

MESHADO USBUU MUIM WEST BENGAL

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THIS INDENTURE made this the 15th day of September, 2016
BETWEEN TARA HOME SEARCH PRIVATE LIMITED. (FANAACGTSA79G), the Company, registered under the Companies Act 1956

SCHOOL 100 F

BY SEP 2016

SOUMITRA CHANDA
Licensed Stamp Vendor
E/2, H. S. Key Hd., Kell-1



98: 2-6 had









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata Signature (LT) Sheet of Query NoViear 19640001272291/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Mr DIPAK KUMAN MODI 243-G, Block- J New Alpone, Kolema- 700 053, P.O.: New Alpone, P.S New Alpone, Duntot: South 24-Pergames, West Bengal, India, PIN - 700053	Represent ative of Salar (TARA HOME SEARCH PRIVATE LIMITED)	8	0	Dipase made
SI No:	Name and Address of h	dentifier	Identifie	or of	Signature with date
	Mr Sunt Agarwai Sun of Late Kishanlai Aga 98, Geleh Ghosh Road, P. Math, P.S.: Baty, Baty, De Howrah, West Bengol, Indi 711202	0 - Belui senti-	Mr Anand Kumer Sheh, M MODI	OF DIPAK KUMAR	April 1

(Ast Kumer Joerder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. IV KOLKATA
Kinkete, West Bengel

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

GRN:

19-201617-002291523-1

Payment Mode

Onice Payment

GRN Date: 14/09/2018 18:38:06

Bank:

State Bank of India

BRN -

CKA4826291

BRN Date: 14/09/2016 16:52:32

DEPOSITOR'S DETAILS

id No. 19040001272291/1/2018

(Territoria)

Name .

SEAMARINE DISTRIBUTORS BYT LTD

Contact No. 1

Modifie No.

+91 9836795200

E-mail:

Address |

DC-9/28, SHASTRI BABAN, DESBANDHU MAGAR, KOL-69

Applicant Name :

MA SEAMARINE DISTRIBUTIONS PRIVATED INITED

Office Name :

Office Address :

Status of Depositor :

Purpose of payment / Remarks :

Sale Sale Decument

PAYMENT DETAILS

SI.	Identification No.	Head of A/C Description	Head of A/C	Amuuril[e1
13	#800001722P1117046	Pasers Manager Heperson	083040-304-001-18	*2355
	HM1000-1272299-0-1202-92	Property Registration Shares Sidy	(0.0)-49.103-600-42	THERE

Total

343275

In Words:

Rigogen Two Lake Forts Stary Discount Time Hundred Newschy Five Grey

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Rolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN ADYPM7155M), sen of Gopal Kumur Modi, residing at 243-Q. Block- J. New Alipore, Kolkata- 700 053, heremafter referred to and called as "the VENDOR" [which expression shall unless excluded by inrepugnant to the subject or context be deemed to mean and include its successors-m-office; trustees, executors. administrators. representatives and/or assigns; of the ONE PART AND SEAMARINE DISTRIBUTORS PRIVATE LIMITED. the Company, (PAN-AAPCS7900K), registered under the Companies Act 1956, having its registered affice at DC-9/28, Shastri Bagan, Deshhandhu Nagar, Kolisata 700 059, represented by its Authorised Signatory (Mr.) Asiand Rumar Shah, (PAN- ATDPS6861R), son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chirismore, Kalkhali, Kolkata 700136, hereinafter referred to as "the PURCHASER" | which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns of the OTHER PART:

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. Khanan No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 1539 and 1548, land measuring 10 (Text) Decimal, comprised in R.S. Khatian No. 1539 and 1548, land measuring 10 (Text) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Text) 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. Khatian No. 1418, unid land measuring 34 (Thirty Four) Decimal, comprised in R.S.

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium, 235/2A, Antherya Jagadish Chandra Bose Road, Kalkata - 700020 Phone no: 033-54991532 Email to: theo/05/20mal.com CIN: U701099WB2006PTC111576

The undersigned, being the Disarrors of TARA HOME SEARCH PRIVATE LIMITED, do bereby currily that as a meeting of the Board of Directors of said Company duly called and held on 01.08.2036 at 03:00 PM at their registered office charted at 5N(II).5TH FLOOR, THE MILLENNIUM, 205/2A, Acharya Jagdish Chandra Bose Road, Kolkara- 200.020, which a quotum 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 ontine share in ALL THAT pace and parcel of undivided land measuring about 12 6687 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S. L.R. Dag No. 443, recorded in R.S. Kharian No. 406, corresponding to L.R. Kharian No. 5937, lying and immood at Mouna REKJOANI, J.L. No. 13. within the limit of Rajarlas Bishmapur. 1 No. Gram Pauchayae, under Folios Station—Rajarlas. Dennict 24-Parganas (N), concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right slaim and immest of whatsoever and howaveour in favour of Vendee Company of Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESCRIVED, that Mr. DIPAR KUMAR MODI Discours, of the Company is hereby sutherised 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 advert execution of the same and such other instruments as may be required in consection with the sale and transfer of aforesaid property and to affin the Company said of this Company to such documents.

RESOLVED FURTHER THAT Mr. <u>DIPAK KUMAR MODE</u>, being director of the company is hereby authorised 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 Memorendum of Association of the company does not require any vote of common of shareholders to authorize the sale of the property.

For and on behalf of the Board For Tam Home Sepreh Private Limited

mar faired Warf

Kishan Kumar Modi

Director DIN: 00052423 Dipak Kumar Modi

Digue mod

Director.

DIN: 00052468

Dag No. 449, recorded in R.S. Khanan No. 1417, all lying and situated at Mouza-REKJOANL J.L. No. 13, within the limit of Rajarhat Bishmapur 1 No. Gram Panichayat, under Police Station-Rajarhat District North North 24-Pargames:

AND WHEREAS the said Dasa Bhushan Das, son of Manik Lal Das legally married with one Golap Basim Dasa, and out of the said wedlock they got no issue and to that effect the said Dasa 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 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 Dasa Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

AND WHEREAS to the seed Will and Testament the seed Dasu Bhushan Das had nominated his A [tour] nephews namely [1] Sri Gopal Chandra Das. [2] Sri Gobieda Chandra Das. [3] Sri Sourendra Kumar Das and [4] Sri Shyamal Kumar Das. all are sens 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 Deligate at Alipere, vide Case No. O.S. 4/1972 and on 2nd February, 1974 the Lif. Additional District Judge of 8th Court at Alipere, 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 decessed Dasu Bhushon 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. Khattan 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 aituated at Mouza-RESOLUANI, J.L. No. 13, within the limit of Rajarhat Bishimpur 1 No. Gram Panchayat, under Police Station-Rajurhat, District North 24-Parganas and henceforth recorded their name in Records Of Rights (ROR) vide [1] L.R. Khatism No. 4555 in the name of Copul Chandra Das. (2) L. R Khatian No. 774 in the name of Gobinda Chandra Dag. (3) L. R. Khanian No. 773 in the mane of Sourendra Kumur Das, and (4) L. R. Khatten No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levis 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 Gopil Chandra Das, [2] Sri Gobinda Chandra Das, [3] Sri Sourendra Rumar Das and [4] Sri Shyamal Rumar Das, (all through Mahammad Jalaluddin, as his constituted atterney, appointed through a Power of Atterney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring about 52 [Fifty Two] Decimal, more or less, out of which land measuring 35 (Thirty Pive) Decimal, comprised in R.S. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 445, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447,

