9110/2016



INDIA NON JUDICIAL

পশ্চিমবঞ্চা पश्चिम बंगाल WEST BENGAL

X 192410

OF THE CONTRACTOR

Dervilled that the Characterist is Serviced to Complete that I are Companied to the Companies of the Compani

27 SEP 2018













DIPAK KUMAR MODI

FRONT



BACK

Dipole Modi.

Govt. of West Bengal Directorate of Registration & Stamp Revenue

e-Challan

GRN:

19-201817-062322630-1

Payment Mode Crains Payment

GRN Date 16/09/2016 15:23:38

Bank:

State Sami of India

BRN:

CKA4770082

BRN Date: 18/09/2016 15:41:20

DEPOSITOR'S DETAILS

d No. 1 19040001268008/1/2016

Name:

VISTA TOWERS PYT LTD

(Comp No. Comp You)

E-mail

Contact No.

Mopile No.

491 9830465200

Address:

DC 9/28, SHSATRI BAQAN

DESHBANDHU NAGAR KOLGE

Applicant Name

MI VISTA TOWERS PRIVATELIMITED

Office Name:

Office Address

Busin Clampan

Purpose of payment / Ramarka

PAYMENT DETAILS

Status of Depositor :

Si	denercation No.	Head of A/C Description	Head of A/C	Amount e
1	10040001258000/12010	Parama Page 100 Page	000000-104-001-HE	18101/
1	Usbeloon and contrasting.	Process Repaired States (c.)	1835-W-183-883-01	1979.00

Total

294357

in Words

Number Too Last Prof Thousand They Readed Titly provinces



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 19040001268008/2016

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

BI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ne DIPAK KUMAR MODI 243-G, Block J, New Alpore, Kolasse- 706 053, P.O New Alpore, P.S New Alpore, Datrot-Spulli 24-Perganes, West Barrigat, India, PIN - 700053	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED.	9		Diparte Most
SI No.	Name and Address of it	tentifier	Identifier of		Signature with date
	Mr SUNIL AGARWAL, Son of Late 105HAN LAL AGARWAL 98, GIRISH GHOSH ROAL BELUR MATH, P.S.: Belly, Diellick, Howall, West Ber PM - 711202), P.O- Bally	Mr DIPAK KUMAR MODI, Mr Sheh	Anand Kumer	Downson



(AM Kutter Josephil)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE ARIA
W KOLKATA
Kolutis, West Berger

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium, 235/2A, Adharya Jagodish Charidre Bose Road, Kolketa – 700020 Phone no: 033-64991532 Email id: thep105@gmist.com CIN: L/70109WR2006PTC111576

The undersigned, being the Directors of <u>TARA HOME SEARCH PRIVATE LIMITED</u>, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03.00 PM at their registered office situated at 5N(II),5TH FLCOR, THE MILLENNIUM, 235/ZA, Acharya Jagdish Chandra Bose Road, Kolksta-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 suites share in ALL THAT piece or parcel of land missating 4 (Feor) Cottah and 3 (Three) Chimack, equivalent to 6.9215 Decimal, more or less, lying and situated at Mouna-RESOANI J. L. No. 13, comprised in R.S./ L.R. Dag No. 424, under R.S. Kharian No. 631, corresponding to L.R. Kharian No. 5907, within the local limit of Rajarhat Bishnupar No.1 Gram Punchayat, under Police Senson-Rajarhar, District North 24-Pargeres, concurrently with the transfer upon receipt of the full payment, the Company has agreed to salesse all its right claim and interest of wherapever and howeverer in Bonna of Vendee Company or Companies on the terms art out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODE Expected, of this Company is hereby authorized to act on behalf of the Company and to execute smil delives 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 manafer of alternated property and to affire the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. DIPAR KUMAR MODI, being director of the company is horeby matherized 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 output connected theoretic or incidental thereto.

The Memorendum 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

trees have been

Kishan Kumar Modi

Director DIN: 00052423 Dipak Kumur Modi

Director DIN: 00052468 having its registered Office at 5Nilli. 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkuta- 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, Keikata-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 auccessors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the ONE PART AND VISTA TOWERS PRIVATE LIMITED, the Company, (PAN NO. AACCV5098A), registecest under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deabbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Anand Kumar Shah. (PAN- ATDPS6861R), son of Sri Shrayan Kumar Shah, residing at Green Valley Housing Complex. Flat No. A-505, Chinamore, Kaikhali, Kelkata 700136, hereinsfler referred to as "the PURCHASER" [which expression shall inless excluded by or repugnant to the solvect or context be deemed to mean and include its successors in office, executors, administrators, legal representatives and/or assignal of the OTHER PART:

WHEREAS One Ralipada Ghosh was the sole and obsolute owner of ALL THAT piece of parcel of land measuring 24 (Twenty Four) Decimal, more or less, lying and situated under Mourn-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-Pargunass

AND WHEREAS While thus the said Kalipada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only sen namely [Sri] Sristidhar Ghosh, and 5 [five] daughters namely [1] [Srimati] Anna Ghosh.

[2] (Srimati) Laksmi Rani Ghosh. [3] [Srimati] Saraswati Ghosh. [4]

(Srimati) Jamuna Ghosh, and [5] (Srimati) Harani Ghosh, as the only legal heira and successors towards the estates left by him, by virtue of law of inheritance as per Hindu Succession Act, 1955;

AND WHEREAS while thus the said [1] (Sri) Sristidhar Ghosh, and 5 [five] daughters namely [2] [Srimati] Anna Ghosh. [3] [Srimati] Laksmi Rani Ghosh [4] (Srimatil Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh, and [6] Srimatil Harani Ghosh, juntily segged and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed |Saf Bikray Kobula| dated 19th day of December, 1973, the said [3] (Srimati) Laksmi Rani Ghosh. [4] (Srimati) Saraswati Ghosh. [5] (Srimati) Jamuna Ghosh, and [6] [Srimatil Harant Ghosh, sold, transferred and conveyed their entire undivided un-demarcated 4/6th entitlement in the aforesaid land, i.e. ALL THAT piece or parcel of land measuring 16 (Sixteen) Denimal, more or less, comprised in R.S. Dog No.424, recorded under R.S. Khatian No. 531, 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 Cossipere. Dum Dum, and recorded into Book f. Volume No. 155, Pages from 176 to 183, Being No. 8626 for the year 1973, against the valuable consideration mentioned therein, absolutely and Sanever

AND WHEREAS Thus, after the aforesaid sale and transfer said (Srij Sristidhar Ghosh, and (Srimati) Anna Ghosh, remain the only owners of ALL THAT piece or parcel of land measuring 24 (Iwenty Four) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatish No. 631, lying and situated under Mouza- RENJOANI, 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 messuring 4 [Pour] Cottah and 3 [Three] Chitrack, equivalent to 6.9215 Electmat, more or less, out of their total land measuring 24 decimal, lying and entrated under Mouza-REKJOANI, J. L. No. 13, comprised in R.S. Dag No.424, under R.S. Khatian No. 631, under Police Station-Rajarbat, District 24-Pargsnas, more fully detailed in the SCHEDULE hereunder written, heremafter called as the SAID PROPERTY, into and in favour of one (SRIMATI) MIRA SAHA which was duly registered in the office of the Additional District Sub-Registrar, Bidhamagar, Salt Lake City, recorded into Book-1, Volume No. 12, Pages from 293 to 300; Being No. 459 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever.

