

लिक्ष्मकल पश्चिम बंगाल WEST BENGAL

MANAGER AND STREET

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2 7 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016 BETWEEN IMPS. | SARWANI DEVI MODI, (PAN-ADUPM9995b), wife of Sri Dilip Modi, by faith Hindu, by Nationality-Indian, presently residing

NE. NO NAME ADC.

3 1 405 2018

SOUMTRA CHANGS
Licensed Stamp Vendor
8/2 K S Ray Ret Ked 1









Samony Levi Mod







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 19040001277028/2018

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

Sil.	Name of the Executary	Catagory	Photo	Finger Print	Signature with
4	Miss SARIWANI DEVI MODI 243-G, Block-A, few Alipore, Kostata 700063., P.Or-New Alipore, P.SNew Alipore, District-South 24-Pargarsts, West Bangal, India, PIN - 700053	Sattor			Samoon den Med
SI No.	Name and Address of it	dentifier	Identifier	of	Signature with date
	MY SUNIL AGARWAL Soo of Late HISHAN LAL AGARWAL 95, GIRISH GHOSH ROAL BELUR MATH, P.S.: Bally, District: Howari, Weet Ser PIN - 711202	D. P.O Howrsh	Mrs Salkwane Devi MOC Sarkin	I, Mr Deb Oute	Jan J. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.

(Ass Kumer Joanser)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A.
IV KOLKATA
Kohata, West Sergal







at 243-G, Block-J. New Alipore. Kolkata 700 053, hereinafter referred to and called as the "VENDOR" behigh expression shall unless excluded by is repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assignat of the ONE PART AND (1) MONOPOLY ENCLAVE PRIVATE LIMITED, the Company, (PAN NO. AAPCM1462L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) MELODY ENCLAVE PRIVATE LIMITED the Company (PAN NO. AAFCM1502R), registered Under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbamfini Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Bumbhusan Sarkar, residing at 36-B. Prusanna Naskar Lane, P.O. Tiliala, Kolkara 700 039, heremafter jointly and/or collectively referred to as the "PURCHASERS" [which expression shall unless excluded by or repugnant to the subject or context be neemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns! of the OTHER PART:

A. WHEREAS (1) SATISH CHANDRA MONDAL, and (2) JATINDRA NATH MONDAL, were the recorded owner of ALL THAT piece and parcel of land measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 (Area- 13 Decimal) appertaining to R.S. Khatian Nos. 2383 and R.S. Dag No. 405 (Area- 15 Decimals), appertaining to R.S. Khatian Nos. 1476, lying and situated at Mauze- REKJOANI, J.L. No. 13, R.S. No. 198, Total No. 2998, under Police Station- Rejerbat, District- North 24 Parganas, free from all encumbrances;

- B Out of the aforesaid plot of land, said JATINDRA RATH MONDAL, being owner of the 50% share in R.S. Dag No. 405, by virtue of a Sale Deed dated 14" stay of March, 1983 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 7.5 (Seven point Five) Decimal, more or less, lying and situated under Mousa-REKJOANL J.L. No. 13, comprised in R.S. Dag No. 405, appertuning to R.S. Khatian Nos. 1476, under Police Station-Rajarhat, District North 24-Parganss, unto and in favour of SRI SUBIR KUMAR MONDAL and SRI SAMIR KUMAR MONDAL, duly registered at the office of the Sub-Registry Office at Cossepore, Dum Dum, recorded in Book No. 1, Volume No. 72, Pages 223 to 229, Being No. 2655, for the year 1983, absolutely and forever:
- being owner of the 50% share in R.S. Dag No. 404, by virtue of a Sale Deed dated 14% day of March, 1983 sold, transferred and conveyed. ALL THAT piece or percel of land measuring 6.5 (Six point Five) Decimal, more or less, lying and situated under Mouza-REKJOAN, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatiini Nos. 2383, under Police Station-Rajarhat, District North 24-Pargamas, unto and in favour of SRI SUDHIR KUMAR MONDAL duly registered at the office of the Sub-Registry Office at Cossepore, Dum Dum, recorded in Book No. 1, Volume No. 72, Pages 215 to 222, Being No. 2654 for the year 1983, absolutely and forever.
- 12. WHEREAS, said SATISH CHANDRA MONDAL, being owner of the 50% share in R.S. Dag No. 404 and 405, died intentate leaving behind him, his 2 [two] sons namely [1] Sri Sanii Kumar Mondal and [2] Sri Sudhir Kumar Mondal, as the only legal heirs and successors towards the estate of decessed Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

E. After the aforesaid purchase and acquisition of the aforesaid plot of land, said SRI SUNIL RUMAR MONDAL SRI SUBIR RUMAR MONDAL SRI SAMIR RUMAR MONDAL and SRI SUDHIR RUMAR MONDAL became the owner of ALL THAT piece and parcel of land measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 [Area: 13 Decimals] and 405 (Area: 15 Decimals), appertaining to R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian No. 4522 and 4523, lying and situated under Mouse-REKJOANI, J.L. No. 13, R.S. No. 198, Tousi No. 2998, under Police Station-Rajarhat, District North 24-Pergunas, free from all encumbrances in the following manner.