- 175 2 3

situated in L.E. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouse-REKJOANI, J.L. No. 13, within the limit of Rajarhat. Bishnapur 1 No. Gram Panchayat, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of one APTARADDIN MONDAL, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book-1, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration munitioned 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 Sourcadra Kumar Das and | | 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 Mouse-REE-ROANI, J.L. No. 13, within the limit of Rajarhat. Bishnupur I No. Grans Panchayat, under Pilice Station- Ragirbut, District North 24 Pargamas, 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 L Volume No. 3. Pages from 1 to 13; Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS by virtue of a Saic Deed dated 8th December, 2006, the said APTABADDIN MONDAL, sold, transferred and conveyed ALL THAT piece and parcel of land admessuring 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, hand measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, land minestiffing 21 |Twenty Cite; Decimal, comprised in R.S. / L.R. Dag No. 448, and land measuring 34 (Thirty Fourt Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, all lying and schooled at Moura- REK, RANI, J.L. No. 13, within the limit of Rajarhat Bishnupu) I No. Gram Penchayat, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, which was duly registered in the office of the District Registrar-II, Barasat, North 24 Parganas, recorded into Book- I. CD Volume No. 2, Pages from 10906 to 10936, Being No. 01847 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the sforesaid 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 passify of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties ALL THAT piece and parcel of undivided land measuring about 1.1.6667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khatian No. 466, corresponding to L.R. Khatian No. 5937, lying and situated at Mouza- REXJOANI, J.L. No. 13, within the limit of Rajarhat Bishmupur 1 No. Gram Panchayas, under Police Station- Rajarhat, District North 24-Parganus, more fully described in the SCHEDULE hereunder written,

hereinafter called as the "SAID PROPERTY", and the Purchaser herein have agreed to purchase the Said Property TOGETHER WITH all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.39,88,000/- (Rupees Thirty Nine Lat And Eighty Eight Thousand) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consulidated consideration of sum of Rs.39,86,000/- (Rupees Thirty Nine Lac And Eighty Eight Thousand) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor 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 partion 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 payer! of undivided land measuring about \$1.6667 [Eleven point triple Six Seven Decimal, more or less comprised in R.S. / L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, bring and situated at Mouse-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishmupur 1 No. Gram Panchayat, under Police Station-Raymonnt, District North 24-Pargunes TOGETHER WITH all the rights and properties appartenant 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 actuated butted and bounded called known: numbered described distinguished TOGETHER WITH all rights, liberties. title, interest, essements, 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 emjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and entiveyed 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 thereaf 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 ar 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 sait 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, liena, liapendena charges, attachments claimants, requisitions. acquisitions and alignment whatsnever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

(i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or thou 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 counted to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefensible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make yold the same; and

- 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 firm and at all times hereafter peaceably and quietly hold occupy peaceas 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 expenses of the Vendor well and sufficiently saved defended kept hermless and other estate rights, title, claim, mortgage, charge, item, inspendences and attachments whatsoever; and
- (V) ThAT further the Vendov and all person having or lawfully or equitably elabating only 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 achedule 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 and property and all other rights of casements 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 in 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 surue 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 encumbraness whersoever 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 dominents 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 have handed over all documents of title relating to this property unto the Purchaser.

THE SCHEDULE

the Said Property).

ALL THAT piece and parcel of undivided land measuring about 11.5667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S. / L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mouse-

REKJOANS, J.L. No. 13, within the limit of Rajarlian Bishmupur 1 No. Gram Panchayat, Police Station-Rajarhat, District-North 24-Pargunas, TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith

R.S. / L.R. Dag No. 443 is butted and bounded as follows:

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

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

ON THE EAST By land in R.S. Dog No. 442

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

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of:

dyonal 98, G.G. Rood Howal-711202

Poller Harrie Tiller

BARA HOME SEARCH PUT LTIL Dipare mode

Traffed by

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Lety to Land, Colon Ha

RECEIPT

RECEIVED a sum of Rs.39,88,000/- (Rupers Thirty Nine Lac And Eighty Eight Thousand) only, from the within named Purchaser, according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	12.09.2016	692705	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pet. Ltd.
19,88,000/-	12.09.2016	692706	:-do- :	Ters Home Search Pvt. Ltd.
39,88,0007-	Rupees Thirt	y Nine Loc	And Eighty Eight Ti	ousand only.

Witnesses

BARA HOME SEARCH PVY LOS

B./ BOID-

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

		0	20	i A	4	4
1		Little	Ring	Middle (Left	Fore Hand)	Thumb
	K81~	Thumb	Fore	Middle (Right	Ring Hand)	Little
		0		0.	All I	6
2	8	Little	Ring	Middle (Left	Fore Hand)	Thumb
				40		0
	Dipare modi	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major Information of the Deed

Deed No :	1-1904-08778/2016	Date of Registration	W17/2016 12:88:22 PM		
Query No / Year 1904-0001272291/2016		Office where deed is registered			
Query Date	14/09/2016 2:09:11 PM	A R A - IV KOLKAYA, Dunner Kolkina			
Applicant Name, Address & Other Details	vganus, WEST BENGAL				
Transaction	Mobile No.: 8896475200, Status	Additional Transaction			
[0101] Sale, Sale Document		Declaration (No of Declaration 12)			
Set Forth value:		Market Value			
Rs 18 85 008/-		Rs. 39.88.900			
Sumprovy Paid(SD)		Registration Fee Part			
Rs. 1.99-420+ (A/scre-23)		Rs. 45.955:- (Amde A(1), E. Mile), M(6), III			
Remarks					

Land Details:

District: North 24-Parganas, P.S.-Reserbet, Gram Franchayat: RAJARHAT BISHNUPUR-I, Mouza: Rexyoyem

Seh	Plot	Khatian	 CONTRACTOR OF THE PARTY OF THE	Area of Land	SetForth Value (In Rs.)	Market Value (In Ra.)	Other Details
		L65-5037	Shull	11.9667.Dec	39.88.000	39,98,000/-	Property is on Road
	Grand	Totali:		11.6867Dec	1 000,88.66	39,88,000 %	

Seller Details :

Si No	Name, Address Photo Finger print and Signature
	TARA HOME SEARCH PRIVATE LIMITED 5N (ft): 5th Floor: THE MILLENNIUM, 235/2A, Activity, P.O Bhawenigosa, P.S Bhawenigosa, District -South 24- Perganas, West Bengel, India, PIN - 700020 PAN No. AACCY6979G, Status : Organization, Executed by Representative

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature
0	SEAMARINE DISTRIBUTORS PRIVATE LIMITED Dis-9/28, Shaetri Began, P.O.: Deshbandhu Nagar, P.S.: Baquadi, District -North 24-Parganas, West Bengs: India priv., 100058 PAN No. AAPCS/900K, Status Organization

Representative Details

Links	respondence Courts.
Si No	Name, Address Photo, Finger print and Signature
19	Mr Anand Kumar Shah Son of Mr Shravan Kumur Shan Green Valley Housing Complex, Flat No. A 505. Chinismore, Kaikhisil. Koikata 780138. P.O Airport, P.S.: Airport, District: North 24-Parganas, West Bengal, India, PIN 700139. Sex: Male, By Caste, Hindu, Occupation: Service, Crizen of India, Status, Representative Representative of SEAMARINE DISTRIBUTORS PRIVATE LIMITED.

Mr DIPAK KUMAR MODI

Schief Mr. Gopal Kumar MODI 243-G. Block- J., New Alipora, Kolkata- 700 053; P.O.- New Alipora, P.S. New Allpore, District - South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Mate, By Caste. Hindu, Occupation: Business, Cilicen of India, Status: Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED

M Suni Agerwal Son of Late: Kishamal Agerwal B. Girish Ghosh Road, P.O.: Burur Math. P.S.: Asie, By Caste: Hinda: Occupation: Service, Ch NOO!	en of Imitia , littentifier Cf.	n West Bengal, India, PW - 711202, Sex Mr Anand Kumar Shah, Mr DIPAK KOMAF

Land Details as per Land Record

Diefrict North 24 Fernance P.S.- Resultat Cram Panchavet RAJARFIAT BISHNOPUR I, Mouza, Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land
4.1		Owner min (104 HIC, Gurdan St. Pt., Address 220 SW (6 Ritted Nos. Classification MTR, Area 0.35005000 Acre.

Endorsement For Deed Number | 1 - 190435778 / 2016

On 15-35-2016

Propentation(Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules 1982)

Presented for registration of 19:38 him on 19:09-2016, at the Private residence by Mr DIPAK KUMAR MODI

Comficate of Market Value (WB FUV) rules of 2001)

Conflect that the market value of this property which is the subject matter of the deed has been assessed at Rs. 39.66.0007

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982) [Representative]

Emplifion is admitted by 15-09-2016 by Mr CIPAK KUMAR MODI.

Indebtled by Mr. Sunit Agarwal . . Son of Late Kishanital Agarwai, 95 Grown Origini Road, P.O. Beiur Matti, Thanail Bally, CsylTown BALLY Howish WEST BENGAL, India, PIN - 711202, by caste Hindu. by profession Service.

> Asit Kumer Joarder ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA Kotkata, West Bergal

On 17-09-2016

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

Admissible under role 21 of West Bengal Registration Rule, 1992 duly tramped under schedule 1A, Article number: #1 of Indian Stamp Act 1999.