SRIMATE MIRA SAHA, sold, transferred and conveyed ALL THAT the Said Property, unto and in lawour of TARA HOME SEARCH PRIVATE LIMITED, which was duly registered in the office of the District Sub-Registrar-II, North 24-Perganas, 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 storesaid purchases, the Vendor herein recorded its name in Record Of Eights vide L.R. Khanisri No. 5937;

and whereas the Vendor due to paucity of fitude and mahility 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 whereaf 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 pancel of land measuring 4 [Four] Cottals and 3 (Three) Chimack, equivalent to 6.9215 Decimal, more or less, but of their total land measuring 24 decimal, lying and situated under Mouse-REKJOANI, J. L. No. 13, comprised in R.S. Dag. No.424, under E.S. Khatian No. 631, envesponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24 Parganas, under Police Station-Reparket, District 24 Pargaries TOGETHER WITH the right in 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 Sald Property DR 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, appartenances and appendages whatsoever or the Said Property or any and every part thereof ticlonging to or in any way, appermining to or usually held, used accupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all sents insues 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 enumbrances, trust, liens, hispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER

- (f) THAT notwithstanding any set, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffeced 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 indefeusible entate or inheritance without any manner or condition, use, trust or other thing whatsoever to after or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor new 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 quictly hold occupy possess and enjoy the Said Property hereby granted, someyed, transferred and assigned and received and take renta, 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 purson 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 executes or cause to be executed or store 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 Porchasers in the manner aforesed 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 an 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 not say such notice has been published; and
- (VIII) THAT the Vendor has not yet received any notice of requisition of 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
- THAT the Vendor shall and will, at all times bereafter be bound to indentify 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 officerase mortgage or trust, liet, 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 heredifferents 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 variant 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;

- (XIII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavira 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 handayer 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 massuring 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. Kharian No. 631, corresponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station: Rajarhat, District North 24-Parganas TOGETHER WITH all norts of rights, essements, 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. Deg 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 Kolksta

in the presence of

98, C. G. Roed

Howard - 711202

WARA HOME SEARCH PVT LTD.

Dipale modi

127714-7345

SIGNATURE OF VENDOR

13/2 ME Ke

Toreland by -

RECEIPT

RECEIVED a sum of Rs.33,50,000/- [Rupees Thirty Three Lac And Pifty 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	Cerporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
13,30,000/-	12.09,2016	703900	-do-	Tara Home Search Pvt. Ltd.
33,50,000/-	Rupees Thirt	y Throc La	r And Fifty Thousand	

Witnesses:

BARA HOME SEARCH PUT LTL.

Dipak mod

GIVE STREET

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

	0		0	-	6
	Little	Ring	Middle (Eath	Fore Hand)	Thumb
WW	6		0	6	
KM	Thumb	Fore	Middle (Right	Ring Hand)	Little
	0		6	14	100
# B	Little	Ring	Middle (Left	Fore Hand)	Thumb
14	1	6	0	63	ņ.
Dipolemoch	Thumb	Fore	Middle (Right	Ring (land)	Little

Major Information of the Deed

1-1904-09110/2016	Date of Registration	9/27/2016 12:21:58 PM		
Deed No : 1-1904-09110/2016 Query No / Year 1904-0001268008/2016		Office where dead is registered		
Query Dato 13/09/2016 4:56:33 PM		District: Kobata		
Inc. origi Sharm Receil Deshbo	india Napar Tharia Begutati	District: North 24- 15200, Status		
***	- Additional Transaction			
4	Jeclaration (No of Declaration : 2) Market Value			
	Rs. 33.50,000/-			
	Registration Fee Paid			
	Rs. 36,9377- (Article:A(1), E. M(w), M(b), f)			
	VISTA TOWERS PRIVATE LIMI DC-9/28, Shastr Bageri, Deshbo Parganas, WEST BENGAL, PIN	1904-0001268008/2016 Office where dead is of 13/09/2016 4:56:33 PM A.R.A. IV KOLKATA, IV VISTA TOWERS PRIVATE LIMITED DC-908. Shastn Bagen, Deshbandhu Neger, Thana : Baqutati Parganas, WEST BENGAL, PIN - 700059, Mobils No. 98384 Buyen Claimant Additions: Transaction (4305) Other than Immor Declaration (No. of Declaration (No		

Land Details 1

Dismict, North 24-Pargange, P.S.- Rajartiat, Gram Panchayat, RAJARHAT BISHNUPUR-I, Mouse, Rekjoyam

Sch	Pion	Khatian	the second second second	Area of Land	SetForth Value (In Rs.)	Value (In Rs.)	
			Rastu	8 8215 Oec	33.50.600		Road: 12 Ft.
	Grand	Total:		6.9215Dec	33,50,000 /-	13,50,000 /-	

Seller Details :

BEAUTIMENT MANY AREA TO	was,Photo,Finger print and Signature	
No	The second secon	
TARA HOS	ME SEARCH PRIVATE LIMITED.	STREET, CANADAS INTO

TARA HOME SEARCH PRIVATE LIMITED,

SN(II), 5th Floor, THE MILLENNUM, 235/2A, Acharya, P.C.- Shawarspare, P.S.- Shawarspare, District South 24Pargensis, West Bengal, India, FIN - 700020 PAN No. AACCT5379Q, Status, Organization, Executed by:
Representative.

Buyer Details :

SI No	Name Address Photo, Finger print and Signature		
115.1	VISTA TOWERS PRIVATE LIMITED DC-9/28, SHASTRI BAGAN P.O. DESBANDHU NAGAR, F.S. Baguish, Bengal, India, PIN - 700058 PAN No. AACCVS098A, Status Criganization	Dismict - North 24-Pargaries	West

Representative Details

3i No	Name Address Photo, Finger print and Signature			
	Mr DIPAK KUMAR MODI Sen 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-Parganss, West Bangal, India, PIN - 700053, Sex. Male, By Castel Hindu. Occupation: Business, Citizen of India, Status: Representative, Representative of TARA HOME SEARCH PRIVATE LIMITED.			
2	Mr Anand Kumer Shah See of Mr Shraven Kumershan Green Valley Housing Complex, Flat No. A-505, Chinamore, Kaikhall Kolkata 700135, P.O Airport, P.S Airport, District -North 24-Parganas, West Bengal, India, PIN - 700135, Sex. Male, By Casta, Hindu, Occupation, Service, Citizen of India, Status, Representative Representative of MISTA TOWERS PRIVATE LIMITED.			

Identifier Details

Name & ac	dress
M: SUNIL AGARWAL Son of Lete: KISHAN LAL AGARWAL BB. QIRISH GHOSH ROAD, P.O.: BELLIR MATH, P.S.: Belly I Sex: Male: By Caste: Hindu, Occupation: Service, Citizen of In	Belly, District Howren, West Bengal, India, PIN - 711202
Sex Male By Cattle Hindu, Occupation, devide, Criscer of In- Kumar Shah	HIR WHILE THE WORLD BY CONTROL OF THE PROPERTY OF THE PARTY.
The state of the s	SHE WHEN THE SHORT SHE

Land Details as per Land Record

District North 24-Pargeries, P.S.: Rajethet, Grein Panchayet, RAJARHAT BISHNUPUR-I, Mouze, Rekjoyani

Bch No	Piot & Khatlan Number	Details Of Land
Et	LR Prot No - 424/Conceponding RS Flot No - 424); LR Xhallan No - 5937	Owner that ISSN TIE, Guidian St. Rt., Address 220 81 (5 SEPARA). Classification TIP. Area: 0.00000000 Acre.