R.S. /L.R. Dag No.	Name	Areii
404	Sudhir Kumar Mondal	9.75 Decimals
104	Sunil Kumar Mondal	3.25 Decimals
405	Satar Kumar Mondal	3.75 Decimals
405	Semir Kumar Mondal	3.75 Decimals
405	Sudhir Kumer Mondal	3.75 Decimals
405	Sunil Kumar Mondal	3.75 Decimals

F. WHEREAS, said SUNIL KUMAR MONDAL, being owner of the 7.0 (Seven) Decimal land comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) and 405 (Area-3.75 Decimal), by virtue of a Sale Deed dated 30th Day of September, 1987 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 7 (Seven) Decimals, more or less, lying and sittuited under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4523, and R.S./L.R. Dag No. 405 (Area-3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4523, under Police Station Rejected. District North 24-Pargunas, unto and in favour of MRS. ARADHANA DUTTA, duly

registered at the office of the Sub-Registry Office at Bidhan Nagar (Sait Lake City), recurded in Book No. 1, Volume No. 124, Pages 111 to 118. Being No. 6112 for the year 1987, absolutely and forever:

- G. WHEREAS, said SUDHIR KUMAR MONDAL, by virtue of a Sale Deed dated 30th Day of September, 1987 sold, transferred and conveyed ALL THAT piece or percel of land measuring 6.50 (Six point Five Zero) Decimals more or less, lying and situated under Mouza REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of MRS. ARADHANA DUTTA duly registered at the office of the Sub-Registry Office at Badhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 124, Pages 207 to 212. Being No. 6122 for the year 1987, absolutely and forever;
- H. WHEREAS, said SUBIR KUMAR MONDAL and SAMIR KUMAR MONDAL by virtue of a Sale Deed dated 30th Day of September, 1987 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 7.50 (Seven point Five Zero) Decimals more or less, lying and situated inder Monza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khutian Nos. 1476, under Police Station-Rajarhat, District North 24-Parganas unto and in favour of MR. PRITHIRAJ DUTTA duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. 1. Volume No. 124t Pages, 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- WHEREAS, said SUDHIR RUMAR MONDAL, by virtue of a Sale Deed dated 22rd Day of February, 1988 sold, trunsferred and conveyed ALL THAT piece or percel of land measuring 7 (Seven) Decimal, more or less, lying and situated under Mours-REKJOANI.

J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area- 3.25 Decimal), appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, and 405 (Area- 3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4522, under Police Station Regarbat. District North 24-Parganas, unto and in favour of MR. TARUN KUMAR DUTTA duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 28, Pages 51 to 58, Being No. 1379 for the year 1988, absolutely and forever:

- DUTTA and MR. TARUN KUMAR DUTTA by virtue of a Sale Deed dated 31* Day of march, 2007 sold, transferred and conveyed ALL THAT piece or purce) of land measuring 11.57 (Eleven point Five Seven) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 405, recorded in R.S. Khatian No. 1476, under Police Station-Rejarhat, District North 24-Parganas, hereimafter referred as "the SAID PROPERTY" unto and in favour of (MRS.) SARWANI DEVI MODI, the "VENDOR" herein, stuly registered at the office of the District Sub Registrar II, North 24 Parganas, recorded in Book-1. CD Volume No. 4, Pages 8538 to 8553, Being No. 3200 for the year 2007, absolutely and forever;
- SARWANI DEVI MODI, the Vendor heron, mutated her name in Record (if Rights vide L.P. Khatian No. 5941, and is sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachmenta thereto:

AND WHEREAS in connection with the sale of the Said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith-

- That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, walcf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chast, lesses, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "labas" vacant peaceful possession thereof;
- That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee is any way relating to the Said Property.
- (iv) That save and except the Vendor no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any magner whatsoever;
- (v) That peither the Vendor nor any of the predecessors in title of the Vendor has at any time field any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

- phi That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- Purchasers hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ax) That the consideration being paid by the Parabasers represents the current market value and available price for sale of the Said Property

AND WHEREAS the Vendor, due to procity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers herein have agreed to purchase the Said Property, more fully described in the SCHEDULE, hereunder written TOGETHER WITH all the rights and properties appartenant thereto, at and for a Total Consideration of Rs.33,30,000/- (Rupees Thirty Three Lac And Thirty Thousand) only.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.33,30,000/- (Rupees Thirty Three Lac And Thirty 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 us by the receipt and memo hereunder switten admit and acknowledge and of and from the payment of the same or every

part thereof forever acquir release and discharge the Purchasers 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 Purchasers ALL THAT piece or purcei of land measuring about \$1.87 (Eleven point Pive Seven) Decimals more or less, lying and attuated under Mousa- REK/OANL J.L. No. 13, comprised in R.S./ L.R. Dag No. 405, recorded in R.S. Khatian Nos. 1475, corresponding to L.R. Khatian No. 5941, under Police Station-Rejarhat, District North 24-Pargamas TOGETHER WITH all the rights and properties appurtenent thereto, morefully and particularly described in the Schedule, hereunder written and which is herembefore as well as hereinafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, essements, privileges, appurenances and appendages whatsoever or the Seid Property or any and every part thereof belanging to or in any way, appertuning to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto. AND the reversion or reversions remindes 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 . libernes, 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 bereafter shall or may be in possession, power of control of the Vendar or any other person or persons from the Vender 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 commitmances, trust, liens, lispendens, charges, attachments, clausents, requisitions, acquisitions and alignment whatsoever.