Payment of Fees

Certified that required Registration Fees payable for the document is Rs 43 S551- (A(1) = Rs 43 857/- E = Rs 141- (in Rs 55)- M(s) = Rs 25/- M(s) = Rs 47-) and Registration Fees paid by Cash Rs 01- by online = Rs 43 955/- Description of Online Payment using Government Receipt Portal System (ORIPS). Finance Department, Govt. of WB. Online on 14/06/2018. 5/52PM with Govt. Ref. No. 182018170022915231 on 14-09-2018. Amount Rs 43 955/- Bank State Bank of India (SBIN0000001). Ref. No. CKA4626291 on 14-09-2016. Head of Account 0030-03-104-001-18

Payment of Stamp Duty

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

Description of Stamp

I. Stamp: Type: Impressed, Serial no 9309. Amount, Rs 100+, Date of Purchase: Ost09:2016. Vendor name: S. Chantal Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WE Online on 14/09/2016. E52PM with Govt. Ref. No. 192016170022915231 on 14-09-2015. Amount Rs: 1,99.3204-Benk: State Bank of India (SBIN0000001). Ref. No. CKA4626291 im 14-09-2015. Head of Ancount 0030-02-103-003-00

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

Kolkata, Wost Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 326291 to 326316 being No 190408778 for the year 2016.



K.

Digitally signed by ASIT KUMAR JOARDER Date: 2016-09-22-11:05:20 +05:30 Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-09-2016 11:05:19 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA West Bengal.

(This document is digitally signed.)



शन्त्रिम्बक्त पश्चिम बंगाल WEST BENGAL

1 179699

AL ALLES



17 SEP 2016

THIS INDENTURE made this the 15 hay of September, 2010
HETWEEN TARA HOME SEARCH PRIVATE LIMITED. (PANAACCTS379G), the Company, registered under the Companies Act 1956

7671

NAME. ISO

3 1 486 2016

SOUMITRA CHANDA Licensed Stamp Vendon 8/2, K.S. Roy Rd., Kul. I



ADDITIONAL REGISTRAR
OF ASSURANCE IN HOURA





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

GRN: 19-201617-002291879-1 Payment Mode

Division Payment

GRN Date: 14/09/2016 19:01:64

Bank:

State Bank of India

BRN

CKA4626641

BRN Date: 14/09/2016 19:19:23

DEPOSITOR'S DETAILS

d No. : 19040001271995/1/2016

Down No Own Year!

Name:

SEAMARINE TRADECOM PVIJETO

Contact No :

Mobile No.

+91 9R364V5200

E-muil:

Address

DC-9/28, SHASTRI BARAN, DESBANDHU NAGAR, KOL-59

Applicant Name:

MI SEAMARINE TRADECCASRIVATELIMITED

Office Name:

Office Address :

Status of Depositor :

Buyen Claimants

Purpose of payment / Remarks :

PAYMENT DETAILS

Si. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (
-54	4564000Y27159661/40-6	Property Manager Regions	000049-724-001-16	1405
[4]	19000001271466/1/2014	Property Regionals—Steep due	0030-60-103-003-00	19975

Total

243880

In Words: Ruceus Two Laint Forty Three Trouwers Fire Husewic English soly

TARA HOME SEARCH PRIVATE LIMITED

Riegistered office: 5th Floor, The Millennium, 235/2A, Acharya Jegedish Chendra Bose Road, Kolkata – 700020 Phone no. <u>033-64991532</u> Email td. <u>0isol06@umat.com</u> CIN: U70109WB2006PTC111576



The undesigned, being the Directors of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Brand of Directors of said. Company duly called and held on 01.08.7016 at 03:00 PM at their regimered office simunal at 5N(II),5716 FLOOR, THE MILLENNIUM, 235/2A. Achievys legdish Chandra Bose Road, Kolkara-700 020, which a quotum was present, the Board of Directors adopted the following personnium, which has not been modified or restinged:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and paccel of undivided share in the land admensating about 12 [Twelve] Decimal, more or less, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and simulted at Moura-REKSOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station-Bajarhat, 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 witasserver and however in favour of Vendee Company or Companies on the terms set our in the Sale dead, presented below the board.

FURTHER RESOLVED, that Mr. <u>DIPAK KUMAR MODI</u> 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 MODE, 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 theseso to give effect to this resolution and for matter connected therewith or incidental thereto.

The Mensocendum of Association of the company does not require any vota of consum of shareholders to authorize the sale of the property.

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

Anglica farmed Direct.

Kishan Kamur Modi

Director DIN: 00052423 Dipak Kumur Modi

Dipoch Meon

Director DIN: 00052468



Government of West Bungal

Department of Finance (Novembe), Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata Signature / LTI Sheet of Query No/Year 19040001271995/2016

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

BI No.	Transfer of their breakenings	Category	Photo	Finger Print	Signature with
,	Mr CIPAK KUMARI MOOI 243-G; Block- 1, Moo Albors, Kolcete- 700 053, P.O NEW ALIPORE, P.S New Alicese, Ostrict-South 24-Purpania, West Bengat Initia PIV - 700053	Represer Selar (TARA HOME SEARCH PRIVATE LIMITED	8	18	Dipose Mag.
SI No.	Name and Address of Identifier		identifier of		Signature with date
	M SUMIL AGARWAL Soo of Mr KISHAW LAL AG 98. GIRISH GHOSH ROAD BELUR MATH, P.S.: Bary, DISTRET HEWEN, West Son, NN - 711200	P.O Bally,	Mr Deb Dulai Surker, My DIPAK KUMAR MODI		Jumes

(Asil Kumar Joordan)
ADDITIONAL REGISTRAN
OF ASSURANCE
OFFICE OF THE A.R.A.
IV KOLKATA
Kokata Wast Bengai

and having its registered Office at 5N III), 5th Floor, THE MILLENNIUM. 235/2A. Actiurya Jagdish Clasmira Bose Road, Kollintia: 700-020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN-ADYPM7155M), son of Gopal Kumar Moth, residing at 243-O. Block: J. New Alipore, Kulkata- 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-inoffice, trustees, executors, administrators, legal representatives and/or assigns of the ONE PART AND SEAMARINE TRADECOM PRIVATE LIMITED, the Company, (PAN- AAPCS7899M), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkur, (PAN- BZPPS1417Q), son of Sri Banibhusun Sarkar, residing at 36-B, Presanna Nasker Lane, P.O. Tiljala, Kolketa-700 039, herminafter referred to as "the PURCHASER" [which expression shall unless excluded by or repugnant to the subject or context be demind to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the OTHER PART:

WHEREAS one Dasa 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, our of which land measuring 35 [Thirty Five] Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khanan No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khanan No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khanan 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 Fouri Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Fouri Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at

Mouse-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Penchayat, under Police Station- Rajarhat, District North 24-Parganas;

AND WHEREAS the said Desa Bhushen Das, son of Manik Lai Das legally married with one Golap Basim Dass, and our of the said wedlock they got no issue and to that effect the said Daso 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 Daso 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 Dasa Bhusham 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] Sei Shyamal Kumar Das. All are sons of Sri Jogendra Nath Das. as Beneficiaries of his last Will and Testament and ofter the death of the said Dasa Bhushan Das. the Executor of the said Will applied for grant of Probate of the last Will and Testament of the deceased Dasa Bhushan Das, before the Ld. District Deligate 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 Dasa Bhushan Das;

AND WHEREAS by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of decessor Dass 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 Beneficieries, became absolute joint owners of ALL THAT piece and parcel of land admeasuring about 107 [One Hundred And Seven]

Decimal, more or less, but of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Kharian 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, Janit 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 Regarbat Bishnupur 1 No. Gram Panchayat, under Police Station-Rajarhat, District North 24-Parganas and henceforth recorded their name in Records Of Rights (ROR) vide (1) L.R. Khattan No. 4555 in the name of Gopal Chandra Das. (2) L. R. Khatian No. 774 in the name of Gobinda Chaudra Das. (3) L. R. Khatien No. 773 in the name of Sourcedra Kumar Das, and (4) L. R. Chattan No. 4556 in the name of Shyamai Kumar Das, and used to pay proper rates, taxes, rents, levis and other outgoings against their name regularly and punctually:

AND WHEREAS by visite 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 Jalahuddin, so 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 administring 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 T (Seven) Decimal, comprised in R.S. Dag No. 446, and lend measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and annuared at Mouza- REEJOANI, J.L. No. 13, within the limit of Rajarhat

Bishnupur I No Grem 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 or Bidhaunagar, Salt Lake City, recorded into Book. I, Volume No. 579, Pages from 14 to 27, Berng 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 Jaialuddin, 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. Bidhunnagar, 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 Pive] Decimal, more or less, out of which land messuring 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. Kharian No. 4555, 774, 773 and 4555, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishmupur I No Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganus, unto and in favour of APTABADDIN MONDAL which was duly registered in the office of the Additional District Sub-Registrar at Hillhannagar, Salt Lake City, recorded into Book- I, Volume No. J, Pages from 1 to 13, Bring 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, 2005, the said APTABADDIN MONDAL, sold, transferred and conveyed ALL THAT piece and parcel of land admessuring about 107 (One Hundred And Seven) Decimal, more or less, out of which land measuring 35