Endorsement For Deed Number : 1+190409110 / 2010

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/-

10

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

On 19-05-2016

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

Propertied for registration at 19.15 hrs. on 19-09-2015, at the Private residence, by Mr. DIPAK KUMAR MODI.

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

Execution is sittlified on 19-05-2015 by Mr DIPAK KUMAR MODI.

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

1

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

Kolkets, West Bengal

On 26-09-2016

Payment of Fees

Certified that required Registration Falsa payable for this occurrent is Rs 36,937/- (A(1) = Rs 36,839/- E = Rs 14/-) = -Rs 65/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 36,937/-

Description of Online Payment using Sovernment Recept Portal System (GRIPS). Finance Department, Govt of WE Online on 16/09/2016. 3:41PM with Govt. Ref. No. 192016170023228301 on 16-09-2016, Amount Ra. 36,937/-, Bern. State Bank of India | SBIN00000011, Ref. No. CKAR770082 on 16-09-2016, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for mis document in Rtl. 1 67,52(ii) and Stamp Duty past by by online 4 Re 1,67,42(ii)

Cescription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2019. 3:41PM with Govt. Ref. No. 192016170023226301 on 16-09-2016. Amount Rs. 1,67,420%, Bank: State Bank of India (SBIN0090001), Ref. No. CKA4779062 on 16-09-2016. Head of Account 0030-02-103-003-02



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

Kolkata, West Bengal

Dn 27-99-7015

Gertificate of Admissibility (Rule 43,W.II. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duty stamped under schedule 1A, Article number 23 of Indian Stamp Act 1699

Payment of Stamp Duty

Detrified that required Stemp Outy payable for this occurrent is Rs. 1,67,520/- and Stamp Outy paid by Stamp Rs 100/Description of Stamp

1. Stamp: Type: Impressed, Secul no 9292, Amount Rs 100'- Date of Purmase 09/09/2016. Vendor name: 8 Change

10

Anit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
DEFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bangal

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.

pe

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

X 179700



Pire a series of the series of

THIS INDENTURE made this the 19 day of September, 2016

AACCTD379G), the Champany, registered under the Companies Act 1956

7632

NAME AND AMOUNT.

3 1 AUS 2016

SOUMIVEA CHANDA Exerced Stanp Vendor 8/2, K. S. Rou Fd., Kol-1





ADDITIONAL REGISTRAR
OF ASSURANCES IV. KOLKATA









TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Milentitum, 235/2A, Acharya Jagacian Chandra Bose Road, Kolkata – 700020. Phone no. <u>033-64991532</u> Email Id. <u>fragi05@gmal.com</u> CIN: LI70109WH2006PTC111576

38/5)

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 5N(II),5TH FLOOR, THE MILLENNIUM, 235/ZA, Acharya Jagdish Chandra Bose Road, Kolkata-700 020, which a quarum was present, the Board of Directors adopted the following resolution, which has not been modified or restingled:

RESOLVED, that this Company has agreed to sell its come share in ALL THAT piece and parest 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 attuated at Mosza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishmapur 1 No. Gram Panchayan under Police Station-Rajarhat, District 24-Parganas (N), concurrently with the transfer upon receipt of the full gayment, the Company has agreed to release all its right claim and interest of whatsoever and howeverer in favour of Vendee Company or Companies on the terms set out in the Sale deed, passessed before the board.

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

RESOLVED FURTHER THAT Mr. <u>DIPAK KUMAR MODI</u>, being director of the company is hereby authorized to do all main acts, decids and things and to sign all such documents and writings so may be measure, expedient and incidental thereto to give effect to this resolution and for maner connected therewith or incidental thereto.

The Memorentum of Association of the company does not require my vote of comunit of shareholders to anthonise the sile of the property.

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

Arabas team History

Kielus Kumar Modi Director DIN: 00052423 Dipak Kumar Modi Director

Director DIN: 00052468

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

GRN:

19-281617-092285495-1

Payment Mode

Online Payment

GRN Date: 14/09/2016 13:58:38

Bank:

State Bank of Incia

BRN:

OKA4573494

BRN Date:

14/09/2016 14:18:12

DEPOSITOR'S DETAILS

d No : 19040001271945/1/2018

(Guery No.Comy York)

Name:

SEAMARINE VINCOM PVT: L'UI

Contact No. =

Mobile No. :

+91 9835475200

E-mail:

Address:

DC-9/28, SHASTRI BAGAN, D SANAGAR, KOL 59

Applicant Name

MIS SEAMARINE VINCOM PRIVATE LIMITED

Office Name :

Office Address :

Stalus of Depositor :

Burer/Chimpsile

Purpose of payment / Remarks :

No. Sale Document

PAYMENT DETAILS

St. No:	Identification No.	Head of A/C Description	Head of A/C	Amount(z)
-14	Herconiar like many	Property Degrees -	3030-03-104-001-10	same.
- 32	(544)001371648113016	Treasing Registeries States Size	BC80-420-162-7020-02	19973
		10 10 12		

243580

in Words:

Roppes Tep Latti Forty Tolon Treasurer Every



Covernment of West Bengal

Department of Finance (Havenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata
Signature / LTI Stiest of Query No/Year 19040001271945/2016

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

SI No.	Street, Street, Branch Harris	Catagory	Photo	Finger Print	Signature with
,	MEDIPAK KUMAR MOGI 243-G, Block-J, Moer Akpore, Koloma- 706 063, P.O BHAWAMIPORE, P.S Bhawamipore, Clatrict- South 24-Perganes, West Bengal, India, PNI - 700020	Representative of Seller (TARA HOME SEARCH PROVATE LIMITED			Dipak modi
SI Va.	Name and Address of Identifier		Identifier of		Signature with date
	M SENIL ADARWAL Son of Late KISHAN LAL AGARWAL 10. GRISH GHOSH ROAD, P.O. BELUR MATH P.E. Bully Bally, District Howard, West Bangar, Inche PIN - 711202		Mr Deb Elulas, Sankar, Mr BiPAK KUMAR MODI		A to the

(ANE Kirmar Joannar)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. IV KOCKATA
Kolkata, West Bengal

and having its registered Office at SN (II), 5th Floor, THE MILLENNIUM. 235/2A, Acharya Jagdish Chendra Bose Road, Kolkain- 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 encluded by or repugnant to the subject or context be denmed to mean and include its successors inoffice, trustees, executors, administrators, legal representatives and/or massigns of the ONE PART AND SEAMARINE VINCOM PRIVATE LIMITED, the Company, (PAN- AAPCS790LJ), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolksta 700 059, represented by its Authorised Signatory [Mr.] Deb Dulal Sarkar, IPAN- BZPPS1417QL som of Sri Banibhusan Sarkar, residing at 35-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 autiect or context be deemed to mean and include their respective successors-inoffice, 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 Pree) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khutian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, reborded 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. 446, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Pour) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at 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-Pargamas;

AND WHEREAS the said Dasu Bhushan Das, son of Manik Lai 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 Jogentha Nath Das as an Executor of his last Will and Testament.

