

8483/16

9110/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



X 192410

19

Certified that the Document is admitted to  
Registration. The Registrar, there and the  
undersigned have verified the document  
and the same is correct.

*[Signature]*  
Registrar  
at Calcutta-19, Kolkata

27 SEP 2016

*[Handwritten notes on the left side of the page: '19/9/16', 'C.No-2498/16', '5000', '2500', '5000']*

**THIS INDENTURE** made this the *19th* day of September, 2016  
BETWEEN **TARA HOME SEARCH PRIVATE LIMITED** (PAN-  
AACCT5379G), the Company, registered under the Companies Act 1956 and

9292

Sl. No.	
Name	
Ref.	
Amount	105/-
09 SEP 2016	
SOMITRA CHANDA Licensed Stamp Vendor No. K. S. Roy Rd., Kol-1	







DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi

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

GRN: 19-201617-002322630-1      Payment Mode : Online Payment  
GRN Date: 16/09/2016 15:23:38      Bank : State Bank of India  
BRN : CKA4770082      BRN Date: 16/09/2016 15:41:20

**DEPOSITOR'S DETAILS**

Id No. : 19040001288008/1/2016  
(Dumy No./Case Year)

Name : VISTA TOWERS PVT LTD  
Contact No. :      Mobile No. : +91 9830465200  
E-mail :  
Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-75  
Applicant Name : Ms VISTA TOWERS PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimant  
Purpose of payment / Remarks : Sale, Sale Document

**PAYMENT DETAILS**

Sl No	Identification No	Head of AC Description	Head of AC	Amount (₹)
1	19040001288008/1/2016	Property Registration - Registration Fee	300000-104-001-16	38000 ✓
2	19040001288008/1/2016	Property Registration - Stamp duty	16000-00-103-600-00	16700 ✓

In Words :      **Total**      204357  
Rupees Two Lakh Four Thousand Three Hundred Thirty five only







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001260008/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIPAK KUMAR MOOI, 243-G, Block- J, New Alipore, Kolkata-700 053, P.O- New Alipore, P.S- New Alipore, District- South 24 Parganas, West Bengal, India, PIN - 700053	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)		5-10-16	
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O- BELUR MATH, P.S- Bally, Bally District-Howrah, West Bengal, India, PIN - 711202	Mr DIPAK KUMAR MOOI, Mr Arand Kumar Shah		 19.7.16	



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

# TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no: 033-64991532  
Email id: [thsp00@tarahome.com](mailto:thsp00@tarahome.com)  
CIN: U70109WB2006PTC111576

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


RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring 4 (Four) Cottah and 3 (Three) Chittack, equivalent to 6.9215 Decimal, more or less, lying and situated at Mouza- **BEKJOANI**, I.L. No. 13, comprised in R.S./ L.R. Dag No. 424, under R.S. Khasian No. 631, corresponding to L.R. Khasian No. 5907, within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.


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

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

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

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

  
Kishan Kumar Modi  
Director  
DIN: 00052423

  
Dipak Kumar Modi  
Director  
DIN: 00052468



having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020; represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND VISTA TOWERS PRIVATE LIMITED**, the Company, (PAN NO. AACCV5098A), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastrri Bagan, Deahbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory Mr. Anand Kumar Shah, (PAN- ATDPS6861R), son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kakhati, Kolkata 700136, hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

**WHEREAS** One Kalpada Ghosh was the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594, corresponding to R.S. Khatian No. 631, under Police Station- Rajarhat, District North 24-Parganas

**AND WHEREAS** While thus the said Kalpada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only son namely [Sri] Bristidhar Ghosh, and 5 [five] daughters namely [1] [Srimati] Anna Ghosh, [2] [Srimati] Laksmi Rani Ghosh, [3] [Srimati] Saraswati Ghosh, [4]

[Srimati] Jamuna Ghosh, and [5] [Srimati] Harani Ghosh, as the only legal heirs and successors towards the estates left by him, by virtue of law of inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said [1] [Sri] Sristidhar Ghosh, and 5 [five] daughters namely [2] [Srimati] Anna Ghosh, [3] [Srimati] Lakmi Rani Ghosh, [4] [Srimati] Saraswati Ghosh, [5] [Srimati] Jamuna Ghosh, and [6] [Srimati] Harani Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed [Saf Bikray-Kobala] dated 19th day of December, 1973, the said [3] [Srimati] Lakmi Rani Ghosh, [4] [Srimati] Saraswati Ghosh, [5] [Srimati] Jamuna Ghosh, and [6] [Srimati] Harani Ghosh, sold, transferred and conveyed their entire undivided un-demarkated 4/6th entitlement in the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring 16 (Sixteen) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of said **Sri Sristidhar Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, and recorded into Book- I, Volume No. 155, Pages from 176 to 183, Being No. 8026 for the year 1973, against the valuable consideration mentioned therein, absolutely and forever;

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

**AND WHEREAS** by a Sale Deed dated 2nd day of February, 2000, the said **[Sri] Sristidhar Ghosh**, and **[Srimati] Anna Ghosh** jointly, sold, transferred

and conveyed **ALL THAT** piece or parcel of land measuring 4 [Four] Cottah and 3 [Three] Chitrack, equivalent to 6.9215 Decimal, more or less, out of their total land measuring 24 decimal, lying and situated under Mouza-REKJOANI, J. L. No. 13, comprised in R.S. Dag No.424, under R.S. Khatian No. 631, under Police Station- Rajarhat, District 24-Parganas, more fully detailed in the **SCHEDULE** hereunder written, hereinafter called as the **"SAID PROPERTY"**, unto and in favour of one **(SRIMATI) MIRA SAHA**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 12, Pages from 293 to 300, Being No. 459 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever.