(Thurty 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 mnasuring 21 (Twenty One) Decimal, comprised in R.S./ L.E. 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 Mouse-REE, HOANI, J.L. No. 13, within the limit of Rajarhat Bishmupur 1 No. Gram Panchayat, under Police Station-Rejerbat, District North 24 Parganas, unto and in favour of TARA HOME SEARCH PRIVATE LIMITED, the Vendor berein, which was duly registered in the office of the District Registrar-R. Barasat, North 24 Parganas, recorded into Book-1, CD Volume No. 2, Pages from 10906 to 19930, 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 herms, heing the sole and obsolute owner of the aforesaid property, free from all encumbrances, mutated its name in Record Of Rights vide L.R. Khalian 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.P. Day No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Moura- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Fanchsyst, under Police Station-Rajarhat, District North 24-Parganas, more fully described in the SCHEDULE hermoder written, hermosfier called as the "SAID PROPERTY", and the Purchaser herein have agreed to purchase the Said Property TOGETHER WITH all the rights and properties appurtment thereto, at and for a Total Consideration of Rs.39,93,000/- (Rupees Thirry Nine Lac And Ninety Three Thousand) only, which according to the

parties herein is fair and russonable 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 Venutor 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 demiaed plot of land free from the same; the Vendor do bereby grant, sell, convey, transfer, assign, and assure unto the Purchaser ALL THAT piece and parcel of undivided share in the land admessioning about 12 [Twelve] Decimal, more or less, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station: Rejarket, District North 24-Pargumes TOGETHER WITH all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is horeinhefore 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 valled known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatspever or the Said Property or any and every part thereof belonging to or in any way, appertuning to or usually held, used accupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remunder 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 endocroning the Said Property which now are or bereafter 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, artachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

- THAT notwithstanding any act, doed, 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 emitted 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 yord the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the

manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and anaigned 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, closm, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective problemssor-in-title or any of them shall and will from time to time and all times bereafter at the requests and coats of the Purchaser do and execute or cause to be executed or done all such acts, assumings 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 Sold Property of 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
- (VIII) 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 ar over the Said Property and all other rights of essements 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, her, impendense 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 passession 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, utile, 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
 - OGII) 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) THAY simultaneously with the execution of this deed, the Vendor have handed over all documents of title relating to this property unto the Panchaser.

THE SCHEDULE

(the Saud Property)

ALL THAT piece and parcel of undivided share in the land admessuring about 12 [Twelve] Decimal, more or less, comprised in R.S., J.R. Dág No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Monas. REKJOANI, J.L. No. 13, within the limit of Rajarhat Historier I No Gram Panchayat, under Police Station. Rajarhat, District. North 24-Pargums TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or empoyed therewith.

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

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

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

ON THE EAST By land in R.S. Dog No. 448.

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

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

SIGNED, SEALED & DELIVERED

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

98. G. G. R. Raul

13/C ML BRA bedon Newman 711202

The filed by -

TARA HOME SEARCH FOT 171

Dipale mode

err dette

RECEIPT

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

MEMO OF CONSIDERATION

Amount [Rs.]	Date	Cheque No.	Bank/Branch	Issued in Favour Of
25,00,000/	25,08,2016	692755	Vijaya Bank Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,93,000/-	12.09.2016	692756	-do-	Tara Home Search Pet. Ltd.
39,93,000/-	Rupees Thirt	Nine Lac	And Nivety Three Th	nousand only

Witnesses.

BARA HOME SEARCH FUT LTI

Dipak mod

OUTDOOR

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

		0	9	6	13	-
1	8	Little	Ring	Middle (Left	Fore Hand)	Thomb
	0.	3	8	8	(3)	100
l	Diprecondi	Thumb	Fore	Middle (Right	Ring Hatel)	Little
		40		6	16	0
2		Little	Ring	Middle (Left	Fore Hand)	Thumb
		00		à	di.	60
	delas for	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major Information of the Deed

Deed No :	1-1904-08779/2016	Date of Registration	8/17/2016 12:59:23 PM		
Query No / Yest	1904-0001271995/2016	Office where deed is r	egistered		
Query Date	14/09/2016 1:34:10 PM	A.R.A IV KOLKATA; District: Krikista			
Applicant Name, Address & Other Details	SEAMARINE TRADECOM PRIV DC-9/28, Shastri Bagen, Deshos Parganes, WEST BENGAL, Mot	Mithu Nagar Thana Baguall	District North 24- Advocate		
Transaction:		Additional Transaction			
[0101] Sale, Sale Documer	d.	(4305) Other than immo Declaration (No of Decl	rvable Property. aration: 2		
Set Forth value		Market Value			
Rs. 39.90,0004-		Rs. 39.93.000 -			
Stimpduty PartrSD)		Registration Fee Part			
Rs. T.89.870 - [Article.23)		Rx. 44 010/ (Article At	TI E MIRE MITE IT		
Ramans					

Land Details:

Diemer, North 24-Paragnes, P.S.: Reserbet, Glaim Panchayet, RAJARHAT BISHNUPUR-L Mourai Renjoyani

	Khuttan	Land Proposed	Carrier Service Collins	Area of Land	SelForth Value (in Rs.)	Market Value (In Ro.)	Other Details
		Basto		12 Dec	38.93.000/-	38,93,000/	Properly is all Road
Grand	Total :			12Dec	39,93,000	39,93,000 /-	

Seller Details :

Name, Address, Photo, Finger print and Signature 急 840.

TARA HOME SEARCH PRIVATE LIMITED SN (III, 5th Floor, THE MILLENNIUM, 235/2A; Achievy, P.O. BHAWANIPORE, P.B.: Bhawanipore, District Source 24-Pargangs West Bungst India, PW - 700020 PAN No. AACCT5379G, Status Crossization Executed by Representative

Buyer Details :

Name Address Photo, Finger print and Signature 81

No-

SEAMARINE TRADECOM PRIVATE LIMITED

DC-8/28, SHASTRI BAGAN, P.O.-DESH BANDHU NAGAR, P.S.-Beguisti, District, North 24-Perganus, West Bengal India PIN - 700050 PAN No. AAPCS780664 Status Organization

Representative Details :

88 Name, Address, Photo, Finger print and Signature Νa

Mr Dob Dulai Sarkar

Son of Mr. Benjon-san Sarker 36-B. Prasanna Neekar Lane, P.O. Tiljela, Kolketa-700 039, P.O.-TiLJALA P.S.-Tripin, District -South 24-Pargenas, West Bengal, India, PIN - 700039, Sex Male, By Casta. Hindu, Occupation: Service, Cozen of India, Status: Representative, Representative of SEAMARISE TRADECOM PRIVATE LIMITED

> Mr BIPAK KUMAR MODI

Son of Mr. Gopal Kumar Mod. 243-G. Block: J. New Alipore. Kolkata-700 053, P.Cr. NEW ALIPORE, P.S. New Alipore. District -South 24-Parganas. West Bengat, India, PtN - 700053, Sex. Male. By Casto. Hindu. Occupation. Business. Citizen of India. Status. Representative Representative of TARA HOME SEARCH PRIVATE LIMITED.

Identifier Details:

Name & address	
MT SURIL AGARWAL Son of Mr. KISHAN LAL AGARWAL 98. GIRISH GHOSH ROAD, P.OBELUR MATH, P.SBally, Bally, Distric Sex. Mats. By Casts, Hindu. Occupation. Service: Citizen of India. Identif MOIO	t Powah, West Bengal, India, PM - 711202 fer Of Mr Dec Dulai Sarkar, Mr DIPAK KUMAR

Land Details as per Land Record

District North 24-Partieres, P.S.-Rejathat, Gram Panthayet, BAJARHAT BISHNUFUR I, Mouza Rekjoyett

Sah No	Plot & Khetian Number	Details Of Land
14	A CONTRACTOR OF A CONTRACTOR OF THE CONTRACTOR O	Owner Will (RW RIS, Gordon Et Pt., Address 220 Ft of Residents Classification Willy, Area 5 30000000 Arre.

Endorsement For Deed Number : 1 - 190408779 J 2016

On 15-89-2016

Presentation Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1982)

Presented for registration at 19:50 kms on 18-09-2016 in the Private residence, by Mr. DIPAK KUMAR MODI.

Certificate of Market Value(WB FUVI rules of 2001)

Contribut that the market value of this property which is the subject matter of the deed has been assessed at Ro

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

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

Indethed by Mr SUNIL AGARWAL. Son of M KISHAN LAL AGARWAL 98, GRISH GHOSH ROAD, F O SELUR MATH, Thank Sally, City/Town BALLY, Howrah, WEST BENGAL India, PIN - 711202, by cause Hindu by profession Service.