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

AND WHEREAS by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nepitews 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 parcet of land admensuring 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. Khatum No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, remeded 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 Fourt Decumal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at Mouza-REKJOANL, J.L. No. 13, within the limit of Rajarhat Bishmipur 1 No. Grum Panchayat, under Police Station- Rejurbet, District North 24-Parganas and henceforth recorded their name in Records Of Rights (ROR) vide (I) L.R. Khatian No. 4555 m the name of Gopal Chandra Das. (2) L. R. Ehetten No. 774 in the name of Gohinda Chandra Des. (3) L. R. Khatian No. 773 in the name of Sourcedea Komar Dos. and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levis and other outgoings against their name regularly and punctually;

AND WHEREAS by virtue of a Sale Deed dated 1st August. 2003, the said [1] Sri Gopal Chandra Das. [2] Sri Gobinda Chandra Das. [3] Sri Sourendra Kumar Das, and [4] Sri Shyumal Kumar Das, (all through Mohammad Jalahuddin, 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 attnessuring 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 hand measuring 10 (Tm) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouse-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Funchayat, under Police Station-Rajarhat,

District North 24-Pargenses, anto 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-1, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the saluable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 1st August, 2003, the said [I] Sri Gopal Chandra Das. [2] Sri Gobinda Chandra Das. [3] Sri Sourendra Kumar Das and [4] Sri Shyamal Kumar Das. [all through Mohammad Jalakuddin, 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. Bidhannager, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003j 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 Fouri 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 Esshnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto und in favour of APTABADDIN MONDAL, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book: L Valume No.3, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever:

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

measuring 7 (Seven) Decimal, comprised in R.S. / L.R. Day No. 446, land measuring 10 (7en) 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. Khation No. 4555, 774, 773 and 4556, all lying and situated at Moura-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Grien Panchayat, under Police Station-Rajarbat, District North 24-Pargamas, unto and in favour of TARA HOME SEARCH PRIVATE LIMITED, the Vendor berein, which was duly registered in the office of the District Registrar-II, Barusat, North 24 Purgamas, recorded into Book- L 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 aforward purchase, TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, being the sole and absolute owner of the aforesaid property, free from all encumbrances, murated its name in Record Of Rights vide L.R. Khatian No. 5937;

AND WHEREAS the Vendor, due to pancity 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 admensating about 12 [Twelve] Decimal, more or less, comprised in R.S. / L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and similared at Mouze-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishmupur 1 No. Genne Panchavut, 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 Ra.39,93,000/- [Purpees 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 nonsolidated consideration of sum of Rs.39,93,000/- (Rupers Thirty Nine Loc And Ninety Three Thousand) only, duly paid by the Parchaser 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 Furchaser ALL THAT piece and purcel 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 Rajathat Bishnuput 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24 Parganas TOGETHER WITH all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is herein before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, casements, profleges, appurtenances and appendages whateoever or the Said Property or any and every part. thereof belonging to or in any way, appertaining to or assually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thursto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby grapted 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, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOTH 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 at knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Saut 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 sold the same; and
- 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 appurenances 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 end 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 hindrence, 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 are equitably claiming any estate, right, title or interest whatsoever into it upon the Said Property of 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, trunsferred 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
- (VIII 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 partificate at the justance 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 read alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of casements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or other decree by puty occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (iii) 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 Vendar 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 Vender 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. Khatsan No. 5937, lying and situated at Moura REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Punchayat, under Police Station-Rajarhat.

District North 24-Parganes TOGETHER WITH all sorts of rights, comments, priblieges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 449 is butted 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 & \$16,

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.

BARA HOME SEARCH PUT LTI.

SIGNED, SEALED & DELIVERED

by the VENDOR at Kelkata

in the presence of

98, a. a. low

Howard-71/202

MC MUS FO

Made Heirle - 91100 =

Dockers by -

RECEIPT

RECRIVED a sum of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, from the within named Purchaser, according to memoral 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 Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,93,000/-	12.09.2016	692881	-do-	Tare Home Search Pvt. Ltd.
39.90.000/-	Rupees Thirt	y Nine Lac	And Ninety Three TI	ocusand only.

Witnessess

Ant

MARA HOME SERROH BY LYL.

Dipate much

THE PERSON OF TH

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

		10	6	0	6	100
1		Little	Ring	Middle	Fore Hand)	Thumb
	N 1:		8	0	0	()C
	Dipatinodi	Thumb	Fore	Middle (Right	Ring Hand)	Little
		6	-0	0	0	6
2		Little	Ring	Middle (Left	Fore Hand)	Thumb
	disease Carty		7	9	0	9
	7	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major Information of the Deed

Deed No :	1-1904-09111/2016	Date of Registration	1027/2016 12:33:21 PM		
Query No / Year	1904-0001271945/2018	Office where deed is n			
Query Date	14/09/2016 1:30:02 PM	A.R.A IV KOLKATA, District Kolkata			
Applicant Name, Address & Other Details	SEAMARINE VINCOM PRIVATE Do-9/28. Shestn Bager, Thans I Mobile No. 9635475200, Status	Baguiati District: North 24-Par	ganas, WEST BENGAL		
Transaction		Ascitional Transaction			
[0101] Sale, Sale Documen		(4305) Other than immo Declaration [No of Declaration	vable Property . eration 21		
Set Fortil value		Market Value	11177		
Fis. 39 93 0004-		Re. 39.93.0001-			
Shimpduty Paint BC1		Registration Fee Paid	10 NOTE		
Rs. 1,99,670/- (Article 23)		Re. 46:010/- (Article:A)	1) E M(a), M(b), I)		
Remarks.					

Land Details:

District North 24-Pargangs P.S.: Rajarnal, Gram-Panchayat RAJARHAT BISHNUPUR-I, Mouza Rakjayani

Sch		Kltatiani	Land Proposed		Area of Land	SetForth Value (In Rt.)	Value (in Rs.)	Other Details
		I.R-5937		SNAI	12 Dec	39.93.000/-	39,93,0007-	Property is on Road
	Grand	Total :			12Dec	29,93,000 /-	19.93,000 /-	

Seller Details :

Si No.	Name Address Photo Finger print and Signature
77.7	TARA HOME SEARCH PRIVATE LIMITED

SN (III) 5th Piper, THE MILLENNIUM, 235/2A, Achiery, P.O., SHAWANIPORE, P.S., Bhewanipore, District-South 24 Pargards: West Bengal, India, PM - 200020 PAN No. AACCT5379IS, Status: Organization, Executed by: Representative

Buyer Details :

Si	Name,Address-Photo,Finger print and Signature
1	SEAMARINE VINCOM PRIVATE LIMITED. DC 9/28. SHASTRI BAGAN. P.O DESHBANDHU NAGAR, P.S Beguiet, District -North 24-Parganas. West. Bengal, India. Pin 700059 PAN No. AAPCS78811, Status :Organization.

Representative Details:

No:	Name, Address, Photo, Finger print and Signature
100	Mr Deb Dufal, Sarkar Son of Mr Benthusen SARKAR 36-B, Prasenne Nesker Lane, P.O. Tiljala, Kolkata-700039, P.OTILIAL, P.STiljala, District-South 24-Pargenes, West Bengal, India, PiN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status : Representative, Representative of : SEAMARINE VINCOM PRIVATE LIMITED.

2 Mr DIPAK KUMAR MODI

Ser of Mr. Gopal Kumar MCO: 243-G, Block: J. New Alipore, Kolkata- 700 363, P.O.- BHAVIANIPCIRE, P.S.- Bhawanipore, District: South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male. By Caste: Hindu, Occupation: Business, Chizen of India, Status: Representative, Representative of TARA HOME SEARCH PRIVATE LIMITED.