2 THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

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

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

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, tale, claim, mortgage, charge, tien, 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 ar 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 Parchasers 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 grunted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- [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 has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (ix) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any sain relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered penceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encombrances 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 Record Of Foghts 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 the Said Property, unto the Purchasers.

THE SCHEDULE

the Said Propertyl

ALL THAT piece or pareri of land measuring about 11.57 (Eleven point Pive Seven) Decimal, more or less, lying and situated under Mouza- REKJOANL J.L. No. 13, comprised in R.S./ L.R. Dag No. 405, recorded in R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 594), within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station. Rajarhat, District North 24 Parganus TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and burted and bounded as follows:

ON THE NORTH | By land under R.S. / L.R. Dag No. 406 |

ON THE SOUTH By land under R.S. / L.R. Dag No. 405 (Part).

ON THE EAST : By land under R.S. / L.R. Dag No: 402;

ON THE WEST : By land under R.S. / L.R. Dag No. 408;

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

Kolketa

SIGNED, SEALED & DELIVERED

Samuar sky noch

by the VENDOR at

in the presence of

98 G.G. Road

Howard 711202

Me Me Colore

Transfer of day

Vine for January

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RECEIPT

RECEIVED a sum of Rs.33,30,000/- (Rupers Thirty Three Loc And Thirty Thousand) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration states herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
16,65,000/-	12.09.2016	703746	Corporation Bank, Baguihati Branch	Sarwami Devi Modi
16,65,000/-	12.09.2016	703726	Corporation Bank, Baguihati Branch	Sarweni Devi Modi
33,30,000/-	Rupces Thirt	Three Las	: And Thirty Thousan	d only.

Witnesses

W_

Samuel deci Most

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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du	an gang	Thumb	Fore	Middle (Right	Ring Handi	Little
		0			-	
		Little	Ring	Middle	Fore Hand)	Thumb
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Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan



GRN:

19-201617-002329966-1

Payment Mode Onine Payment

GRN Date: 17/09/2016 12:44:43

Bank: State Bank of India

BRN:

CKA4828484

BRN Date: 17/09/2016 13:02:09

DEPOSITOR'S DETAILS

Id No. : 19040001277028/1/2018 Street Mr. Khieri Yele?

Name:

Contact No.

MONOPOLY ENCLAVE PVT LTD

Motern No.

+81 9836W5200

E-mail

Address:

DC 8/28, SHSATRI BAGAN DESHBANDHU NAGAR KOL 58

Applicant Name

Mr.K. Agarwali

Office Name :

Office Address :

Status of Depositor :

Buren Claimants

Purpose of payment / Romarks :

Sale Document Payment No 1

PAYMENT DETAILS

Si No.	Identication No	Description	Head of A/C	Amount ()
18	19040001277026150016	From the Control of t	2000/09/104/005/59	H-CS-
3	HEHOROTUTPER VETTE	Properly Augmenters - The extension	activity-113-000-02	188423

Total

203137

in Words:

Regions Time Lath Trans Topperson Date than well their Stone Lat.



Major Information of the Deed

Dead No :	1-1904-09114/2016	Date of Registration	B/27/2016 12:38:20 PM
Query No / Year	1904-0001277028/2016	Office where deed is a	THE PERSON NAMED IN COLUMN 2 I
Query Date	15/09/2016 12:11:51 PM	A.R.A IV KOLKATA, I	Contract to the contract to th
Applicant Name, Address & Other Details	K Agerwal Baguinati, Thona : Baguieti, Dietri 9838475200, Status Buyer/Claim	North 24 Pamenes WFS1	
Transaction		Additional Trevesction	
[0101] Sale, Sale Documen		(4305) Other than Immo Declaration (No of Declar	vable Property.
Set Forth value		Market Value	The state of the s
Rs. 33,30,000/-		Rs. 33,30,000/-	
Etampituly Park(SO)		Registration Few Part	
Rs. 1,66,529/ (Article:23)		Rs. 38.717- (Article:A)1), E, Wa), W(t), ()
Remarks			II TO THE REAL PROPERTY OF

Land Details :

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

No.	Number		Proposed		Area at Land	SatForth Value (In Rs.)	Market Value (In Red	Other Details
11	LR-405	LR-5941	Bastu	Shall	11.67 Dec			Property is on Road
	Grand	Total:			11.57Dec	33,30,000 /-	33,30,0007-	

Seller Details :

Signature

243-G, Block-1, New Alipore, Kolkata 700053, P.O: New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 760053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPMS995M, Status (Individual)

Buyer Details :

No.	Name Address Photo Finger print and Signature
7	MONOPOLY ENGLAVE PRIVATE LIMITED, DC-9/28 Shasin Bagan, Deshbandhu Nagar
	Kolketa, P.O D.E. NAGAR, P.S Baguieti, Cistrict -North 24-Parganas, West Bengel, Index, PtN - T00059 PAN No. AAFCM1482L, Status -Organization

MELODY ENCLAVE PRIVATE LIMITED DC-9/28: Shasot Basan, Destroardhu Nagar,

Kokata, P.O.: D 8 NAGAR, P.S.- Bagulati, District: North 24-Pergense, West Bengal, India, PIN - 700059 PAN No. AAFCM1502R, Status: Organization

Representative Details:

81 Name, Address Photo Finger print and Signature No.

1 Mr Deb Dulai Sarkar

Son of Mr. Banithusan Sarker 36-B.