10

Anit Kumar Jorrder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 17-09-2016

Certificate of Ammasibility (Rule 43, W.B. Registration Roles 1962)

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

Payment of Fees

Contribut that required Registration Foos payable for this document to Rs 44,0100-1 Art) = Rs 43,912r- E = Rs 14r- I = Rs 55/- M(s) = Rs 25/- M(b) = Rs A/-) and Registration Fees paid by Cast: Rs 3/-, by online = Rs 44.010/-Description of Online Payment using Government Receipt Portal System (QRIPS). Finance Department, Govt. of WiB Online on 14/09/2016 7.19PM with Govt Ref. No. 192010170022918791 on 14:09-2016, Amount Re. 44,910- flame State Bank of India (SBIN0000001). Ref. No. CKA4628641 on 14-09-2016. Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1 89,6701 and Stamp Duty paid by Stamp Rs. 189. by pnine = Rs 1,99,570-

Description of Stamp

1. Starre: Type: Impressed, Senat no 7871, Amount, Rs. 100+, Date of Purchase, 31/08/2016, Vendor name, S Chands. Description of Online Payment using Covernment Receipt Portal System (GRIPS). Finance Department, Govt. of WR Orang on 14/09/2016 7 19PM with Govt. Ref. No. 1920/1817/0022918791 on 14-09-2016, Amount Rs. 1,99:570/-Bank: State Bank of Incia (SBIN00000011). Ref. No. EKA4828941 on 14-89-2016. Head of Account 0890-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 1904-2016, Page from 326317 to 326342 being No 190408779 for the year 2016.



Digitally signed by ASIT KUMAR JOARDER

Date: 2016 09 22 11:07:32 +05:30 Reason: Digital Signing of Deed.

A2-

(Asit Kumar Joarder) 22-09-2016 11:07:32 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA West Bengal.

(This document is digitally signed.)



\$5.80 2012

सारतीय गैर न्यायिक एक सो रुपये क्रिके Rs. 100 ONE Tret INDIA

পশ্চিমবজা पश्चिम बंगाल WEST BENGAL

X 192404

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.17 SEP 2016

THIS INDENTURE made this the /5 they of September, 2016.
BETWEEN DIPAK KUMAR MODI alias Dipak Modi, (PAN: ADYPM7155M),
son of Gopal Kumar Modi, residing at 243-G. Black- J. New Alipore, Kolkata-





August 111222

15=1

DIPAK KUMAR MODI

FRONT



BALTE

Dipole modi



- 1-1/







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 19040001273123/2016

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

Bi No.	Name of the Executant	Category	Photo	Finger Print	Signature with
t	Mr DIPAK KUMAR MODI Ares Mr Dipak Modi 243-G, Block-J. New Alipore, Kukete, P.O:- New Alipore, P.S New Alipore, District- South 24-Parquette, West Bengal, India, PN -700053	Seler			dipule make
\$1 No.	Name and Address of identifier		Identific	ir of	Signature with date
1 Mr SUNIL AGARWAL Son of Leto KISHAN LAL AGARWAL 86, GIRISH GHOSH ROAD, P.O. BELUR MATH, P.S. Bally, Bally, District-Howrah, West Bengal India PIN - 711202		MY DIPAK KUMMR MOD Uha	Spranning .		

(ARR Kumar Joanser)
ADOITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A.
IV KOLKATA
KIGHTE, West Berrgel

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

GRN

19-201017-002310018-1

Payment Mode

District Farment

GRN Date: 15/09/2016 19:31:58

Bank

State Basic of trebe.

BRN

CKA4727271

BRN Date: 15/09/2018 19:49:21

DEPOSITOR'S DETAILS

MANO.

19040001273123/1/2016

Sharp No. Curry Years

Name 1

BALL BUILDOON PVT LTD

Connect No. :

Mobile No.

101 9836475200

E-mail

Address

DC 9/28, SHASTRI BAZAN

DIS NAGAR, KOUSS

Applicant Name:

Ms BAUL BUILDEON PRIVATE LIMIT

Office Name :

Office Address

Status of Depositor :

Selfer/Executado

Purpose of payment / Romania :

Sale: Sale Document Payment No 1

PAYMENT DETAILS

SI. No.	Identification No:	Head of A/C Description	Head of A/S	Amount[63
1.3	190400012779233:0048	Property Scatter of Persons	h10000-104-001-38	901
1	10040001273132113211	Provely Regionalise State Bay	000000-000-000-00	491220,>

Total

225507

In Words:

Regional Test Louis Being those Thomas These Manufact World Trave are

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 his here, successors in interest, trustees, executors, administrators, legal representatives and/or assigns of the ONE PART AND (1) BAUL BUILDCON PRIVATE LIMITED, the Company, IPAN NO. AADCB1223G), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bisguri, Dealthandhu Nagar, Kolkata 700 059, (2) GREEN MANSION PRIVATE LIMITED, the Company, (Pan No. AACCG8916E), the Company, (Pan No. AALCS0125J), registered Under the Commanies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its communi-Authorised Signatory (Mr.) Bikram Kumur Jhp. (PAN NO. AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indica Aparment, 379/1, Bhagwatt Charan Chatterjee Street, Belgharia, Kolkata 700 000, hereinafter referred to as "the PURCHASERS" [which expression shall unless excluded by at repugnant to the authors or context be deemed to mean and include their respective successors in office, executors, selministrators, legal representatives and/or assigns] of the OTHER PART

One By virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) OOUR CHANDRA PAUL, were the recorded owner of ALL THAT piece of purced of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouze- 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 Ro. 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 PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PARESH NATH

PRASANTA KUMAR PAUL, Area 3.5 Decimal), R.S. Kharian No. 2843 (in the name of GOUR CHANDRA PAUL, Area 3.5 Decimal), under Police Station Rajaritat, District 24 Parganas, absolutely and forever;

- A (ii) In the span of time, said SATISH CHANDRA PAL died on 02.02.1952, leaving behind two son (1) Asim Kumar Pal, (2) Swepan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Avu Pal, (6) Chabt Pal, (7) Mina Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Moura- 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- Rajurhat, District 24-Pargamas. After some time said <u>Durgesh Nandini Paul</u> 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 Moura- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and furever;
- A (iii) In the spen of time, said GANESH CHANDRA PAUL died unmarried on 3th of February 1982, leaving behind his four brothers (1) Kartik Chandra Paul, (2) Parnsh Nath Paul, (3) Presents Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sove 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 Decumal), under Police Station—Rejarbat, District 24-Pargamas, absolutely and forever;
- A (iv) In the span of time, said KARTICK CHANDRA PAUL also died on -10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhowmile, 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. Deg 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;

- Thus, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, A 90 (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati-Pal. (5) Ava Pal. (6) Chabs Pal. (7) Mrss Rans Paul. (8) Durgesh Naudini Pal, (9) Monej Paul. (10) Krishna Bhowmik, (11) Dipali Paul. (12) Paresh Nath Paul, (13) Prasant Kumar Paul, (14) Gonr Chandra Faul, were the sole and absolute owner of ALL THAT pooce 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. Khanan No. 2838 (in the name of SATISH CHANDRA PAL, Area 17.5 Decimal), R.S. Khatian No. 2839 lin 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. Ehatian No. 2841 in the name of PARESH NATE. PAUL Area 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area, 3.3 Decimal, R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL Arms 3.5 Decimal). under Police Station-Rajarhat, District 24-Pargunne.
- A [vii By virtue of a Sale Deed dated 13th November, 1995, the said [1]
 Asim Kumar Paul, (2) Swapan Kumar Pai, and five daughters (3)
 Kabira Pai, (4) Minati Pai, (5) Ava Pai, (6) Chabi Pai, (7) Mira Rani
 Paul, (8) Durgesh Nandim Pai, (9) Monoj Paul, (10) Krishna
 Bhowmik, (11) Dipali Paul, (12) Paresh Nath Paul, (13) Pressurt
 -Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and
 conveyed ALL THAT piece or parcel of land measuring about 3

(Three) Cottab 12 (Twelve) Chittack and 18 (Eighteen) Square Fact, equivalent to 5,2397. Decimal, more or less, lying and situated at Monas- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, under Police Station-Rajarhat, District North North 24-Parganas, note and in favour of BHARATOSH DAS, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded min Book- I, Volume No. 129, Pages from 74 to 84, Being No. 7093 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever.