Identifier Details :

	Name & address						
Mr SUNIL AGARVOU. Son of Late: KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.OBELUR Sex: Maio, By Caster Hindu, Occupation: S KUMAR MODI	MATH, P.SBally, Bally, Clathot-Howrith, West Bengal, India, PtN - 711202 Service, Citizen of India, Identifier Of Mr.Deb Dulal, Sarkar, Mr.DiPAK						

Land Details as per Land Record

Taxon North 24-Partialiss: F.E.: Rajamar, Gram Panchayat: RAJARHAT BISHNUFUR-I, Mouza: Rekjayani

Sch No	Plot & Khatian Number	Details Of Lenit
E	cR Rot No. 449(Corresponding RS Plot No. 449), LR Khahan No. 6997	Diviner size (196 内区 Gurdian IIII Mr. Address 220 s* (18 日本作項。 Classification: 中村村、Area B 30000000 Acre.

Endorsement For Deed Number | 1 - 190409111 / 2016

On 17-99-2015

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 39.93.0004

iL

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

Kolkata, West Bengal

Dm 19-09-2016

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

Presented for registration at 19 14 fire on 19-05-2016, at the Private residence by Mr DIPAK KUMAR MODI.

Admission of Execution i Under Section 55, W.B. Registration Rules, 1962.) [Representative]

Execution is assessed on 19-05-2016 by Mr DIPAK KUMAR MODI.

Indelted by MI SUNIL AGARWAL... Son of Late KISHAN LAL AGARWAL, SE, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thank Bally, City/Town BALLY, Howrith, WEST BENGAL, India, PIN - 711202, by casin Hindu by profession Service.

100

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

Kokuta, West Bengal

On 26-09-2016

Payment of Fess

Certified that orquised Registration Fees payable for this document is Ra 44.010/- [A/1] = Rs 43,912/- E = Rs 14/- J = Rs 56/- M(e) = Rs 25/- M(e) = Rs 4/-) and Registration Fees paid by by online = Rs 44.010/- Geocoption of Ovine Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W8 Omine on 14/09/2016 2 19PM with Govt. Ref. No. 192015170022854351 on 14-29-2016, Amount Rs. 44,018/- Bank: State Bank of India (S8IN0000001), Ref. No. CKA4573494 on 14-89-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Starre Duty payable for this document is Rs. 1.99,670/- and Stamp Duty paid by by online = Rs. 1.99,670/- and Stamp Duty paid by by online = Rs. 1.99,670/-

Description of Online Payment using Government Receipt Portal System (GRIPS); Finance Department, Govt. of WB Online on 14/09/2018; 2 16PM with Govt. Ref. No. 192016170022854351 on 14-09-2018, Amount Rs. 1,99,5707-Bank: State Bank of India / SSIN00000011; Ref. No. CKA4573494 on 14-09-2018, Head of Account 0030-02-103-003-02

14

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

Kofkata, West Bengal

On 27-00-2016

Cartificate of Admissimility (Rute 43, W.B. Registration Rules 1962)

Agmissible under rule 21 of West Bengal Registration Rule, 1967 duty stamped under schedule 1A. Article number: 22 of Indian Stamp Act 1999

Payment of Stamp Duty

Dertified that required Starra Duty payable for this document is Rs. 1.89.670/- and Starra Duty paid by Stamp Rs. 100-Description of Starra

1. Stamp. Type: Impressed, Senat no 7872; Amount Rs. 1001. Date of Purchase: 31/05/2016. Vendor name: 5 Chands:



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 341836 to 341862 being No 190409111 for the year 2016.





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.



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL



X 192411

Cartified ther the Reserved is advisand to Risplanty than the Section 2 There are the document and the section of the section

2.7 SEP 2016

C. M. 247 11 A

THIS INDENTURE made this the 1914 day of September, 2016

BETWEEN SUNITA DEVI MODI. (PAN ADVPM71564), wife of Kishan

Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053,

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Rey Bd., Kol-1









SUNITA DEVI MODI

INDIVI



BACK

Sumb our hour.

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



GRN:

19-201617-002322914-+

Payment Mode Chare Payment

Epony for those year

GRN Date: 18/09/2016 15:38:33

Bank :

Shrin Barw of India

BRN:

CKA477.1503

BRN Date:

16/09/2016 15:52:57

DEPOSITOR'S DETAILS

ld No. 7 19040001278088/1/2016

Name:

BEAMARINE SALES PYT. LTD.

Contain! No.

Mogre No.

HE1 9836475200

E-mail:

Address -

CA 16/2A RAILPUKUR BOAD.

Applicant Name:

DESHBANDHU NABAR, KOL 59 MI SEAMARINE BALES PRIVATE LA

Office Name

Office Address

Status of Depositor

Barer/Claimadis

Purpose of payment / Remarks

San, Saly Document

PAYMENT DETAILS

Si. No	Hentification No.	Head of A/C Description	Head of A/C	Amount(c)
1	70040007228000122011	-	0009-03-104-001-10	Quite.
1	(BBallOc12ARWA/155/16	Promis Regionals dans key	Section Harman	mag

Total

118639

In Words

Russian Ora Last Scotter Transact the Husball Time See and



Government of West Bengst

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 19645001278688/2016

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

Bi No.	Name of the Executant	Catugory	Photo	Finger Print	Signature with date
N.	Mrs SUNITA DEVI MODI. 243-G. Block- J. New Alipare, Kolkata- 700 853., P.O New Alipare, P.S New Alipare, District-South 24- Pargertas, West Bangat, India, PIN - 700053	Sefer			Sumato den hand
S) No.	Name and Address of to	lentifier	Identifie	raf	Signature with date
	Mr SUNIL AGARWAL Son of Line KISHAN LAL ABARWAL BB, GIRISH GHOSH ROAD, P.O. BELUR MATH, P.S.: Bully, Bally, District Howall, West Bangal, India PIN / 711202		Mrs SUNITA DEVI MODI. Jha	Mr Bikrann Kumar	Grand 1.

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

heremafter referred to and called as "the VENDOR" | which expression shall unless excluded by as impugnant to the subject or context be deemed to mean and include her beirs, 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. AAPCS7898LI, registered Under the Companies Act 1956 having its registered office at CA 10/2A, Railpukur Road, 4th Floor, Room No. 403, Deshhandhu Nagar, Kolkata 700 059, (2) PLANET MARCOM PRIVATE LIMITED, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having un registered office at CA 16/2A, Railpukur Rond, 4th Floor, Born No. 403, Deshbandhu Namer. Kolkata 700 059; represented by its common Authorised Signatory (Mr.) Bikram Rumar Tha. (PAN NO. AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Aparment, 379/1. Bhagwati Charun Chatterjee Street, Helgharia, Kolkata 700 056, hereinnster referred to and called as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the subject or context be dermed to mean and include their respective successors-inoffice, 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 emitted to ALL THAT piece or pacer of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mousa- REK-KOANI, J.L. No. 13, comprised under R.S./
L.R. Dag No. 425, appertuning to R.S. Khatian No. 2710, 2711 and 2712, under Police Station-Rajarhat, District North 24 Parganes.

AND WHEREAS while the said (1) Manoranian Pal. (2) Rabindra Nath.

