
Howrah - 711002

Atul
1940, M. D. Rd
Bachchan Howrah - 711002

Witnessed by:-

V. S. Ganguly
Advocate
High Court, Calcutta
G. P. O. 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:

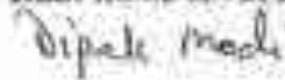
MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	12.09.2016	334855	Indian Overseas Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
19,93,000/-	12.09.2016	334856	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses




TARA HOME SEARCH PVT. LTD.




SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-08777/2016	Date of Registration	01/17/2016 12:57:22 PM
Query No / Year	1904-0001272012/2016	Office where deed is registered	
Query Date	14/09/2016 1:36:18 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAVIKIRAN COMMOTRADE PRIVATE LIMITED VIP Enclave Block- A, Flat No-104, VIP Road, Raghunathpur, Thana, Baguiati, District North 24 Parganas, WEST BENGAL, Mobile No: 9836475200, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[0305] Other than Immovable Property Declaration (No of Declaration: 2)		
Set Forth value	Market Value		
Rs. 39,93,000/-	Rs. 39,93,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,98,670/- (Article 23)	Rs. 46,010/- (Article A(1), E, Wa, W(b), I)		
Remarks			

Land Details :

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

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-448	LR-5937	Bestu	Shul	12 Dec	39,93,000/-	39,93,000/-	Property is on Road
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 01, 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24 Parganas, West Bengal, India. PIN - 700020 PAN No. AACCT5379G, Status-Organization, Executed by Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAVIKIRAN COMMOTRADE PRIVATE LIMITED VIP Enclave, Block- A, Flat No-104, VIP Road, Ragh, P.O.- Deebanidhu Nagar, P.S.- Baguiati, District-North 24 Parganas, West Bengal, India. PIN - 700059 PAN No. AAFDR3728J, Status-Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr. Barinbhusan Sarkar 35-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 RAVIKIRAN COMMOTRADE PRIVATE LIMITED

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: Service, Citizen of India. Status: Representative. Representative of: TARA HOME SEARCH PRIVATE LIMITED

Identifier Details :**Name & address**

Mr SUNIL AGARWAL

Son of Late K.L.AGARWAL

98, GIRISH GHOSH ROAD, P.O. - BELUR MATH, P.S.- Bally, Howrah, District -Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr Deb Dutt Sarkar Mr DIPAK KUMAR MODI

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No- 448(Corresponding RS Plot No - 448), LR Khatian No - 5837	Owner:Sunil (সুনীল) গুপ্ত, Gurdah:100 Pk, Address:220 31F (B) Kalyanpukur, Classification:1000, Area:0.22000000 Acre

Endorsement For Deed Number :) - 190405777 / 2016

On 15-09-2016

Presentation(Under Section 52 & Rule 22A(2) 46(1),W.B. Registration Rules,1962)

Presented for registration at 10:34 hrs on 15-09-2016, at the Private residence by Mr. DIPAK KUMAR MODI

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

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

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

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

indented 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 Rules, 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 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 7:40PM with Govt. Ref. No: 192016170023068861 on 15-09-2016, Amount Rs. 44,010/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4727110 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. 1,89,570/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,89,570/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7670, Amount: Rs 100/-, Date of Purchase: 31/08/2016, Vendor name: S.Chandra

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

Online on 15/09/2016 7:40PM with Govt. Ref. No: 192016170023068861 on 15-09-2016, Amount Rs. 1,89,570/-

Bank State Bank of India (SBIN0000001), Ref. No. CKA4727110 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 60 and Rule 69.

Registered in Book -I

Volume number 1904-2016, Page from 326265 to 326290

being No 190408777 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 11:03:49 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-09-2016 11:03:48
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)