- [8] One [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal were recorded sweer of ALL THAT piece or parcel of land measuring about 23 [Twenty three] Decimal, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded inner R.S. Khatish No. 1502, under Police Station-Rajarhat, District North 24-Parganas;
- While thus the said [1] Sri Satish Chandra Mondal and [2] Sri Jatindra Nath Mondal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforessid property, the said Satish Chandra Mondal died untestate leaving behind him, his 2 [(wo] sons namely [1] Sri Sunil Kumar Mondal and [2] Sri Sudhir Kumar Mondal as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;
- B [iii] Thus the said [1] Sri Jatindra Nath Mondal [2] Sri Sunil Kumar Mondal, [3] Sri Sudhir Kumar Mondal, jointly by execution of smother Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred and conveyed ALL THAT piece or percei of land messuring about 23 [Twenty Three] Decimal, hing and satuated

under Moura- REKJOANI. J.L. No. 13. comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, under Police Station-Raparhat, District North 24-Perganas, along with other properties, unto and in favour of one Srimati Sabita Boss, which was duly registered in the office of the Sub-Registrar at Cossipore DuraDura and recorded into Book No. 1, Volume No. 35, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

- B (iv) After the aforesaid purchases, said Srimati Sabita Hose recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4541;
- While thus the said Srimati Sabita Bose solely seized and possessed BW of or otherwise well and sufficiently entitled to the aforesaid property. Saf Hibray Kobala dated 13th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about 23 (Twenty Three) Decimal, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, under Police Station-Rajarhat, District North 24-Parganas, along with other properties, unto and in favour of Sri Madan Mohan Goswami. which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Volume No. 105, Pages 447 to 454, Herng No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;
- B (vi) While thus the suid Sri Madan Mohan Goswami, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a Sal Bikray Kobala dated 22nd day

percel of land, measuring about I (One) Cottah 9 (Nine) Chittack and 9 (Nine) Square Peet, equivalent to 2.6033 Decimal, more or less, lying and situated under Mouna REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, under Police Station-Rajarhat, District-North 24-Pargunas, unto and in favour of one Sri Amaresh Baneries, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded into Book-I, Being No. 4034 for the year 1994, against the valuable consideration mentioned therein, absolutely and forever,

- By virtue of a Saf Bikray Kobala dated 9th day of November, 1995, smill Sri Amaresh Banerjee, our of his aforesaid purchase, sold, transferred and conveyed ALL THAT piece or purcel of land, measuring about 31 (Eleven) Chittack and 28 (Twenty Eight) Square Feet, equivalent to 1 2006 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded to R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, under Police Station Rejurhat, District-North 24-Parganas, unto and in favour of one Sri Bhabatosh Das, which was stuly registered in the office of the Additional District Sub-Registrar, Bidhannager, Salt Lake City, recorded into Book 1, Volume No. 95, Pages from 169 to 176, Being No. 4333 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever;
- C (i) After the aforesaid purchases, by virtue of a Sale Deed dated 11th day of April. 2007, said Sn Bhabatesh Das, sold, transferred and inniversed ALL THAT piece or parcel of land measuring about 4 (Four) Cottals 8 (Eight) Chittack 1 (One) Square Feet, equivalent to 7.4403 Decimal, more or less, lying and simusted at Mouse-REKJOANI, J.L. No. 13, nomprised in R.S. Dag No. 423 (Area- 5.2397) Decimal) and

417 (Area- 1.2006 Decimal), recorded under R.S. Khatian No. 2338 to 2343 and 1502, corresponding to L.R. Khatiant No. 4108 and 4541, under Police Station- Rajarbat, District North 24-Parganas, hereinafter referred in "the SAID PROPERTY", more fully described in the SCHEDULE, hereinder written, unto and in favour of (SRI) DIPAK RUMAR MODI, which was duly registered in the office of the District Sub-Registrar-II, Barasal, North 24 Parganas, and recorded into Book-I, CD Volume No. 14, Pages from 2195 to 2208, Being No. 07241 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRI) DIPAK KUMAR MODI, recorded his name (only in respect of R.S./ L.R. Dag No. 423) in Record Of Rights vide L.R. Khatian No. 5946.

C (iii The Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to nale and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Re.38,26,000/- [Rupees Thirty Eight Lac And Twenty Six 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.38,26,000/- [Rupees Thirty Eight Lac And Twenty Six 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 sequit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parent of land measuring about 4 (Pour) Cottab & (Eight) Chittack 1 (One) Square Feet,

equivalent to 7,4403 Decimal, more or less, lying and situated at Mourn REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423 (Area of land- 6.2397) Decimali and 417 (Area of land- 1.2006 Decimal), recorded under R.S. Khatian No. 2338 to 2343 and 1502, entresponding to L.R. Khatian No. 5946 and 4541, 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 heremafter 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, emements, provileges, 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 he apportunant thereto AND the reversion or reversions. reminder 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 cetate, rights ... liberties, title, interest, inheritance, irse, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vender 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, hens, lispendens, charges, attachments, claimants, requisitions, acquisitions and nlignment whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS

- THAT notwithstanding any set, 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 emitted to the said property hereby granted and
 conveyed or expressed or intended so to be for a perfect indefessible
 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 set, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefensible 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 into and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- times bereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rems, 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 acquirted examerated and released or otherwise by and at the coats and expenses of the Vendor well and sufficiently saved defended kept harmless and other essate rights, title, claim, morigage, charge, lien, lispendences and attachments whatsoever; and

- (V) THAT further the Vendor and all person having or lawfully of squitably 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 prodecessor-in-title or any of them shall and will from time to time and all times bereafter 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 and 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
- (VII) 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 nonce 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 undesputed and all manner of rights through or

over the said property and all other rights of ensements at law and in equity; and

- 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, acquirible or otherwise mortgage or trust, lien, liapendense or any suit relating to the property any attachment either before or after decree by any accur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Furchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacuus 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 affidavita 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 Propertyl

ALL THAT piece or parcel of land measuring about 4 (Pour) Cottain 8 (Eight) Chitturk I (One) Square Feet, equivalent to 7,4403 Decimal, more at less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Disg No. 423 (Area of land- 6.2397 Decimal) and 417 (Area of land- 1.2006) Decimali, recorded under R.S. Khatum No. 2338 to 2343 and 1502. corresponding to L.R. Khanan No. 5946 and 4541, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station-Rajarhat, District North 24 Parganes TOGETHER WITH all surve of rights, essements, privileges and appurtenances whatsoever belonging to us enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 4478, 448;

ON THE SOUTH 12 feet wide Common Passage,

ON THE EAST 12 feet wide Common Passage;

ON THE WEST Land under R.S. Dag No. 417 (Part):

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kalkata

in the presence of:

98 G. G. Phond

Dipate mode

SIGNATURE OF VENDOR

THE FOLD RE - Marion - 1/120

RECEIPT

RECEIVED a sum of Rs.38,26,000/- [Rupees Thirty Eight Las: And Twenty Six Thousand] 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
19.13,000/-	12.09.2016	703577	Corporation Bank, Beguiati Branch	Dipak Kumur Modi
19,13,000/-	12.09.2016	703777	-do-	Dipak Komer Medi
38,26,000/-	Rupees Thirt	y Eight Lee	And Twenty Six Tho	usand only

Witnesses

200

Dipole moch

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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	Little	Ring	Middle (1.48	Fore Hand)	Thumb
15 read of	Thumb	Fore	Middle (Right	Ring Hand)	Little
	A-		(6)	0	3
	Little	Ring	Middle (Laft	Fore liand)	Thumb
No. 4 c		0	0	0	0
Dipale mo	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major Information of the Deed

1904-0001273123/2016	The second secon			
I TOWN THE THE STANDARD IN	Office where deed is registered A.R.A IV KOLKATA, Distrect Kritista			
14/09/2016 4:33:42 PM				
DC-908, SHASTRI BAGAN, Trian	a Bagulati District North 2	4-Parganas, WEST sc/Carmant		
	Additional Transaction	Town Administration		
1:				
	Market Value			
	Rs 38.26,000-			
	Registration Fee Part	The second second		
	Re. 42,173- (Article Ar	r) E Man Mon fi		
	BAUL BUILDOON PRIVATE LIMIT DC-9/28, SHASTRI BAGAN THAN BENGAL, PIN - 70005R, MULHIN N	BAUL BUILDOON PRIVATE LIMITED DC-928, SHASTRI BAGAN Triana Bagulati, District North 2- BENGAL, PIN - 70005R, Mutrie No. 9839475200, Status Buy Additional Transaction [4305] Other than immu Department on [Nn of Deci-		

Land Details :

District North 24-Parganus, P.S.-Rainfhall, Cram Panchayat, RAJARHAT BISHNUPUR-I, Mouzai Resjoyani