Pal. and (3) Suchindra Nath Pal. were enjoying the aforesaid properties,

the said Manoranian 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. (3n.) (Srimati) Sandhya Pal and (3b.) Rumari Ruma Pal, sold, transferred and conveyed ALL THAT piece or parcel of land measuring about 2 (two Cottalt and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and simulted at Mouza REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatien No. 2710, 2711 and 2712, under Police Station-Rajarbat, District North 24-Purganes, more fully and particularly described in the SCHEDULE written bescunder, hereinafter called as "the SAID PROPERTY, unto and in tayour of [Sri] Madan Sarkar, which was duly registered in the office of the Additional District Sub-Registrar, Bisihan Nagar, Sait 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. Khalian No. 850;

AND WHEREAS by execution of a Sale Deed dated 30th day of March, 2007, the said ISrii 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 <u>Sunita Devi Modi</u> mutated her name in Record Of Rights vide L.R. Khatian No. 5940;

AND WHEREAS the Vendos 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/s [Rupees Nineteen Lac And Twelve Thousand] only, which socording 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 from from the somet the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers ALL THAT piece or parcel of land measuring about 2 ftwo Contab 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. 6 / L.R. Dog No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5940, within the limits of Rajarhai Hishnupur No.1 Gram Panchayut, under Pelice Station - Rajarbat: 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 in hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER

WITH all rights, liberties, title, interest, essements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion of reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights . liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor untoand 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 persons 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 appurtmances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whotsoever

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

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 sended and possessed of or otherwise well and sufficiently entitled to the said property bereby granted and conveyed or expressed or intended so to be for a perfect indefensible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to after or make void the sance; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforessel, 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 end to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- times hereafter peaceably and quietly hold occupy possess and unjoy the said property hereby granted, conveyed, transferred and assigned and received and take sents, issues and profits thereof for its obsolute 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 expanses 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 suid 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

- 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 curtificate at the matance of Income Tax and or Weslih 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 requasition or acquisition of the property described in the schedule below and the said property has not been affected by any achiene 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 as over the said property and all other rights of essements at law and in equity; and

- THAT the Vendor shall and will, at all times hereafter be bound
 in 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,
 sequirable or atherwise mortgage or trust, lien, bependense or
 any anit 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
- 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 dath hereby declare that the said property is free from all some 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' mone in the records of rights as well as in the records of local authority.
- (XIV) THAT simultaneously with the execution of this dead, the Vendor has handed over all dominents of title relating to this property unto the Purchasers.

THE SCHEDULE

the Said Property

ALL TRAT piece or parcel of land measuring about 2 (two) Cottah and 4 (Four) Chattack, equivalent to 3.7190 Decumal, more or less, lying and situated at Moura- REKJOANI, J.L. No. 13, comprised in R.S. / 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 Bishnupur No.1 Gram Panchayat, under Police Station Rajarhat, District North 24-Parganasand 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 P. S. Dog 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, liest above written

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

in the presence of

1....

98 G. G. Line

Part Need to

sumle sees hads

Non-fresh by -Vox-gastor-la Hage country, self-orthy

RECEIPT

Received a sum of Rs.19,12,000/- [Rupees Nineteen Lec 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.	Bunk/Branch	Issued In Favour Of
9,56,000/-	12.09.2016	892755	State Bank Of India, Tegharia Raghunathpur Branch	Sunita Devi Modi
9,56,000/-	12.09.2016	334953	Indian Overseas Bank Begniau Branch	Sunita Devi Modi
19.12.000/-	Rupees Nine	teen Lac A	and Twelve Thousand only.	

Witnesses:

Similar Uso Assisti

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

		6	0	6	0	0
1		Little	Ring	Middle (Left	Fore Hand)	Thumb
	South	Thumb	Fore	Middle (Right	Ring Hund)	1,ittle
			0	0	6	0
2		Little	Ring	Middle (Left	Fore Hand)	Thumb
200	Simula prob.	0	ğ	0		0
	highest h.	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major Information of the Deed

Deed No	1-1904-09112/2016	Oats of Registration 9:27/2016 12:03:18			
Quary No / Year	1904-0001278088/2016	Office where deed is reglatered			
Query Date	15/09/2016 1:41:16 PM	A.R.A IV KOLKATA, District: Kolkete			
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE CA 16/2A, Ralpunur Road, 4th F 009, Thans Bagueti District N Mobile No. 9636475200, Status	Toor, Room No. 403, Deshbar orn 24-Parganas, WEST BEN	idhu Nagar, Kolkete 700 IGAL, PIN - 700059.		
Trunsscoon	- CONT. CO.	Additional Transaction			
(0101) Sale, Sale Documen	t.	[4305] Other than inimo Declaration [No of Decl			
Uni Funtyatio		Market Value			
Ru 19.12.000/-		Rs 19 12,000/-			
Stumpdurfy Pard(SD)		Registration Fee Paid			
Rs. 95.620+ (Amole 23)		Rs. 21.119/- (Article A(1), E, M(s), M(b), 1)			
Remarks					

Land Details:

Durrict, North 24-Parganes, P.S.-Raiathat, Gram Panchayat, RAJARHAT BISHNUPUR-I, Mouza, Rekjoyani

	Khatian	Land Proposed	Company of the Compan	Area of Land	SetFortil. Value (In Ro.)	Market Value (In Ra.)	Other Dutails
	LR-5940		Shari	1.719 Dec		The second secon	Width of Approach Road: 12 Ft.
Grand	Total:			3.719Dec	19,12,000 /-	19,12,000 /-	

Seller Details :

Name	Photo	Fringerprint	Sanamia
Mrs SUNITA DEVI MODI 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			

South 24-Parganes, West Bengel, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation Others, Citizen of: India, PAN No. ADYPM7156J, Status (Individual

Buyer Details :

81 Name Address Photo Finger print and Signature No:

1 SEAMARINE SALES PRIVATE LIMITED

CA 18/24 Resputut Road, 4th Floor, Room No. 403, P.O.-Deshbendhii Nagar, P.S.-Bagulati District North 24-Fergunas West Bengal, India PIN - 700059 PAN No. AAPCS7898L, Status Organization

PLANET MARCOM PRIVATE LIMITED

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

Representative Details :

1	51	Name Address Photo Finger profit and Bignat	himi
-1	Mrs.		

+ Mr Bikram Kumar Jha

Son of Mr. Chandi Charan Jha Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, P.C.- Kamarhali, P.S.- Beighona, District -North 24-Parganas, West Bengal, India, PIN - 700058. 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 & appress
P.S Bally, Bally, District -Howren, West Bengel, India, PIN - 711202 Stizen of India, Identifier Of Mrs SUNITA DEVI MODI, Mr Bistam

Land Details as per Land Record

Cietros Norto 24-Parcareas P.S.- Rapertal Gram Parchavas RAJARHAT BISHNUPUR-I, Mouza Rekovani

Sch No	Plot & Khatian Number	Datalla Of Land
L)	Charles and A first Charles and the San Artist Charles	Denet मृतीता (गरी (मणि, Gurdan स्कल्मात, Address प्रक. Classification भागि, Area 0.07000000 Acre.

Endorsement For Deed Number : 1 - 199409112 / 2016

Gm 1T-09-2016

Cartificate of Market Value WB PUVI rules of 2001)

Certified that the market value of this grapherly which is the subject matter of the doed has been assessed at Re 19.12.000/-



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

Kolkata, West Bengal

On 18:08:2015

Parsentation Under Section 52 & Rule 22A(3) 46(1), W.S. 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)

Emicution is admitted on 19/09/2016 by Mrs SUNITA DEVI MODI. Wife of Mr Kisheri Kumar Modi, 243-G, Block: J. New Alipore, Holketa- 700 053. P.O. New Alipore, Thank: New Alipore. South 24-Parganas, WEST BENGAL, India. PIN - 100063. by caste Hindu. by Profession Others

Indetfied by Mr BUNIL AGARWAL..., Son of Late KISHAN LAL AGARWAL 55, GIRISH GHOSH ROAD, P.O. BELUR. MATH. Thank Bolly... City/Town: BALLY. Howels, WEST BENGAL, India, PIN - 711202. by caste Hindu, by profession Service.