**AND WHEREAS** by a Sale Deed dated 27th day of December, 2006, the said **(SRIMATI) MIRA SAHA**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, which was duly registered in the office of the District Sub-Registrar-II, North 24-Parganas, recorded into Book- I, CD Volume No. 3, Pages from 1009 to 1023, Being No. 02062 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchases, the Vendor herein recorded its name in Record Of Rights vide L.R. Khatian No. 5937;

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.33,50,000/- [Rupees Thirty Three Lac And Fifty 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.33,50,000/- [Rupees Thirty Three Lac And Fifty Thousand] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring 4 [Four] Cottals and 3 [Three] Chittuck equivalent to 6.9215 Decimal, more or less, out of their total land measuring 24 decimal, lying and situated under Mouze- REKJOANI, J. L. No. 13, comprised in R.S. Dag No.424, under B.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishrupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, under Police Station- Rajarhat, District 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" OR **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights, liberties, title,

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

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER**

- (1) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (2) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and



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

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

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

hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;

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

**THE SCHEDULE**

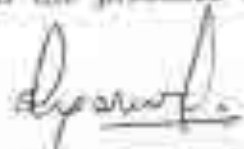
(the Said Property)

**ALL THAT** piece or parcel of land measuring 4 [Four] Cottah and 3 (Three) Chittack, equivalent to 6.9215 Decimal, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 15, comprised in R.S./ L.R. Dag No. 424 under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishnugur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

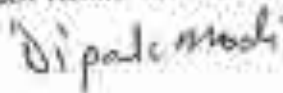
ON THE NORTH : Land under R.S. Dag No.425;  
 ON THE SOUTH : Twelve Feet wide Common Passage;  
 ON THE EAST : Land under R.S. Dag No.424 (Part);  
 ON THE WEST : Land under R.S. Dag No.424 (Part);

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


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

  
 98, G. S. Road  
 Howrah - 711102

SARA HOME SEARCH PVT. LTD.

  
~~Signature~~

SIGNATURE OF VENDOR

  
 13/10, M. B. Road  
 Beliur Howrah - 711202

Witnessed by:-  
 Vani Garg  
 Advocate  
 High Court, Calcutta  
 Fl 1023/10-2

**RECEIPT**

**RECEIVED** a sum of Rs.33,50,000/- [Rupees Thirty Three Lac And Fifty Thousand] only from the herein above named Purchasers 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	703899	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
13,30,000/-	12.09.2016	703900	-do-	Tara Home Search Pvt. Ltd.
33,50,000/-	Rupees Thirty Three Lac And Fifty Thousand			

Witnesses:

TARA HOME SEARCH PVT. LTD.

SIGNATURE OF THE VENDOR



# FORM FOR TEN FINGERPRINTS

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

### Major Information of the Deed

Deed No :	I-1904-09110/2016	Date of Registration	9/27/2016 12:31:18 PM
Query No / Year	1904-0001268008/2016	Office where deed is registered	
Query Date	13/09/2016 4:56:33 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VISTA TOWERS PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No 9838475200, Status: Buyer/Customer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration - 2)		
Set Forth value	Market Value		
Rs. 33,50,000/-	Rs. 33,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,67,530/- (Article:23)	Rs. 38,907/- (Article:A1), E. M(w. M(b). 6)		
Remarks			

### Land Details :

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

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use RQR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-424	LR-8937	Rasta	Shah	6.9216 Dec	33,50,000/-	33,50,000/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>6.9216Dec</b>	<b>33,50,000 /-</b>	<b>33,50,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED,</b> 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya, P.O. - Bhawanipore, P.S. - Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status: Organization, Executed by: Representative.

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VISTA TOWERS PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O. - DESBANHU NAGAR, P.S. - Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCV5028A, Status: Organization.

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DIPAK KUMAR MODI</b> Son of Mr. Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P O- New Alipore, P S:- New Alipore, District-South 24-Parganas, West Bengal, India. PIN - 700053, Sex: Male, By Caste: HINDU, Occupation: Business, Citizen of India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED.
2	<b>Mr Anand Kumar Shah</b> Son of Mr. Shrawan Kumaranan Green Valley Housing Complex, Flat No. A-505, Chitramore, Kakihal, Kolkata 700136, P O- Airport, P S:- Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative Representative of : VISTA TOWERS PRIVATE LIMITED

**Identifier Details :**

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

**Land Details as per Land Record**

District: North 24-Parganas, P S- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-3, Mouza: Rekroyan

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 424(Corresponding RS Plot No- 424), LR Khatian No- 5937	Owner: ১১১১ (১১১ ১১১), Gurdian: ১১১ ১১১, Address: ১১১ ১১১ ১১১ ১১১১১১১. Classification: ১১১১, Area: 0.09000000 Acre.