Sch		Khatian	Land Proposed		Area of Land	SetForth Value (in Rs.)	Market Value (In Ro.)	Other Details
		LR-6945		Shut	6.2397 Dec	700000000000000000000000000000000000000	32,08,6001-	Width of Approxima Road, 12 Ft
12 [LR-417.	LR-5946	Bastu	20111	1,2006 Dec	8 17,400	1011111111	Water of Approximate Florant 12 Ft.
Ħ		TOTAL			7.4403Dec	38,28,000 /-	18,26,000 -	
	Grand				7.4403Det	38,26,900 /-	\$8,26,000 /	

Seller Details

ti) dat	Name, Address, Photo, Finger pri	nt and Signal	ure	
7	Name	Phote	Fringerprint	Signature
	Mr DIPAK KUMAR MODI, (Alles: Mr Dipak Modi) Son of Mr Gopal Kumar Modi Executed by: Self, Date of Execution: 15/05/2016 , Armitted by: Self, Date of Admission: 25/09/2016 Place Pvs. Handenice			

243-5, Block- J, New Alippre, Kolkata, P.O.: New Alippre, P.S.: New Alippre, District: South 24
Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Ceste: Hindu, Occupation: Business
Olizen of: India, PAN No. ADYPM7155M, Status (Individual)

Buyer Details :

Si No	Neme, Address, Photo, Finger print and Signature
	BAUL BUILDON PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.ODESHBANDHU NAGAR, P.SBagunti, District North 24 Parganias, West Bendal, India, PIN - 700059 PAN No. AADCB1223G, Status, Organization
10	GREEN MANSION PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.CDESHBANDHU NAGAR, P.SBegunii, Diamiz-North 24-Parganus, West Rengal India, PIN - 700059 PAN Nn. AACCG8916E, Status Organization

Representative Details

BI No	Name.Address.Photo.Finger print and Signature
	Mr Bikram Kumar Jha Son of Mr Chardi Charan Jha Fist No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chattarjee Street, Belghania, Kolkata 700 056, P.O., KAMARHATI, P.S., Belghona, District -North 24 Parganae. West Bengal, India, PIN - 700056, Sex. Male, By Caste, Hindu, Occupation, Service, Citizen of, India, Status, Representative, Representative of BAUL BUILDCON PRIVATE LIMITED, GREEN MANSION, PRIVATE LIMITED.

	Name & addr	058	
Mr SUNIL AGARWAL Son of Late KISHAN LAC AGARWAL OS, GIRISH GHOSH ROAD, P.O. BEL Sox Mele: By Casta: Hindu, Occupatio Kumar Jha	F MATH, P.S. Buty, but Service, Citizen of India	ly District Howratt, West Mantifer Of Mr DIPAK	Sengel, India, Fth - 71120; KUMAR MODI, Mr Biscum
100000			

Transi	fer of property for L1	
Si.No	From	To, with area (Name-Area)
1	M: DPAK KUMAR MODI	BAUL BUILDOON PRIVATE LIMITED 3 11985 Dec GREEN MANSION PRIVATE LIMITED 3 11985 Dec
Trans	fer of property for L2	
BLNo	From	To, with srea (Name-Ares)
†	Mr DIPAK KUMAR MOCK	BAUL BUILDOON PRIVATE LIMITED-0 6069 Dec GREEN MANSION PRIVATE LIMITED-0 6003 Dec

Land Details as per Land Record

ross, P.S.-Ragertat, Ceam Parichajut, RAJARHAT BISHNUPUR-I, Mouse, Rekjoyimi

Son No	Plot & Khatian Number	Details Of Land
Li	LR Pict No. 423/Corresponding RS Pict No. 423), LR Khabari No. 5946	Owner निर्मा कृतिक (सानि, Guittles, तालान कृताय, Address 243 वर । क्र विकेश्वरित्त्व, Classification गणि, Area, 0.080000000 Acre

Endorsement For Deed Number : 1 - 190408780 / 2016

On 15 09 2018

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

Presember for registration at 19:27 hrs. on 16-09-2015, at the Private residence, by Mr. DIPAK KUMAR MIDDI Alex Mr. Dipak Modi Executant

Certificate of Market Value(WB PUVI rules of 2001)

Clerified that the market value of this property which is the subject matter of the dead has been assessed at Rs 38.26.000-

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

Execution is agnithed on 15/09/2016 by Mr DIPAK KUMAR MODI, Alias Mr Dipak Modi, Son of Mr Gopal Kumar Modi, 243-G, Block- J, New Alipore, Kolkata, P.O. New Alipore, Thans New Alipore, South 24-Perganes, WEST BENGAL, India, Priv - 700083, by caste Hindu, by Profession Business.

Indebted by Mr SUNIL AGARWAL... Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH, There Bally. City/Town BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by prolession Benics.

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

Kelkata, West Bengal

On 17-09-201E

Certificate of Admires/brilly(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duty stamped under schedule 1A, Article number ; 23 of Indian Stamp Act 1869.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42:1736 (A(1) = Rs 42,0756 E = Rs 14/-) = Rs 554 M(a) = Rs 254 M(b) = Rs 44.) and Registration Fees paid by Cash Rs 04, by ordine = Rs 42:1736 Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govd of WB Online on 15/09/2016 7 A9PM with Govt. Rsf. No. 15/2818170923100181 on 15-09-2016. Amount Rs. 42:1736 Bank. State Bank of India) SS(N00000001), Rsf. No. CKA4727271 on 15-08-2016. Head of Account 0030-63-164-601-18

Payment of Stamp Duty

Genified that required Stamp Duty payable for this document is Ris. 1 91,320+ and Stamp Duty paid by Stamp Ris 100+, by colline = Ris 1,91,220-

Description of Stamp

Stamp: Type: Impressed. Serui inc 9286. Amount: Ra 100+. Date of Purchase. II9/09/2015. Vendor name. S. Chanda. Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department: Gov. of WB. Online on 15/09/2016. 7: 48FM with Gov. Ref. No. 19/2016170023190161 on 15-09-2016. Amount Re. 1.91.2201-. Bank: State Bank of India (SBIN0000001). Ref. No. DKA4727271 on 15-09-2018. Head of Account 0030-02-103-003-07.

Ash Kumar Joander ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKAYA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 89.
Registered in Book - I
Volume number 1904-2016, Page from 326343 to 326370





Digitally signed by ASIT KUMAR JOARDER Date: 2016.09.22 11:08:55 +05:30 Resson: Digital Signing of Deed

(Asit Kumar Joarder) 22-09-2016 11:08:54
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal

(This document is digitally signed.)



लिक्चित्रका पश्चिम् बंगाल WEST BENGAL

E 762124

THIS INDENTURE made miss the 1 5 th day of August 1. 2011

HETWEEN SOUMENDRA MAZUMDER son of Late Suresh Chandra

Masumder, by Caste Hindu, by Occupation Service, by Naturality

Indian, residing at Rekjassi Glassipara, P.O. & P.S. Rajarhat, District



Swilla Mazumdan.

670 Soumendramazumdar.

Reckjaanu Rajarhab.

P.S. Rajarhab.

Bin-Jourse.



North 24 Parganas. Pin 700 135, hereinafter referred to and celled as the "VENDOR" [which expression shall unless excluded by or repugnant to the subject or context be decided to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns of the ONE PART;

AND

(1) DHANRISHI MERCHANDISE PRIVATE LIMITED, and (2) NIFTY MARKETING PRIVATE LIMITED, both the Company, having their registered office at 1, Ganeah Chandra Avenue, Room No. 601, Sixth Floor, Kolkata 700 013, represented by its Authorised Signatory (Mr.) Anand Kumar Shah, son of Sri Shrovan Kumar Shah, residing at Green Valley Housing Complex, Block A, Flat No.505, Chiriamore, Kaikhali, Kolkata-700 136, heremather referred to and called as the "PURCHASER" (which expression shall unless excluded by or repagnant to the subject or context be desired to mean and include their respective successors in-office executors, administrators, legal representatives and/or assigns) of the OTHER PART

WHEREAS one NETAL CHANDRA PAL, AKHAYA KUMAR PAL and PRAHALAD CHANDRA PAL were the recorded joint owners of ALL THAT piece or parcel of land measuring about 23 [Twenty Three] Decimals, more or less, comprised under R. S. Dag No. 426 (Area- 8 Decimal), 427 [Area- 9 Decimal) and 428 (Area- 6 Decimal), appertaining to R. S. Khatian No. 1971 and 1970, lying and situated under Mouza- REKJWANI, J. L. No. 13, under Police Station- Rajarhat, District North 24-Parganus; along with other landed properties;

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

AND WHEREAS by varme of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Cossapore DumDian and recorded into Book No. I. Volume No. 262, Pages 227 to 250, Being No. 10073 for the year 1981, said Netai Chandra Pal, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour

of his son (1) Maneranjan Pal. (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, and (4) (Smt.) Sandhya Pal (wife of Sri Manoranjan Pal), including the aforesaid R. S. Dag No. 426, 427 and 428, appertaining to R. S. Khatian No. 1971 and 1970, lying and situated under Mouza-REKJOANI, Police Station-Rajarhat, District North 24-Pargames.