Ne

ASIE Kumar Joander ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE AJLA. - IV KOLKATA

Kolkata, West Bengal

De. 26-39-2016

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 W8 Online by 16/06/2016 3 52PM with Govt. Ref. No. 192016170023229141 on 15-09-2016. Amount Rs 21,118/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4771503 on 16-08-2016. Head of Account 0030-03-104-001-16

Payment of Stamp Duly

Certified that required Stamp Duty payable for the document is Rs. 95,520/- and Stamp Duty paid by by online = Rs. 95,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2018 3:52PM with Govt. Ref. No. 192016170023229141 on 15-09-2016, Amount Re. 95-520/- Bank: State Bank of India (SBIN00000091). Ref. No. CXA4771503 on 18-09-2016, Hepd of Account 0030-02-103-088-02

扯

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

Kolkata, West Bengiii

On 27-09-2514

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

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

Payment of Stemp Duty

Description of Stemp Duty payable for this document is Rs. 95,620/- and Stemp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp Type: Impressed: Serial no 9290, Amount: Rs. 100/-, Date of Purchase: 09/09/2018, Vendor name: S Chanda

12

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

Komata, 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.



Pe

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. सारतीय गेर न्याथिक
एक सो रुपये की Rs. 100

To. 100 HUNDRED RUPEES

ATTECT INDIA

विकास का पश्चिम बंगाल WEST BENGAL

X 192413

STRIBES PORTER

A, R, A

2 7 SEP 2016

C 10 12516 114

SULES

37/1/2

THIS INDENTURE made this the [4] May of September, 2016

BETWEEN SUNITA DEVI MODI, [PAN-ADYPMT | 563], wife of Kishan

Kumar Modi, residing at 243-0, Block, J. New Alipore, Kolkata-700 053,







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

GRN.

19-201617-002323059-1

Payment Mode Costs Payment

GRN Date: 16/09/2016 15:43:14

Bank:

State Barn of India

BRN:

CKA4772323

BRN Date: 16/09/2016 16:00:45

DEPOSITOR'S DETAILS

id No. : 19040001278188/1/2016

Sharp to Sharp year.

Nami I

SEAMARINE SALES FVT LTD

Contact No: :

Mobile Noc:

+81.9836485200

E-mail

CA 16/2A RAILPUKUR BOAD DESHBANDHU NAGAR, KOL-50

Address: Applicant Name

MIS SEAMARINE SALES PROMITE LIMITE

Office Name:

Office Address:

Buyer/Clsima

Status of Depositor :

Purpose of payment / Remarks :

This Document.

PAYMENT DETAILS

SI No:	Idamillianton No	Head of A/C Description	Head of A/C	Aynount Y
100	1804080127818910576	Process Process Register	903040-104-031-19	10000
12	19000001270194-1/2018	Properly Registerion-Stemp side	\$13555-NIL-8TI-GE	WARE

103707

in Words

SUNITA DEVI MODI

HOST



BACK

100

James Other Assets













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 NorYear 19040601278186/2016

I. Signature of the Person(6) admitting the Execution at Private Residence.

Bi No.	Name of the Executant	Calogory	Photo	Flagor Print	Signature with date
1	Mrs SUNITA GEVI MODI 243-G, Olock- J, New Alpine, Kollutu- 700 158, P.O Harr Alipora P.S New Alipora District-South 24- Purganes, West Borges India, PM - 700053	Seller			14/4/16
SI No.	Name and Address of it	tentiller	Identifier	of	Signature with date
	Mr Scell Agerwal Son of Late Kliman Lat Ag 98, Girch Ghosh Road, P.I Weth, P.S Belly, Belly, Cit Holeten, West Benger, Ind 711202	D - Blane anco-	Mr Blaram Komer Jha, Mrs MODI	SUNITA DEVI	Showing 19-816

(ASI Kumar Joander)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A.
IV KOLKATA
Kokota, West Bengal

becomefter referred to and called as the "VERDOR" which expression shall unless excluded by or repagnant to the subject or context be deemed to mean and include her heirs, successors in interest, trustees, executors, administrators, logal representatives and/or assigns) of the ONE PART AND III SEAMARINE SALES PRIVATE LIMITED, the Company, IPAN NO. AAPCS7898L), registered Under the Companies Act 1956 Inving its registered office at CA 16/2A, Railpulcur Road, 4th Floor, Room No. 403, Deshbundhu Nagar, Kolkata 700 059, and (2) PLANET. MARCOM PRIVATE LIMITED, the Compuny, (PAN NO. AAFCP8932.)]. registered Under the Companies Act 1956 basing its registered office at CA 16/2A, Railpulout Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatury (Mr.) Bilcram Kumar Jha, (PAN- AFSPJ4367C), son of Sri Chandi Charari Jhu, residing at Flat No. 3A, 3rd Floor, Indies Aparment, 379/1, Bhagwan Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinister reserved 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-inoffice, executors, administrators, legal representatives and/or assigns) of the OTHER PART:

WHEREAS one (1) Manoranian 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 messuaring about 44 [Forty Pour] Decimals, more or less, lying and situated under Mouza- REEJOANI, 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- Rajachat, District North 24-Parganas;

AND WHEREAS while the said (I) Manaraman Pal, (I) 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 space of time SANDHYA PAL, wife of Manuranjan 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 side 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, iransferred and conveyed ALL THAT piece of parcel of land measuring about 1/Cine/ Cottab 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. Day No. 425, resoluted in R.S. Khattan No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganus, 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-Registrer, Bidhan Nagar, Salt Lake City and recorded into Book- I, 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 aloresaid purchase, said (Set) Madan Sarkar mutated his name in Record Of Rights vide L.R. Khattan 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 Books 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, Burasat, 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 Vender has agreed to sale and the Purchasers have agreed to Purchase the Said Property, free from all sort of encumbrances, lists, charges, morngages, attachments thereto at and for a Total Consideration of Rs.17,00,000/- [Rupees Seventeen Lac] only, which according to the perties berein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.17,00,000/- [Rupers Seventeen Lac] only, duly paid by the Purchasers to the Vendor, at or before the execution of this matruments (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 poets or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack and 17 (Severmeen) Square Feet, equivalent to 3.1382 Decimal, more or less, bring and situated at Mouza-REKJOANL J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatim No.2710, 2711 and 2712, corresponding to LR Khatism No. 5945, within the limits of Rejerbet Bishmupur No. I Grem Panchayar, under Police Station- Rajarhat, District North 24-Pargeriss, more fully and particularly described in the Schedule hereunder written and which is hereunbefore as well as hereinafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part theroof now are or is bereis before were or was situated buried and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, ensements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, chartening to or usually held, used occupied or enjoyed therewith or reputed to belong or he apportenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits, thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned had 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 ar concerning the said property which now are or hereafter shall or may be in possession, power of cruttrol 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 Punchasers absolutely and forever, free from all encumbrances, trust, liena, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

- 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 after or make void the same; and
- THAT notwithstanding any such set, died or thing whatsoever aforesaid, the "Vendor now has good right, full lawful send 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 appurisenances 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 tree 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, lims, 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 bereafter 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 bereby 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

- [VIII] THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) **THAT** the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by may 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 customents at law and in equity; and.
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasera against any less 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, ben, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting afternely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XII) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful variant 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 swiner 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 partel 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 Bashnupur No.1 Gram Panchayat, under Police Station-Rajarhat, District North 24-Panganas butted and bounded as follows:

ON THE NORTH By Land under R. S. Dag No. 443;
ON THE SOUTH By 8 feet wide summon 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.

sembe very head

SIGNED, SEALED & DELIVERED

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

Aponing. 98, G.G. Road Howall 71121L

Med Howard 711 202

Vorum garage
High Court, intending

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 Bank/Branch Bo. 12.09.2016 892760 State Bank Of India. Tegharia Raghanathpur		Issued In Favour Of	
8,50,000/-			Tegharia Raghunathpur	Sumta Devi Modi
8,50,000/	12.09,2016	334958	Indian Overseas Bank, Baguisti Branch	Sunita Devi Modi
17,00,0007	Rupees Seve	nteen Lac	only.	