Endorsement For Deed Number : 1-190409110 / 2016

On 17-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 33,50,000/-

Asit Kumar Joarder

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



On 19-09-2018

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

Presented for registration at 12:15 hrs on 19-09-2018, at the Private residence by Mr DIPAK KUMAR MODI

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

Execution is admitted on 19-09-2018 by Mr DIPAK KUMAR MODI,

Indefined by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 86, GIRISH DHOSH ROAD, P.O. BELUR MATH, Thana: Bally, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

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

On 26-09-2018

Payment of Fee

Certified that required Registration Fees payable for this document is Rs 38,937/- ( A(1) = Rs 38,839/-, E = Rs 14/-, J = Rs 85/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 38,937/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB  
Online on 16/09/2018 3:41PM with Govt. Ref. No: 192018170023228301 on 16-09-2018, Amount:Rs. 38,937/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4770082 on 16-09-2018, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,520/- and Stamp Duty paid by by online = Rs. 1,67,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB  
Online on 16/09/2018 3:41PM with Govt. Ref. No: 192018170023228301 on 16-09-2018, Amount:Rs. 1,67,420/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4770082 on 16-09-2018, Head of Account 0030-02-103-003-02

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

On 27-09-2018

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,520/- and Stamp Duty paid by Stamp:Rs 100/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 9292, Amount: Rs.100/-, Date of Purchase: 09/09/2018, Vendor name: S Chandra

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 341811 to 341835  
being No 190409110 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.05 19:08:56 +05:30  
Reason: Digital Signing of Deed.

*AK*  
(Asit Kumar Joarder) 05-10-2016 19:08:56  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



2487/16

9/11/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179700



38.5

Certified that the Document is adhered to  
 Trademark. The Guarantor (Bank) and the  
 Indenture are registered in the statement  
 on the 27th day of September 2016.

*[Signature]*  
 Assistant Registrar  
 of Companies, Kolkata

27 SEP 2016

THIS INDENTURE made this the 19<sup>th</sup> day of September, 2016  
 BETWEEN TARA HOME SEARCH PRIVATE LIMITED, (PAN-  
 AACCT5379G), the Company, registered under the Companies Act 1956

15.9.16  
 240  
 9-1271945/16  
 C.No. 8575/16  
 27/9/16  
 25/9/16

762

SL. NO.	
NAME	
ADD.	
AMOUNT	100.00
31 AUG 2016	
SOURMIRA CHANDIA Licensed Stamp Vendor B/2, K. S. Roy Rd., Kol-1	



*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
19 SEP 2016







# TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no: 033-64991532  
Email Id: [trsp06@gmail.com](mailto:trsp06@gmail.com)  
CIN: U71109WB2006PTC111576

58/5

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, comprised in R.S./ L.R. Dag No: 449, recorded in L.R. Khata No. 5937, lying and situated at Mozza-REKIOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas (N), concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

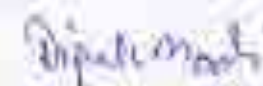
RESOLVED FURTHER THAT Mr. DIPAK KUMAR MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or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

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

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

At Kolkata, this 01<sup>st</sup> day of August 2016

Kishan Kumar Modi  
Director  
DIN: 00052423

  
Dipak Kumar Modi  
Director  
DIN: 00052468



315

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

GRN: 19-201617-092285435-1      Payment Mode: Online Payment  
GRN Date: 14/09/2016 13:58:38      Bank: State Bank of India  
BRN: OKA4573494      BRN Date: 14/09/2016 14:18:12

**DEPOSITOR'S DETAILS**

Id No. : 19040001271945/1/2016  
(Query No./Query Year)

Name : SEAMARINE VINCOM PVT. LTD  
Contact No. :      Mobile No. : +91 9835475200  
E-mail :  
Address : DC-9/2B, SHASTRI BAGAN, D B AGAR, KOL-69  
Applicant Name : Ms SEAMARINE VINCOM PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001271945/1/2016	Property Registration Fee	9030-03-104-001-10	48150
2	19040001271945/1/2016	Treasury Registration Stamp Fee	9030-02-103-003-02	18975
<b>Total</b>				<b>243580</b>

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



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001271945/2016

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIPAK KUMAR MODI 243-G, Block-3, New Alipore, Kolkata-700 063, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India. PIN - 700020	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)		5-4-17 	Dipak modi 19/7/16
Sl. No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr. DEEPAK AGARWAL, Son of Late KISHAN LAL AGARWAL, 10, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally Bally, District- Hooghly, West Bengal, India. PIN - 711202.	Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI		 19.7.16	

(Anil Kumar Joarder)

ADDITIONAL REGISTRAR  
OF ASSURANCE

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

Kolkata, West Bengal

and having its registered Office at SN III, 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN-ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND SEAMARINE VINCOM PRIVATE LIMITED**, the Company, (PAN- AAPCS7901J), registered Under the Companies Act 1956 having its registered office at DG-9/28, Shastri Bagat, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory [Mr. Deb Dula] Sarkar, (PAN- BZPFS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**

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



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

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

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

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



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

**AND WHEREAS** by virtue of a Sale Deed dated 1st August, 2003, the said (1) Sri Gopal Chandra Das, (2) Sri Gobinda Chandra Das, (3) Sri Sourendra Kumar Das, and (4) Sri Shyamal Kumar Das, (all through Mohammad Jalaluddin, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bishnupur, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 52. [Fifty Two] Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat,

District North 24-Parganas, unto and in favour of one **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyama Kumar Das**, (all through **Mohammad Jalaluddin**, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003; jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 55 [Fifty Five] Decimal, more or less, out of which **land measuring 21 (Twenty One) Decimal**, comprised in R.S. Dag No. 448 and **land measuring 34 (Thirty Four) Decimal**, comprised in R.S. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** by virtue of a Sale Deed dated 8th December, 2006, the said **APTABADDIN MONDAL**, sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which **land measuring 35 (Thirty Five) Decimal**, comprised in R.S./ L.R. Dag No. 443, **land**

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

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties **ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 (Twelve) Decimal, more or less, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder, written, hereinafter called as the "**SAID PROPERTY**", and the Purchaser herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.