AND WHEREAS thus while the said (1) Manoraman Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, and (4) (Smt.) Sandhya Pal, were jointly enjoying the eforesaid properties, the said Manoraman Pal died, leaving behind his wife [Smt.) Sandhya Pal and only daughter RUMA PAL, as his only legal heirs, towards the estates left by him.

AND WHEREAS thus the said (1) Rabindra Nath Pal. (2) Sachindra Nath Pal, (3) [Smt.] Sandhya Pal and (4) Ruma Pal, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforcand properties, made a master Flan and divided the aforesaid properties under several plots and by execution of a Saf Hikray Kobala dated 13th day of March, 1996 sold, transferred, conveyed, granted, sasigned and assured ALL THAT pacce or parcel of a plot of land measuring about 1 (One) Cottah 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 426, apportaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 4242, 4243, and 4244, lying and situated under Mousa- REKJOANI, J. L. Nu. 13, R. S. No. 198, Touzi No. 2998, under Police Station, Rajarhar, District North 24-Parganas, unto and in favour of [Mr.] Soumendra Maxamder, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Sait Lake City and recorded into Book No. 1, Volume No. 22, Pages 7 to 12, Being No. 946 for the year 1996, against the valuable consideration mentioned therein and thus hunded over the vacant and peaceful possession of the moresaid landed property, absolutely and forever:

AND WHEREAS by virtue of aforessed Deed, the said (Mr.) Soumendra Mazumder, the Vendor berein, became the sole and absolute owner of ALL THAT piece or parcel of a plot of land measuring about 1 (One) Cottah 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 420, appertuning to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 4242, 4243, and 4244, lying and situated under Mouzu-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No.

2998, under Police Station- Rajarhat, Diatrat North 24-Parganas TOGETHER WITH the right to use the 8-0° wide common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the Schedule written hereunder, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto and thereafter constructed a one storied Brick Building, admensuring 700 (Seven Hundred) Square Feet, more or less, thereon, all hereinafter cailed as "the SAID PROPERTY";

AND WHEREAS after the aforesaid purchase, the said [Mr.] Soumendra Mazumder, the Vendor herein, partly recorded the Said Property in Record Of Rights vide L.R. Khatian No. 1895;

and whereas the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sell and the Purchaser berein has agreed to Purchaser the Said Property, at and for a Total Consideration of Rs.24,50,000/- |Rupees Twenty Pour Lac And Fifty Thousand] only, which according to the parties berein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

 In pursuance of agreements and in consolidated consideration of sum of Rs 24,50,000/- [Rupers Twenty Four Lac And Fdty 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 bereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever sequit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vender doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or purcel of a plot of land measuring about 1 jOne; Cettah 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 426, appertaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 4242, 4243, and 4244, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Tousi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District

Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station-Rajarhat, District North 24-Parganas TOGETHER WITH a one storied Brick Building, adoscusuring 700 (Seven Hundred) Square Feet, more or less, constructed thereon AND TOGETHER WITH the right to use the 8°-0" wide 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 an "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, casements, 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 appartenant thereto AND the reversion or reversions reminder 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 , liberues, 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 sum either in law or in equity TO HAVE AND TO HOLD the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, uttachments, risimants, requisitions, acquisitions and alignment whatsoever

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

(f) 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 siter or make void the same; and

- (II) THAT notwithstanding any such set, 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, clasm, mortgage, charge, lien, lispendences and attachments whatsoever; and
- 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 bave 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 read 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 casements at law and in equity; and
- 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 moragage 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 bereby 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 aver the said property, as described in the schedule bareto 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 or parcel of a plot of land measuring about 1 (One) Cottah 5 (Five) Chittacks and 20 (Twenty) Square-Feet, more or less, comprised under R. S. Dag No. 426, appertaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 4242, 4243, and 4244, lying and situated under Mousa- REK-IOANI, J. L. No. 13, R. S. Nu. 198, Touzi No. 2908, within the limits of Rejarkst Bishnupur No I Gram Panchayat. under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, under Police Station- Rajarhat, District North 24 Pargamas, Police Station Rajarhat, District North 24 Pargamas TOGETHER WITH 700 (Seven Hundred) Square Feet Brick Huilding constructed thereon AND TOGETHER WITH all sorts of rights, cusements, privileges and appurtenances whatsoever belonging to or enjoyed therrwith and appurtenant thereto and reputed so to be the easement right in respect of 8'-0' wide Common Passage in front of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together

with all sorts of easement rights of air light etc. and butted and bounded as follows:

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

ON THE SOUTH : Land under same dag.

ON THE EAST

: 6'-0" wide Common Passage in same dag.

ON THE WEST

Land under R. S. Dag No. 424;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata in the presence of

Mymnin Later

Sukla Mazumdan.

Reckjoani Rajakhat

Pio Rajarhat.

P.O. 700135.

Drafted by me and prepared in my office;

Advocate, W.B. 134/1990

MONOLATA, BA-12/2B. Deshbandhu Nagar,

Kolketa -700 059.

RECEIPT

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

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of Sourcendra Maximaler				
5,50,000/-	D4-0-00300-530 4T	164559	Indian Overseas Bank Baguiati Branch					
5,00,000/	25.07.2011	164558	Indian Overseas Bank Baguiati Branch	Søumendra Mazumder				
6.00,000/-		164538	Indian Overseas Bank Baguiati Branch	Soumendra Mazumder				
6,00,000/-	25.07.2011	164537	Indian Overseas Bank Bagusti Beauch	Soumendra Mazumder				
1,00,000/-	PAID IN CASH to Soumendra Magainder							
24,50,000/-	Rupees Twenty Four Lac And Fifty Thousand only							

Witnesses.

White Adapte

Sulla Mazumdar.

SIGNATURE OF THE VENDOR

Draffed by me and prepared in my office:

SUPROTIM SAHA

Advocate, W.B. 134/1990 MONOLATA, BA-12/2B,

Deshbandhu Nagar,

Kolkuta -700 059



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

Endorsement For Deed Number : I - 08894 of 2011 (Serial No. 09448 of 2011)

On:

Payment of Fees:

On 01/08/2011

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

Presented for registration at 18:20 hrs. on :01/08/2011, at the Private residence by Southendra Mozumder Executary,

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

Execution is admitted on 01/08/2011 by

1, Soumendra Mazumder, son of Lt Suresh Ch Mazumder , Reckjonni Ghosh Para, Thona-Rajarhat, Distinct North 24-Perganas, WEST BENGAL, India, P.O. - Pin. 700135. By Caste Hindu, By Profession : Service

identified By. Sukla Mazumdar, wife of S Muzumdar, Reckjoani, Thans: Rajarhat, District North 24-Parganas, WEST BENGAL India, P.O. Pin -700135, By Caste: Hindu, By Profession; House

> (Debesish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAN

On 02/08/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number: 23,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act. 1955; Court fee stamp paid Rs 10/-

Payment of Fees:

Amount By Cash

Rs. 28953/- on 02/08/2011

(Under Article : Art) = 26939/- E = 14/- on 02/08/2011)

Certificate of Market Value(WB PUVI rules of 2001)

2

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

Certified that the required stamp out of ship decironer is Rs. 122520 /- and the Stamp duty perd as impresive. Rs. - 1000/-No. 2019 Co.

Deficit stamp duty

15 Deficit stamp duty Re. 1215205 popular, by the chart Bumber 102272, Draft Dete 26/07/2011. Bank Name State Bank of India, TEGROSIA RATERNATURAL received an 02/08/2011 Deficit stamp duty Rs. 1215205

71. 243

Managar, North

Bullow Name That I say City (Debasish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

Add Teatrici Sub-Registres

AUG 2011

02/08/2011 13:51:00



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

Endorsement For Deed Number : 1 - 08894 of 2011 (Serial No. 09448 of 2011)

> (Debasish Ohar) ADDITIONAL DISTRICT SUB-REGISTRAR



2 AUG 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUR-RECTCTRAR
EndorsementPage 2 of 2

FORM FOR TEN FINGERPRINTS

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	Warner of the Second	Thomb	Fore	Middle (Right	Ring Hand)	Little
		0	1	TKigni	HAOO)	a
2		Little	Ring	Middle (Left	Fore Hand)	Thumb
	Asia	Thomb	Fore	Middle (Right	Ring Hand)	Little

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