Prasanne Neeker Lene, P.O. Tiljala, Kolkata-700039, P.O.-TillJALA, P.S.-Tiljala, District-South 24-Parganas, West Sengal, India, PIN - 700039, Sex. Male, By Caste: Hindu, Occupation, Service, Citizen of: India, Status: Representative, Representative of: MONOPOLY ENCLAVE PRIVATE LIMITED, (as AUTAUTHORISED SIGNATORY), MELODY ENCLAVE PRIVATE LIMITED (as authorized signatory).

identifier Details :

Mr SUNL AGARWAL
Son of Late KISHAN LAL AGARWAL
98 GIRISH GHOSH ROAD, P.O. BELUR MATH, P.S. Bally, Howron, District Howren, West Bengal, India, PIN 11202, Sex Male, By Caste: Hindu, Occupation, Service, Citizen of India, Identifier Of Mrs SARWANI DEVI MODII, Mr Deb Dulai Sarkar

Land Details as per Land Record

District, North 24-Parganes, P.S.: Rajartial, Gram Panchayut, RAJARHAT BISHNUPUR-L Mouza: Rekinyani

5ch No	Flot & Khatian Number	Details Of Land
EI		Owner नजड़ताम (पर्ते । पानि, Gurdan: निर्मेष कृताई, Access 243 वर्ष । निरंशानिष्ठ, Caesification पनि, Area 0.080000000 Acre

Endorsement For Deed Number : 1-190409114 / 2016

On 17-09-2015

Continues of Market Value WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the doed has been assessed at His 33.30 000/-



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

Kolkata, West Bengal

D= 19-00-2016

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

Presented for registration at 19:28 hrs. on 18:09-2016, at the Private residence by Mrs. SARWANI DEVI MCDI.

Admission of Execution (Under Section St. W.B. Registration Rules, 1952)

Execution is admitted on 19/09/2016 by Mrs SARWANI DEVI MODI. Wife of Mr Disp Modi, 243-G. Block-J, New Aligore, Kolketa 700063, P.O. New Aligore, Thene New Aligore, South 24-Parganes, WEST BENGAL, India, Print 700083, by caste Hindu, by Profession Others.

Indetitied by Mr SUNIL AGARWAL... Son of Line KISHAN LAL AGARWAL. 98, GIRIEH GHOSH ROAD, P.O. BELUR. MATH. There Bally... City/Town: HOWRAH, Howreh, WEST BENGAL, India, PIN - 711202, by cashs Hindu, by profession Service.



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

Kolkata, West Bengal

OH 26-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36.717/- (A(1) + Rs 38.619/- E = Rs 14/-) = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 38,717/-

Description of Online Payment using Government Recent Portal System (GRIPS), Finance Department, Govt. of WS Online on 17/09/2016 1:02PM with Govt. Ref. No. 19/00/16/17/09/2016 on 17-09-2016, Amount Ra. 36,717/, Barrel State Bank of India (SBIN0000001), Ref. No. CKAAS28484 on 17-09-2016, Hopd of Account 00:30-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1 66,5203- and Stamp Duty paid by by ordine = Rs. 1,66,4263-

Description of Online Payment using Government Receipt Portel System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2018 1:02PM with Govt. Ref. No. 192016170023256661 on 17-09-2016, Amount Rs. 1.66,420/-...
Berric State Bank of India (SBIN0000001), Ref. No. DKA4528484 on 17-09-2016, Head of Account 0030-02-103-003-02

Ja-

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

Kolkata, West Bengal

D= 27-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stampad under schedule 1A, Article number, 25 of Initian Stamp Act 1869

Payment of Stamp Duly

Certified that required Stamp Duty payable for this document is Rs. 1 66.5207 and Stamp Duty said by Stamp Rs. 1007. Description of Stamp

I Staine: Type: Impressed, Serial no 7663. Amount: Rs 100+. Date of Purchase: 31/08/2016, Vendor name: S Chanda

\$e

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339359 to 339388 being No 190409114 for the year 2016.



Al-

Digitally signed by ASIT KUMAR JOARDER Date: 2018.10.03 16:59:08 +05:30 Reason: Digital Signing of Deed

(Asit Kumar Joarder) 03-10-2016 16:59:05
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.



12 76

13 SEP 2016

SOUMITRA CHANDA
Licensed Stamp Version
8/2 K. S. Roy Rd., Kol-1





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DIPAK KUMAR MODI

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Total Control		124

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Dipak Modi

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



GRN:

19-201017-002323115-1

Payment Mode Online Payment

GRN Date: 15/09/2016 15:46:16

Bank

State Bank of India

BRN:

CK64772443

BRN Date: 16/09/2016 16:00:40

DEPOSITOR'S DETAILS

MO. 1 19040001278270/1/2016

Electry Mr. Album Total 1

Name -

BEAMARINE BALES PVT LTD.