**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishrupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is herein before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion<sup>s</sup> or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted, sold and conveyed transferred assigned and assured, or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever



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

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:**

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

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever 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 said every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public Demand Recovery act or otherwise and no steps taken in

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

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

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

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

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, comprised in R.S./L.R. Dag No. 449, recorded in L.R. Khasan No. 5937, lying and situated at Mouza REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

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

- ON THE NORTH : By land in R.S. Dag No. 451;  
 ON THE SOUTH : By land in R.S. Dag No. 417 & 416,  
 ON THE EAST : By land in R.S. Dag No. 448;  
 ON THE WEST : By land in R.S. Dag No. 455;



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

**SIGNED, SEALED & DELIVERED**

by the VENDOR at Kolkata  
in the presence of

Dipankar

98, G. G. Road

Kolkata - 711202

SM

MC MUB KOL

Kolkata - 711002

BARA HOME SEARCH PVT LTD

Dipankar

2/10/02

Witnessed by:-

Vijay  
Advocate

High Court, Kolkata

01/02/2002

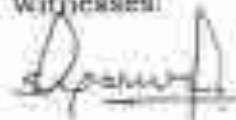
**RECEIPT**

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

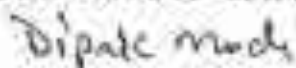
**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
25,00,000/-	25.08.2016	692880	Vijaya Bank, Gopalspur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,93,000/-	12.09.2016	692881	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:




TARA HOME SEARCH PVT. LTD.




SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

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

### Major Information of the Deed

Deed No :	1-1904-09111/2016	Date of Registration	9/27/2016 12:32:21 PM
Query No / Year	1904-0001271945/2016	Office where deed is registered	
Query Date	14/09/2016 1:30:02 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	SEAMARINE VINCOM PRIVATE LIMITED Dc-9/28, Shastri Bagan, Thana - Baguiati, District - North 24-Parganas, WEST BENGAL. Mobile No. - 9839475300, Status - Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than immovable Property, Declaration [No of Declaration : 2]		
Self Forth value	Market Value		
Rs. 39,93,000/-	Rs. 39,93,000/-		
Stamp duty Paid (EC)	Registration Fee Paid		
Rs. 1,99,670/- (Article 23)	Rs. 44,010/- (Article A(1), E, M(a), M(b), I)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-449	LR-5937	Bastu	Spali	12 Dec	39,93,000/-	39,93,000/-	Property is on Road
<b>Grand Total :</b>					<b>12 Dec</b>	<b>39,93,000/-</b>	<b>39,93,000/-</b>	

#### Seller Details :

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

#### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SEAMARINE VINCOM PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O. - DESHBANDHU NAGAR, P.S. - Baguiati, District - North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7981J, Status - Organization

#### Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Deb Dula Sarkar</b> Son of Mr. Binodhuan BARKAR 36-B, Prasanna Naskar Lane, P.O. Tijala, Kolkata-700039, P.O. - TILIAL, P.S. - Tijala, District - South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: SEAMARINE VINCOM PRIVATE LIMITED



2	<b>Mr DIPAK KUMAR MODI</b> Son of Mr. Gopal Kumar MODI 243-G, Block-J, New Alipore, Kolkata- 700 063, P.O.- BHAVANIPURE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India. PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. Status : Representative, Representative of TARA HOME SEARCH PRIVATE LIMITED
---	---

**Identifier Details :**

Name & address	
Mr SUNIL AGARWAL Son of Late KUSHAN LAL AGARWAL 95, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India. PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr Deb Dual Sarkar, Mr DIPAK KUMAR MODI	

**Land Details as per Land Record**

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-1, Mouza: Rajoyani

		Details Of Land
Sch No	Plot & Khatian Number	
L1	LR Plot No.- 449(Corresponding RS Plot No.-449), LR Khatian No.- 6937	Owner: Sunil Agarwal, Guardian: Mr. Address: 220 # 1st Floor, Rajarhat, Classification: Residential, Area: 0.30000000 Acre.

**Endorsement For Deed Number | I - 190409111 / 2016**

**On 17-09-2016**

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 39,63,000/-



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

**On 19-09-2016**

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

Presented for registration at 19:14 hrs on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI

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

Execution is admitted on 19-09-2016 by Mr DIPAK KUMAR MODI

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

Axit Kumar Joarder

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

Kolkata, West Bengal

On 26-09-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 44,010/- ( A(1) = Rs 43,912/-, E = Rs 14/-, J = Rs 56/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 44,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/09/2016 2:16PM with Govt. Ref. No: 192016170022854351 on 14-09-2016, Amount Rs: 44,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4573494 on 14-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/09/2016 2:16PM with Govt. Ref. No: 192016170022854351 on 14-09-2016, Amount Rs: 1,99,570/-  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4573494 on 14-09-2016, Head of Account 0030-02-103-003-02

Axit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,39,670/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7672, Amount: Rs. 100/-, Date of Purchase: 31/05/2016, Vendor name: S Chandra



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**Kolkata, West Bengal**

Certificate of Registration under section 69 and Rule 69.  
Registered in Book - I  
Volume number 1904-2016, Page from 341838 to 341862  
being No 190409111 for the year 2016.



AK

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.05 19:09:50 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-10-2016 19:09:50  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



8485/16

21/2/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



X 192411

Certified that the Document is addressed to Registrar, the General Dept and the sub-stamp is affixed as the document is subject to the stamp duty.