Witnesses:

swile ber Moule

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

		-	9	8		186
1	-	Little	Ring	Middle (Left	Fore Hand)	Thumb
l	Samue Nepi	-65			0	0
	Fixed	Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle	Fore	Thumb
2	8	3	7	(Left	Haod)	A
7	Balox	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major Information of the Deed

Dend No.	1-1904-09113/2016	Date of Registration	8(27/2018-12:34:18 PM	
Query No / Year 1904-0001278186/2018		Office where dead is registered		
Query Data 15/09/2016 1:50:20 PM		A.R.A. + IV KOLKATA, Dietrict: Kolkata		
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE I CA 16/2A, Ratpukur Road, 4th F Bagulati, District : North 24-Perg Buyer/Claimant	loor, Room No. 403, Deshban	idho Nagar, Thana No. 9636475200, Status	
Transaction		Asstigati Transaction		
[0101] Sale, Sale Document		[4305] Other than immovable Property. Declaration [No of Declaration : 2]		
Seriemann		Market Velue		
Rs 17,00,000/-		Rs. 17.00,000/-		
Stampduty ParatSD		Registration See Paid		
Rs. 85 (020) (Atticle 23)		Rs. 18.787/- (Article A(1), E, M(a), A(b), II		
Remerks		THE RESERVE OF THE PERSON OF T	MAN SAN SAN SAN SAN SAN SAN SAN SAN SAN S	

Land Details :

District: North 24-Pargenes, P.S.- Raismat, Gram Panchayat, RAJARHAT BISHNUPUR I, Moute: Rekjoyani

		Khatlan	Land. Proposed		Area of Lend	SetForth Value (In Rs.)	Value (In Rs.)	Other Dinnille
-	Property of the	LR-5940		Shall	3,1382 Dec	17,00,000/-	11.34-14.44.4	Witth of Approach Road: # Ft.
1	Grand	Total:			3.1382Dec	17,00,000 /-	17,00,000 /-	

Seller Details :

Name	Fhoto	Ecogerpment.	Signatura
Mrs SUNITA DEVI MODI Wife of Mr. Kishan Kumar MODI Execution 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 Altpore, KoRata: 700 053., P.O:- New Altpore, P.S:- New Altpore, District:
South 24-Parganes, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation:
Others, Citizen of: India, PAN No. ADYPM71561, Status :Individual

Buyer Details :

31	Name, Auguess, Photo.	inger print an	d Signature
No.		AND LABOR TO SE	104

SEAMARINE SALES PRIVATE LIMITED, GA 18/2A, Relipulsur Road, 4th Floor, Room No. 403., P.O.- Deshbandhu Nagar, P.S.- Baguiad, Deshot-Norm 24. Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS78981_ Sterus: Organization PLANET MARCOM PRIVATE LIMITED

CA 16/2A, Ralipukur Road, 4th Floor, Room No. 403, P.O.- Deshbandhu Negar, P.S.- Beguieti, District -North 24-Parganes, West Bengst, India, PIN - 700059 PAN No. AAPCP893ZJ, Status: Organization

Representative Details:

81 Name Address Photo Pinger print and Signature No

Mr Bikram Kumar Jha

Son of Mr. Chandi Charan Jhe Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Shagwati Charan Chatterjee Street, Belghana, Kolkata 700 056, P.O.- Kemarhati, P.S.- Belghoria, District -North 24-Parganas, West Bengal, India, PIN - 700056, Sex. Male, By Caste: Hindu, Docupation, Service, Citizen of India, Status Representative, Representative of SEAMARINE SALES PRIVATE LIMITED, PLANET MARCOM PRIVATE LIMITED.

identifier Details :

Mr. Sunii Agarwal Son of Late: Kishan Lai Agarwai B8, Girish Ghosh Road, P.Cr. Balur Math, P.S. Bally, Bally, District Howrah, West Bengel, India, PIN - 711202, Sex. Male, By Caste, Hindu, Cocupation: Service, Citizen of India, Joentifer Of Mr. Bikram Kumar Jha, Mrs. SUNITA DEVI MODI

Land Details as per Land Record

District North 24-Parganas, P.S.-Rawhal, Gram Ponchavet, RAJARHAT BISHNUPUR-I, Mouza, Rekjoyeni

Sch	Plot & Khatian Number	Details Of Land		
	LR Plot No: 425(Corresponding	Owner ग्रीका रुची सामि, Gurdian क्षर्याद Classification गरि, Area 0.07000000 Acre.		

Endorsement For Dood Number : 1 - 199409113 / 2016

On 17-08-2018

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

Certified that the market value of this property which is the subject matter of the deed has liken assessed at Re 17 00,0004

1

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

Kobata, West Bengal

OH 18-09-2016

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

Presented for registration at 19:10 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 15/89/2018 by Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar MODI, 243-G. Block: J. New Aligore, Kolkata-700 053, P.O. New Aligore, Thank New Aligore, South 24-Parganes, WEST BENGAL, India PIN - 700053, by caste Hindu, by Profession Others

Indestied by Mr Sunit Agerwal. Son of Late Kishan Lei Agerwal. 98, Girish Ghosh Road. P.O. Belur Math. Theres. Belly, City/Town: BALLY, Howrish, WEST BENGAL, India, PN - 711202, by saste Hindu, by profession Service.

12

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

Kolkata, West Bengal

On 26-09-2016

Payment of Fasa

Contified that required Registration Fees payable for this document is Rs 18,787/- (A(1) = Rs 18,689/- E = Rs 14/- J = Rs 26/- M(a) = Rs 26/- 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 WS. Online on 16/09/2016. 4:00PM with Govt. Ref. No. 19/201617/09/23/23/091 on 16-09-2016. Amount Rs. 18,787/. Bank. State Bank of India (SBIN0000001). Ref. No. CKA477/23/23 on 16-09-2016. Head of Account 0030-03-104-001-19.

Payment of Stanto Duty

Contilled that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by by online * Rs. 84,920/-

Description of Online Payment using Government Receipt Plattal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2018 4 00PM with Govt. Ref. No. 192016170023230591 on 18-09-2016, Amount Rs. 84,820\-, Benk State Bank of India (SB8)00000001), Ref. No. CKA4772323 on 16-09-2016, Head of Account 0030-02-103-003-02

10

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

Kolkats, West Bengal

Dn 27-88-2018

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

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

Payment at Stamp Duty

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

f. Stamp: Type: Impressed, Serial no 9295, Amount: Re-100-; Date of Purchase, 09/09/2015, Vendor name: S Chanda

14

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
DEFICE 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.



12

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.