Contact No: :

Mobile No.: +81 9836485200

E-mail

Address:

CA 16/2A RAILPUKUR BOAD DESHBANDHU NABAR, KOL-59

Applicant Name

MI SEAMARINE EALES PRIMATE LINE

Office Name:

Office Address :

Status of Depositor :

Buyer Claimants

Purpose of payment / Remarks :

PAYMENT DETAILS

Si No	loaminication No	Head of A/O Description	Head of AVC	Amount et
	15040007279276112076	Provide Phaggar September	goodgo 104.001-18	17709
- 1	10040001278070112078	Property Registered White (Ed)	6005-05193-933-02	83030

Total

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In Words:

Players to the Service County Service County State Co.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue. OFFICE OF THE A.R.A. - IV KOLKATA, District Name : Kolkuta Signature / LTI Street of Query No/Year 19040001278270/2016

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

BI No.	THE RESERVE THE PROPERTY OF TH	Category	Photo	Finger Print	Signature with
70	MCDI 243-G, Block-J, New Alpcox, Kpikate- 700 053, P.O. New Alpona, P.S. New Alpona, District South 24-Pargones, West Bangal, India, Pilis 700053	Represent selve of Selve BARBARI K CONSTR LICTION PRIVATE LIMITED		0	Dipale mach
11	Mr DIPAK KUMAR MODE 243-13, Blook-J Mow Alipore, Kokata- 200 053, P.O New Alipore, P.S New Alipore, District - South 24-Parganae, West Bengal, India, PIN - 700053	Represent stive of Seller (TARA - HOME SEARCH PRIVATE UMITED, (FAM)			Dipar madi
SI Vo.	Name of the Executant	Category	Photo	Finger Print	Signature with
	Maneamaia, District:	Represent stive of Seller (ZOOIA/I HEIGHTS PRIVATE LIMITED		6	Suspens Barrens

I. Signature of the Personial admitting the Execution of Private Residence.

Bi No.	Name of the Executam	Category	Photo	Finger Print	Signature with date
*	Mr BIPUL SAMANTA 57, Jyndsh Ray Roed, New Alpore, KoRate- 100 053, P.Or New Alpore, P.S New Alpore, District Source 24-Parganas, West Berger, India, PIN - 100053	Recommit ative of Seller [ULTIMAT E NIWAS PRIVATE LIMITED]			Browlen to
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4:0	Mr. TARAK NATH DEY 6/18, Bijoygorh, Jadavpur, Kobusu-700 000, P.O Jadavpur, P.S Jadavpur, District- South 24-Forgoros, West Bengal, India, PIN 700032	Recressori attva of Seller (HAPPY MANSICH S PRIVATE LIMITED)			19/09/16
4.1	Mr. TARAK NATH DEY 6/18, Bljoggam, Jadavpur, Kokuda-700 032, P.OJadavpur, Districti- Bouth 24-Parganes, West Bengal, India, PIN -700032	Represent stive of Select (KARMA DEALERS PRIVATE LIMITED)			Tarath nath alley
SI No	Name of the Executant	Category		Finger Print	Signature with date
-60	Mrs Nieta Mod Dey 6E. AVENUE HOUSE, 107, SOUTHERN AVENUE. P.O.: LAKE, P.S.: Lake, District: South 24, Pargaona, West Beogal, India, PIN - 700029	Represent stive of Seter (ASIYANA VANILYA PRIVATE UMITED I		0	Notice the man

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

BI No.	Name of the Executant	Category	Photo	Finger Print ⊈d1∌	Signature with date
6,0	Mr DILIP KUMAR MODI 243-G, Block J, New Argore, Kohata-TDD 653, P.O:- NEW ALIPORE, P.S tiew Argore, District-South 34-Purgeoss, West Bengal, India, PMI – 700063	Represent store of storier (GLORY TIE-LIP PROVATE LIMITED			61200 Komes host.
6,1	Mr DLIF ROMAR MODI 243-G. Block- J. New Alpore, Kolkute- 700 853, P.C NEW ALIPORE, P.S New Alpone, District-South 24-Pargenes, West Bangal, mole, PIN – 700053	Representative of Seter (PRAYAS) VINCOM PRIVATE LIMITED			3-3-4- termes lust
BI No.	Name and Address of Identifier		Identifie	rof	Signature with date
170000	Mr SUNIL AGARIWAL Son of Lore KISHAN LAL AGARWAL BB, GIRISH GHOSH ROAD, P.O. BELUR MATH, P.S Bully, Bully, District Howars, West Bengal, India, PIN - 711202		Mr Blicsm Kumar Jha, SWAPNA BANERJEE, Mr BiPUL, BAMANTA, Mr TARAK NATH DEY, Mrs Nielle Modi Dey, Mr DILIP KUMAR MOGI		

(AMT KUTTER JOSECHE)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. TV KCLKATA
KURUTE West Bengel

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium, 235/2A. Acherya Jagadish Chandra Bose Road. Kolkata – 700020. Phone no. 033-64991832 Email Id. <u>trap0680gmal.com</u> CIN: U70109WH2006PTC111576

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 doly radied and held on 01:08:2016 at 03:00. PM at their registered office situated at 5N(II),5TH FLOCK, THE MILLENNIUM, 235/2A, Acharya lagdish Chandra Bose Road, Kolkata-700:020, which a quorum was persent, the Board of Directors adopted the following resolution, which has not been modified of rescinded:

RESCLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a pion of hand measuring about 2 (Twn) Obtah equivalent to 3.3058 Decimal, more of less, lying and shound as Monza-RENJOANI, J.L. No. 13, compaised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2731 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishoupur No J Geam Penchayat, under Police Station-Rajarhat, District North 24-Pargunas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatevever and however in favour of Vendee Company or Companies on the turns set out in the Sale deed, presented before the board.