*[Signature]*

Assistant Registrar  
of Assam & Kohima

27 SEP 2016

**THIS INDENTURE** made this the 19th day of September, 2016  
**BETWEEN SUNITA DEVI MODI** (PAN ADYPM7156J), wife of Kishan  
Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053,

21/2/16  
 8485/16  
 19.9.2016  
 1278058/16  
 19.12.2009/16  
 24/9/16  
 8485/16  
 21/2/16

9293

BL NO	
NAME	
ADD	
AMOUNT	1500
09 SEP 2018	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



आयुक्त विभाग  
DISCOLLA REPLY SHEET

भारत सरकार  
GOVT OF INDIA

सुनीता देवी मोदी  
IN AY KUMAR CHEERVAL

10/10/2008  
10/10/2008

ADYENTISEL

10/10/2008





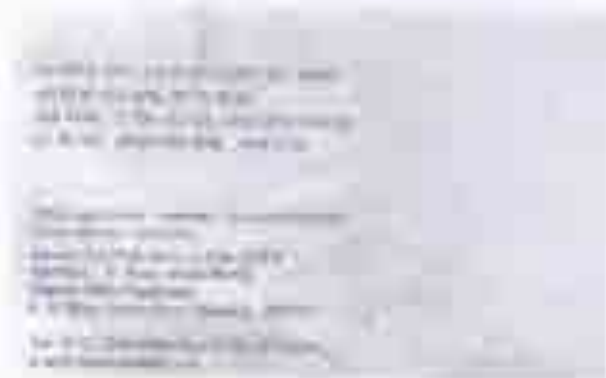


## SUNITA DEVI MODI

### FRONT



### BACK



Sunita Devi Modi

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

30

GRN: 19-201617-002322914-1      Payment Mode: Online Payment  
GRN Date: 18/09/2016 15:38:33      Bank: State Bank of India  
BRN: CKA4771503      BRN Date: 18/09/2016 15:52:57

DEPOSITOR'S DETAILS

Name: SEAMARINE SALES PVT. LTD      Id No.: 19040001278088/1/2015  
Contact No.      Mobile No.: +91 9836405200  
E-mail:      (From 18/09/2016)  
Address: CA 16/2A, RAILPOKUR ROAD,  
DESHBANDHU NAGAR, KOL-59  
Applicant Name: Ms SEAMARINE SALES PRIVATE LIMITED  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	10040001278088/1/2015	Property Registration Fee	0000-03-194-001-10	21119
2	18040001278088/1/2015	Property Registration Stamp Duty	0000-03-183-003-01	8920
<b>Total</b>				<b>11039</b>
In Words	Rupees One Lakh Eleven Thousand Six Hundred Thirty Nine only			



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.R.A. - IV KOLKATA, District Name : Kolkata  
Signature / LTI Sheet of Query No/Year 19048001278088/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNITA DEVI MODI 243-G, Block-J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Sefer		5488 	Sunita Devi Modi 19/9/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 36, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India PIN - 711202	Mrs SUNITA DEVI MODI, Mr Bikram Kumar Jha		 19.9.16	

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

hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorized Signatory (Mr. Bikram Kumar Jha, (PAN NO. AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**

**WHEREAS** one (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra Nath Pal**, were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mouza- REKHOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 425, appertaining to R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas.



**AND WHEREAS** while the said (1) Manoranjana Pal, (2) Rabindra Nath Pal and (3) Sachindra Nath Pal, were enjoying the aforesaid properties, the said Manoranjana Pal died, leaving behind her wife SANDHYA PAL and a daughter RUMA PAL, as his only legal heirs towards the estates left by him, including the aforesaid property;

**AND WHEREAS** out of the aforesaid property, by execution of a Sale Deed (Saf Bikray Kobala) dated 13th day of March, 1996 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, (3a.) (Srimati) Sandhya Pal and (3b.) Kumari Ruma Pal, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 2 (two) Cottah and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **SCHEDULE** written hereunder, hereinafter called as "**the SAID PROPERTY**", unto and in favour of (Sri) Madan Sarkar, which was duly registered in the office of the Additional District Sub-Registrar, Eshhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 21, Pages from 397 to 404, Being No. 944 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (Sri) Madan Sarkar mutated his name in Record Of Rights vide L.R. Khatian No. 850;

**AND WHEREAS** by execution of a Sale Deed dated 30th day of March, 2007, the said (Sri) Madan Sarkar, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of Sanita Devi Modi, the Vendor herein, which was duly registered in the office of the District Sub-Registrar-II, North 24-Parganas, recorded into Book- I, CD Volume No. 4, Pages from 1914 to 1926, Being No. 02819 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After

the aforesaid purchase, said Sunita Devi Modi mutated her name in Record Of Rights vide L.R. Khatian No. 5940;

**AND WHEREAS** the Vendor has agreed to sale and the Purchasers herein has agreed to Purchase the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto, at and for a Total Consideration of Rs.19,12,000/- [Rupees Nineteen Lac And Twelve Thousand] only, which according to the parties herein is fair and reasonable market value;

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.19,12,000/- [Rupees Nineteen Lac And Twelve Thousand] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same; the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 2 (two) Conah and 4 (Four) Chittack, equivalent to 37190 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.F. / L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. khatian No. 5940, within the limits of Rajarhat Hishampur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER**

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

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:**

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



manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person, eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of



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

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

- (X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers.

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 2 (two) Cottah and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 425, recorded in R.S. Khattam No. 2710, 2711 and 2712, corresponding to L.R. khattam No. 5940, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

ON THE NORTH : By Land under R. S. Dag No. 442;  
ON THE SOUTH : By 8 feet wide common passage;  
ON THE EAST : By Land under R. S. Dag No. 430;  
ON THE WEST : By Land under R. S. Dag No. 425 (Part).

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

**SIGNED, SEALED & DELIVERED**

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

*Sunilo Devi, Lady*

*Syamsundari*  
*98 G. L. Road*  
*Howrah - 711002*

*[Signature]*  
*14/11/2012*  
*Pradyumn Chatterjee - 711002*

*Drafted by :-*  
*Vijay Ganguly*  
*Advocate*  
*High Court, Calcutta*  
*F/1123/2012*

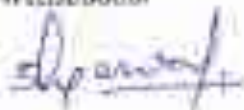
**RECEIPT**

**Received** a sum of Rs.19,12,000/- [Rupees Nineteen Lac And Twelve Thousand] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**


Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued in Favour Of
9,56,000/-	12.09.2016	892755	State Bank Of India, Tegharia Raghunathpur Branch.	Surita Devi Modi
9,56,000/-	12.09.2016	334953	Indian Overseas Bank, Bagaiaati Branch	Surita Devi Modi
19,12,000/-	Rupees Nineteen Lac And Twelve Thousand only.			

Witnesses:







  
**SIGNATURE OF THE VENDOR**



# FORM FOR TEN FINGERPRINTS

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

### Major Information of the Deed

Deed No.	I-1904-09112/2016	Date of Registration	9/27/2016 12:03:16 PM
Query No / Year	1904-0001278088/2016	Office where deed is registered	
Query Date	15/09/2016 1:41:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA-16/2A, Rajpur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 009, Thana: Baguiati, District: North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9836475200, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
Rs. 19,12,000/-	Rs. 19,12,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 95,620/- (Article 23)	Rs. 21,119/- (Article A(1), E, M(a), M(b), i)		
Remarks			

#### Land Details :

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

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5840	Bashu	Shast	3.719 Dec	19,12,000/-	19,12,000/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>3.719 Dec</b>	<b>19,12,000 /-</b>	<b>19,12,000 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	<b>Mrs SUNITA DEVI MODI</b> Wife of Mr. Kishan Kumar Modi Executed by: Self, Date of Execution: 19/09/2016 , Admitted by: Self, Date of Admission: 19/09/2016, Place: Pvt. Residence			
243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM7156), Status :Individual				

#### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>SEAMARINE SALES PRIVATE LIMITED</b> CA-16/2A, Rajpur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7898L, Status :Organization			

**2 PLANET MARCOM PRIVATE LIMITED**

CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403,, P.O:- Dashbandhu Nagar, P. S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCP8632J, Status : Organization

**Representative Details :**

Sl No	Name,Address,Photo, Finger print and Signature
1	<p><b>Mr Bikram Kumar Jha</b>            Son of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indra Apartment, 37B/1, Bhagwati Charan Chatterjee Street, P.O:- Kamarhalli, P.S:- Beighoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED , PLANET MARCOM PRIVATE LIMITED</p>

**Identifier Details :**

Name & address	
<p>Mr. SUNIL AGARWAL            Son of Late KISHAN LAL AGARWAL            38, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Baly, Baly, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mrs SUNITA DEVI MODI, Mr Bikram Kumar Jha</p>	

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 5640	Owner: सुनीता देवी मोदी, Gurdan सुनीता देवी, Address: 38, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Baly, Baly, District:-Howrah, West Bengal, India, PIN - 711202, Classification: शरी, Area: 0.07000000 Acre,

Endorsement For Deed Number : I - 190408112 / 2016

On: 11-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 19,12,000/-

  
Asit Kumar Joarder

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

Kolkata, West Bengal



On 19-09-2016

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

Presented for registration at 19:12 hrs. on 19-09-2016, at the Private residence by Mrs. SUNITA DEVI MODI  
Executant.

Admission of Execution ( Under Section 59, W.B. Registration Rules, 1962 )

Execution is admitted on 19/09/2016 by Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar Modi, 243-G, Block-J,  
New Alipore, Kolkata- 700 053, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India,  
PIN - 700053. by caste Hindu, by Profession Others

Identified by Mr BUNIL AGARWAL, , Son of Late KISHAN LAL AGARWAL, 55, GIRISH GHOSH ROAD, P.O. BELLUR  
MATH, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India. PIN - 711202. by caste Hindu, by  
profession-Service

Asit Kumar Joarder

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

On 16-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,119/- ( A(1) = Rs 21,021/-, E = Rs 14/-, J =  
Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 21,119/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 - 3:52PM with Govt. Ref. No: 192016170023229141 on 16-09-2016, Amount Rs: 21,119/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKA4771503 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,520/- and Stamp Duty paid by by online = Rs  
85,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 - 3:52PM with Govt. Ref. No: 192016170023229141 on 16-09-2016, Amount Rs: 85,520/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKA4771503 on 16-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

On 27-09-2016

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

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



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 95,620/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 9293, Amount: Rs.100/-, Date of Purchase: 09/09/2018, Vendor name: S Chandra



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339310 to 339333

being No 190409112 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.03 16:57:12 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 03-10-2016 16:57:12  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

24/9/16

9/13/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192413

19/9/16  
 1278196/16  
 MV-17623  
 Additional Registrar  
 Suburban-VI, Kolkata

23



Verified that the document is entitled to registration. The fee has been paid and the document is ready for registration.