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

BESOLVED FURTHER THAT Mr. <u>DIPAK KUMAR MODE</u>, being director of the company is bereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be recreasely, expedient and incidental thereto to give effect to this ancientou and for matter connected therewith or incidental thereto.

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

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

Kishin Kumar Modi

Director DIN: 00052423 Dipuk Kumar Modi

Director

13

Karma Dealers Pvt. Ltd.

Registered office: 8" Floor. The Mitemanum. 235/2A. Acherya Japadish Chendra Bose Road. Kolketa – 700020 Phone no. 033-64981532 Email Id. <u>Narmadeures@boutoos.com</u> CIN: U52100WB2007PTC116361

The undereigned, being the Directors of KARMA DEALERS PRIVATE LIMITED, do hereby certify that at a mosting of the Board of Directors of said Company shally called and held on 06.09.2016 at 10.00 AM as their registated office situated at 5N(II).5TH FLOOR, THE MILLENNIUM, 235/2A. Achorya Jagdish Chandra Bose Road, Kolkata-700.020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or pured of a plot of land measuring about 2 (Two) Contab equivalent to 3.3098 Decimal, more or lass, lying and situated on Mouras-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khittim No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5938, 5934, 5933, 5971, 5970, 5967 and 5966, within the Tomits of Rajarhar Bishmopur No.1 Gram Punchayat, under Police Station Rajarhar, District North 24-Pargunas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to relieve all its right claim and interest of whatoever and howsonerer in favour of Varidos Company of Company of Companies on the terms are out in the Sale deed, passented before the bound.

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

RESOLVED FURTHER THAT Mr. TARAK NATH DEY, being absector of the computer is hereby sufficienced to do all such acre, deeds and things and to sign all such documents and writings as may be becausely, expedient and incidental thereto to give affect to this resolution and for matter connected theoretic or incidental thereto.

The Memorandum of Association of the company does use require any vote of communications to authorize the sale of the property.

For and no behalf of the Board For Karma Dealurs Private Limited

Tirak nath Dey

Director

DIN: 00058111

Sarwani Devi Modi

Director

124,6763

Barbarik Construction Pvt. Ltd.

Registered Office: 6TH FLOOR, CRESCENT FOWER 128, A J C SOSE ROAD, KOLKATA-700020-Phone No. 033-22811981 firms to barbar Regions@outlook.com CIN: 1445400WB2007PTC116728

The undersigned, being the Directors of BARBARIK CONSTRUCTION PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:30 PM at their registered cilics situated at ROOM NO. SA, 5TH FLOOR, CRESCENT TOWER, 229, Acharys Jagdish Chandra Bose Road, Kolkata-700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a pion of land measuring about 2 (Two) Contah equivalent to 3.3058 Decimal, more or less, lying and sinused 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. 5937, 5936, 5935, 5934, 5933, 5971, 3970, 5967 and 5966, within the limits of Rajarhat Bishmupur No.1 Gram Punchayat, under Police Station-Rajarhat, District North 26 Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vandos Company or Companies on the terms set our in the Sala deed, promoted before the board.

FURTHER RESCUVED, that Mr. <u>DIFFAK 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 as agreed by him on behalf of the company for reguttation to registrar or sub-registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

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

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

For and on behalf of the Board. For Barbarik Construction Private Limited.

Whele work

Dipak Kumer Modil Director

DIN: 00052468

Gayant Devi Modi

Director

Ultimate Niwas Pvt. Ltd.

Registered office: 5TH FLOGR, CRESCENT TOWER, 229, A.J.C. BOSE ROAD, KOLKATA-700020 Phone no. 033-22811981

Email Id. uramaterityas@outlook.com CIN: 1/45400WB2007PTC116730

The undersigned, being the Directors of ULTIMATE NIWAS PRIVATE LIMITED, do bereby certify that at a masting of the Sound of Directors of said Company they called and held on 06.09.2016 at 01:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya lagdish Chandra Bose Road, Kolkara-700 020, which a quorum was present, the Board of Directors adopted the following insolution, which has not been modified at restinged.

RESOLVED, that the Company has agreed to sell its entire share in ALL THAT piece or parted of a place of land measuring about 2 (Two) Cottah equivalent to 3,3058 Decimal, more or less, lying and situated at Moura-REKICANI, J.L. No. 13, comprised in R.S. Dog No. 425, recorded in R.S. Rhatian No.2710, 2711 and 2712; corresponding to L.R. Khatian No. 5937, 5936, 5938, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarius Sichmapur No.1 Grass Pauchayat, under Police Station-Rajarius, District North 24 Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of schamower and howsoever in favour of Vandee Company or Companies on the narms are out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. <u>BIPUL SAMANTA</u>. Director, of this Company is hereby authorized to uct on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub-registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of afonsaid property and to affix the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. HIPCL SAMANTA, being director of the company is hereby surhorized to de all such sens, deeds and chings and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto: -2

The Memouvadum of Association of the company does not require any visit of comment of shareholders to authorize the sale of the property

For and on behalf of the Board
For Ultimate Niwas Private Limited

Bipul Samenta

Director

DIN: 00071989

Nebs Modi

Director

DIN: (01518742)

Glory Tie-up Pvt. Ltd.