*Signature*  
 Additional Registrar  
 Suburban-VI, Kolkata

27 SEP 2016

28/9/16  
 17/9/16

**THIS INDENTURE** made this the 19<sup>th</sup> day of September, 2016  
**BETWEEN SUNITA DEVI MODI**, (PAN- ADYFMT156J), wife of Kishan  
 Kumar Modi, residing at 243-G, Block J, New Alipore, Kolkata- 700 053,

929

SL. NO.	
DATE	
TIME	7:00 P
09 SEP 2016	
SOURITRA CHANDA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd., Kol-1	



ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

18 SEP 2016



22

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

GRN: 19-201617-002323059-1      Payment Mode: Online Payment  
 GRN Date: 16/09/2016 15:43:14      Bank: State Bank of India  
 BRN: CKA4772323      BRN Date: 16/09/2016 16:00:45

**DEPOSITOR'S DETAILS**

Id No.: 19040001278186/1/2016  
(Start to Start Year)

Name: SEAMARINE SALES PVT LTD  
 Contact No.:      Mobile No.: +91-9836495200  
 E-mail:      Address: CA 16/2A, RAILPUKUR ROAD  
 DESHBANDHU NAGAR, KOL-50  
 Applicant Name: Ms SEAMARINE SALES PRIVATE LIMITED  
 Office Name:      Office Address:      Status of Depositor: Buyer/Claimant  
 Purpose of payment / Remarks: Sale Sale Document

**PAYMENT DETAILS**

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001278186/1/2016	Property Registration Fee	903063-104-001-18	1000 ✓
2	19040001278186/1/2016	Property Registration- Stamp duty	903063-104-001-22	9900 ✓
<b>Total</b>				<b>10900</b>

In Words: Rupees One Lakh Nine Thousand Seven Hundred Eighty only

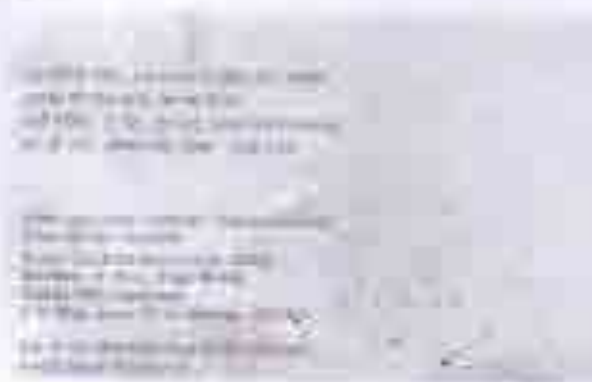


**SUNITA DEVI MODI**

FRONT



BACK



*Sunita Devi Modi*











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 19040001278186/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNITA DEVI MODI 243-G, Block-J, New Alipore, Kolkata-700 053, P.O.- New Alipore, P.E.- New Alipore, District-South 24- Parganas, West Bengal India, PIN - 700053	Seller		 5428	 19/9/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sunit Agrewal Son of Late Kishan Lal Agrewal 88, Girish Ghosh Road, P.O.- Basur Meth, P.S.- Bally, Bally, District- Howrah, West Bengal, India, PIN - 711202	Mr BIKRAM KUMAR JHA, Mrs SUNITA DEVI MODI		 19.9.16	

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

hereinafter referred to and called as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, and (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory Mr. Bijram Kumar Jha, (PAN- AFSPJ4367C1, son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to and called as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**;

**WHEREAS** one (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No 425, appertaining to R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajachal, District North 24-Parganas;

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

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

**AND WHEREAS** by execution of a Sale Deed dated 6th day of March, 2000, the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Kumari Ruma Pal, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack and 17 (Seventeen) Square Feet, equivalent to 3.1382 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of (SRI) DILIP KUMAR CHANDRA, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- 1, Volume No. 29, Pages from 113 to 120, Being No. 1131 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (Sri) Madan Sarkar mutated his name in Record Of Rights vide L.R. Khatian No. 4917 and 4929;



**AND WHEREAS** by execution of a Sale Deed dated 23rd day of August, 2006, the said **[SRI] DILIP KUMAR CHANDRA**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **[SRIMATI] KALPANA GHOSH**, which was duly registered in the office of the Additional District Sub-Registrar Bidhan Nagar, Salt Lake City and recorded into Book- I, CD Volume No. 1, Pages from 4917 to 4932, Being No. 01777 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever.

**AND WHEREAS** by execution of a Sale Deed dated 27th day of June, 2007, the said **[SRIMATI] KALPANA GHOSH**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **[SRIMATI] SUNITA DEVI MODI**, the Vendor herein, which was duly registered in the office of the District Sub-Registrar-II, Barasat, North 24 Parganas, recorded into Book- I, CD Volume No. 16, Pages from 5736 to 5752, Being No. 08302 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said **[SRIMATI] SUNITA DEVI MODI** recorded her name in Record of Rights, vide L.R. Kharian No. 5940;

**AND WHEREAS** the Vendor has agreed to sale and the Purchasers have agreed to Purchase the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto, at and for a Total Consideration of Rs.17,00,000/- [Rupees Seventeen Lac] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.17,00,000/- [Rupees Seventeen Lac] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and

memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same; the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack and 17 (Seventeen) Square Feet, equivalent to 3.1382 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatim No.2710, 2711 and 2712, corresponding to L.R. Khatim No. 5945, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated bounded and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, ~~relating to~~ or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and ~~all~~ and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without

any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, liens, liens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:**