Registered Office: 5th Floor, The Millionatum: 235/2A. Acharya Jagadish Chinidra Bose Road, Kolkata - 760020 Phone no: 033-64993532 Email ta: glorideup@oodlook.com CIN: U52160WB2007PTC116371

The undersigned, being the Directors of GLORY TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly safled and held on 05.09.2016 at 01.00 PM at their registered office attuated at 5N(II).5TH FLOGR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata-700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of lond measuring about 7 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated or Mouza: RRKJOANI, J.L. No. 13, compaised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, norresponding to L.R. Khatian No. 5937, 5936, 5936, 5936, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarbar Bishumpur No.1 Gram Panchayas, under Police Station: Rajarbar, District North 24-Parganas, concurrently with the transfer open receips of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howacover in favour of Vender Company or Companies on the terms set out in the Sale deed, presumed before the board.

FURTHER RESOLVED, that Mr. DILLY SUMAR MCDI Director, of this Company is hereby authorized to not on behalf of the Company and to execute and deliver the Sale Dent, present the Sale Deed so signed by him on behalf of the company for registration to registrat or sub registrat and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

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

The Methodendum of Association of the company does not require any vote of consum of daugholders to authorize the sale of the property

For god on behalf of the Board For Glory Tie-Up Private Limited

Dilip Kumar Modi

Director

DIN: 00030252

John Tours noth day

Turak Nath Dey Director

Prayas Vincom Pvt. Ltd.

Registered office: 5" Floor, The Millennium, 235/2A. Acharye Jagadish Charlon Bose Road, Kofeata - 700020 Phone no: 033-64991532 Finel Id. prayawin@outlook.com CIN: US1109WH2997PTC116452

The undersigned, being the Directors of PRAYAS VINCOM PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06,09,2016 at 11.30 AM at their registered office situated at 5N/III.5TH FLOOR. THE MILLENNIUM, 235/2A. Acharya Jagdish Chandra Bose Road, Kolkara-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 sentire share in ALL THAT piece or parcel of a plot of land mensuring about 2 (Two) Certain equivalent to 3.3688 Decimal, more or tass, lying and shared as Moura-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Kharian No.2710, 2711 and 2712, corresponding to L.R. Kharian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarbat Bishmupur No.1 Gram Punchayat, under Police Scation-Rajarbat, District North 24 Pargunas, concurrently with the transfer upon raceipt of the full payment, the Company has agreed to release all its right claim and interest of whatevever and howevever in favour of Vendee Company or Companies on the terms see out in the Sale deed, presented before the board.

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

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

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

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

Dilip Kumar Modi

Director DIN 00030252 Payal Modi Director DIN: 01518774

Zodiac Heights Pvt. Ltd.

Registered office: 229, Achtarya Jagadish Chandra Bose Road, Kolkata: 700020
Phone no033-22811981
Email id. zodaicheighis@outlock.com

CIN: U45400WB2007PTC11638T

The undersigned, being the Directors of ZODIAC HEIGHTS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 02:00 PM at their registered office atmated at ROOM NO. 3A, STH FLOOR, CRESCENT TOWER, 229, Acharya. Tagdish Chandra Bose Road, Kolkata-700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in <u>ALL THAT</u> piece or purcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and shuared in Mouse-RESJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.B. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Hishmapur No.1 Gram Panchayat, under Police Station-Rajarhat, District North 24-Pargunas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howevever in favour of Vendas-Company or Companies on the terms set out in the Sair deed, presented before the board.

FURTHER RESOLVED, that Mr. SWAPNA BANERIEE. Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for segistration to registrat or sale segistrar and admit execution of the same and such other instruments as may be required in supportion with the sale and transfer of allowed property and to affect the Company seal of this Company to such documents.

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

The Mentoresolum of Association of the company does not inquire any vote of commit of shareholders to authorize the sale of the property.

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

Control Marila

Prabal Maria

Director

DIN: 07086068

Swapna Banerjee

HAMERY

Director

Happy Mansions Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C.BOSE ROAD, KOLKATA700020 Phone no. 033-22811681 Empil la happymaneon@outlook.com CIN: U45400 WB2007PTC11659

The undersigned, being the Directors of HAPPY MANSIONS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 = 07:00 PM = their registered office simused at ROOM NO. SA, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagelish Chandra Bose Road, Kofkata: 700 020, which a quotum was present, the Sound of Phregnon adopted the following resolution, which has not been modified or rescinded:

RESCLVED, that this Company has agreed to sell its senies share in ALL THAT piece or percel of a plot of land measuring about 2 (Two) Cottab equivalent to 3.3058 Decimal, more or less, lying and sittemed in Moons- REKICIANI, 11., No. 13. comprised in R.S. Dag No. 625, recorded in R.S. Khattan No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966. within the limits of Rajarhar Bishmipur No. I Gram Penchayat, under Police Station-Rajarhar, District. North 24-Parganus, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsouver and howeverer in fermir of Vender Company or Companies on the terms set our in the Sale dead, presented before the board.