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



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

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



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

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

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

#### **THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack and 17 (Seventeen) Square Feet, equivalent to 3.1382 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5940, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas butted and bounded as follows:

ON THE NORTH	By Land under R. S. Dag No. 443;
ON THE SOUTH	By 8 feet wide common passage;
ON THE EAST	By Land under R. S. Dag No. 425;
ON THE WEST	By Land under R. S. Dag No. 425;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata  
in the presence of:

Santa Devi, Madri

[Signature]  
98, G. G. Road  
Howrah - 711201

[Signature]  
15/15, N. K. Rd  
Bach - Howrah - 711202

Witnessed by  
Vijay Ganguly  
Advocate  
High Court, Calcutta  
E/102/2/2008

### RECEIPT

Received a sum of Rs 17,00,000/- [Rupees Seventeen Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

### MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
8,50,000/-	12.09.2016	892760	State Bank Of India, Tegbaria Raghunathpur Branch	Sumita Devi Modi
8,50,000/-	12.09.2016	334958	Indian Overseas Bank, Baguati Branch	Sumita Devi Modi
17,00,000/-	Rupees Seventeen Lac only.			

Witnesses:
















  
Sumita Devi Modi

SIGNATURE OF THE VENDOR



# FORM FOR TEN FINGERPRINTS

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

### Major Information of the Deed

Deed No :	I-1904-09113/2016	Date of Registration :	8/27/2016 12:34:19 PM
Query No / Year :	1904-0001278186/2016	Office where deed is registered :	
Query Date :	15/09/2016 1:50:20 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details :	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No : 9636475200, Status: Buyer/Customer		
Transaction :	Additional Transaction		
(0101) Sale, Sale Document :	(4305) Other than immovable Property, Declaration (No of Declaration : 2)		
Set Form value :	Market Value		
Rs. 17,00,000/-	Rs. 17,00,000/-		
Stamp duty Paid(SD) :	Registration Fee Paid		
Rs. 85,020/- (Article 23)	Rs. 16,767/- (Article A(1), E, M(a), M(b), I)		
Remarks :			

#### Land Details :

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

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5940	Bastu	Shari	3.1362 Dec	17,00,000/-	17,00,000/-	Width of Approach Road: 8 Ft.
<b>Grand Total :</b>					<b>3.1362Dec</b>	<b>17,00,000/-</b>	<b>17,00,000/-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	<b>Mrs SUNITA DEVI MODI</b> Wife of Mr. Kishan Kumar MODI Executed by: Self, Date of Execution: 19/09/2016 , Admitted by: Self, Date of Admission: 19/09/2016, Place : Pvt. Residence			
243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM71563, Status :Individual				

#### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SEAMARINE SALES PRIVATE LIMITED,</b> CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, P.O:- Deshbandhu Nagar, P.S- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AANPS7896L, Status :Organization

2 **PLANET MARCOM PRIVATE LIMITED**  
 CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, P.O.- Deshbandhu Nagar, P.S.- Bagmati, District-North 24-Parganas, West Bengal, India, PIN - 700068 PAN No. AAFCP9932J, Status :Organization

**Representative Details :**

Sl. No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Bikrami Kumar Jha</b> Son of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indra Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 058, P.O.- Kamarhati, P.S.- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Status : Representative. Representative of : SEAMARINE SALES PRIVATE LIMITED, , PLANET MARCOM PRIVATE LIMITED

**Identifier Details :**

Name & address
<b>Mr Sunil Agarwal</b> Son of Late: Kishan Lal Agarwal 88, Giris Ghosh Road, P.O.- Belur Math, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Bikrami Kumar Jha, Mrs SUNITA DEVI MDDI

**Land Details as per Land Record**

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

Sch. No.	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 6940	Owner: সুনীল সেন, Guardian: স্বকীয়, Address: ৪৪, Classification: ৩৫১, Area: 0.07000000 Acre.

**Endorsement For Deed Number : 1 - 190409113 / 2016**

On: 17-08-2018

Certificate of Market Value (WB PUVI rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,00,000/-

  
 Anil Kumar Jordeer

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



On 18-09-2016

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

Presented for registration at 18:10 hrs on 19-09-2016, at the Private residence by Mrs. SUNITA DEVI MODI  
Executant

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

Execution is admitted on 19/09/2016 by Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar MODI, 243-G, Block- J,  
New Alipore, Kolkata- 700 053, P.O. New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India  
PIN - 700053, by caste Hindu, by Profession Others

Indebted by Mr Sunil Agarwal, Son of Late Kishan Lal Agarwal, 98, Girish Ghosh Road, P.O: Belur Math, Thana  
Bally, City/Town: BALLY, Hoarsh, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Asit Kumar Joarder

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

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 18,787/- ( A(1) = Rs. 18,689/- , E = Rs. 14/- , J =  
Rs. 50/- , M(a) = Rs. 25/- , M(b) = Rs. 4/- ) and Registration Fees paid by by online = Rs. 18,787/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 4:00PM with Govt. Ref. No. 192016170023230091 on 16-09-2016, Amount Rs. 18,787/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. CKA4772323 on 16-09-2016, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,920/- and Stamp Duty paid by by online = Rs.  
84,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/09/2016 4:00PM with Govt. Ref. No. 192016170023230091 on 18-09-2016, Amount Rs. 84,920/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. CKA4772323 on 16-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

On 27-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 27  
of Indian Stamp Act 1899

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 9295, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

Asit Kumar Joarder

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339334 to 339358

being No 190409113 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.03 16:58:08 +05:30  
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 03-10-2016 16:58:08  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)