FURTHER RESOLVED, that Mr. TARAK NATH DEY. Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sala Deed, present the Sala 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 so may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to each documents

RESCILVED FURTHER THAT Mr. ZARAK NATH DEY, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental therein to give effect to this resolution and for marter connected therewah 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 Happy Mansions Private Limited

Total nett Bey 10 Swapna Handyan Swappa Banerjee

Tarak Nath Day Disector

DEN: 00058111

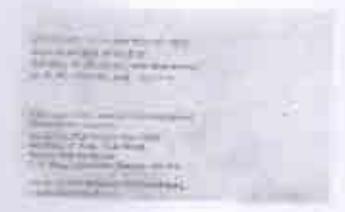
Director: DIN: 01991282 Account Toronto and Account to the Control of the C

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and having its registered Office at 5N (III, 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI. (PAN ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block J. New Alipore, Kolkata 700 053, (2) ZODIAC HEIGHTS PRIVATE LIMITED. (PAN: AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO 5A. 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE (PAN- AMGPB2207E) daughter of Parwin Copal Banerjee, residing at Komore Para, Maheshtala, South 24 Purganas, PIN- 700 141, (3) ULTIMATE NIWAS PRIVATE LIMITED, IPAN- AAACU9085A), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achierya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIFUL SAMANTA, (PAN- BWGPS0765RL son of Nagendra Nath Samanta, residing at 87, Jyoush Ray Road, New Alipore, Kollona- 700 053, (4) HAPPY MANSIONS PRIVATE LIMITED. (PAN-AABCH8800Pj, the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkara-700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN AOIPD4343K), son of Late Hart Pado Dey, residing at 6/18. Bijovgarh, Jedavpur, Kolkata 700 032, 15) BARBARIK CONSTRUCTION PRIVATE LIMITED. (PAN- AADCB1702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kelkata: 700 D20, 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-ASIYANA VANLIYA PRIVATE LIMITED. 700 053, 161 AAGCA3541B), the Company, registered under the Companies Act 1956. and having its registered Office at 5N III), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory NIRITA MODI DEY. (PAN- AOWPM8225M), wife of Rahul Dey, residing at 6E, Avenue House, 107, Southern Avenue, Kolkata-700 029, (7) GLORY TIE-UP PRIVATE LIMITED, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (III, 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, IPAN- AEZPM2127Bi, son of Late Kedar Nath Modi. residing at 243-G, Block J, New Alipore, Kolkata- 700 053, (8) KARMA DEALERS PRIVATE LIMITED, FAN- AADCK0896Li, the Company. registered under the Companies Act 1956 and having its registered Office at 5N (II). 5th Floor, THE MILLENNIUM, 235/2A. Acharya Jagdish Chandra Bose Road, Kolkata 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, IPAN- AOIPD4343Ki, son of Late Harr Pado Dey, residing at 6/18, Bijoygarh, Jadaypur, Kolkata- 700 032 [9] PRAYAS VINCOM PRIVATE LIMITED, (PAN- AAECP2835K), the Company, registered under the Companies Act 1956 and having its registered Office at 5N iii; 5th Floor, THE MILLENNIUM, 235/2A, Acharya dagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN: AEZPM2127B), son of Late Kirdar Nath Modi, residing at 243-G, Black- J. New Alspore, Kolkata 700 063, hereinafter jointly and/or collectively referred to and called as "the VENDORS" [which expression small unless excluded by or repugnant to the subject as context be deemed to mean and include their respective heirs, successors in office, trustees, executors, administrators, legal representatives and/or assigns)

of the ONE PART AND (1) SEAMARINE SALES PRIVATE LIMITED, the Company, IPAN NO. AAPCS7898Lt, registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room: No. 403, Dealthundhu Nagar, Kolkata 700 059, and (2) PLANET MARCOM PRIVATE LIMITED, the Company (PAN NO. AAFCP8932J). registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpulcur Road, 4th Ploor, Room No. 403, Deabbandhu Nagar, Kolkata 700 059 represented by its common Authorised Signatory (Mr.) Bikram Kumur Jha (PAN-AFSPJ4367C), son of Sri Chandi Charm Jha, residing at Flat No. 3A, 3rd Floor, Indira Aparment. 379/1. Bhagwati Charan Chatterjee Street, Belgharia, Kalkata 700 056, hereinafter referred to as "the PURCHASERS" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective suncessors in office, executors, administrators, legal representatives and/or assigns of the OTHER PART:

Sachindra Nath Pal, were jumily seried and possessed of or otherwise, well and sufficiently entitled to ALL THAT piece or purced of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mouza: Rilk-KOANI, J.L. No. 13, coraprised under R.S./L.R. Dag No. 425, appertaining to R.S. Khatian No. 2710, 2711 and 2712, under Police Station-Rajarhat, District North 24-Pargarias;

AND WHEREAS while the said [1] Mannraman Pal, [2] Rabindra Nath Pal, and [3] Sachindra Nath Pal, were enjoying the aforesaid properties, the said Manoranjan Pal died, leaving behind her wife SANDHYA PAL and a daughter RUMA PAL, as his only legal heirs towards the estates left by him. In the span of time SANDHYA PAL, wife of Manoranjan Pal also died, leaving behind her only daughter RUMA PAL, as only legal heirs towards the estates of Manoranian 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 is otherwise well and sufficiently smilled to the aforesaid properties, they recorded their name as owner of the Said Property in Record Of Rights vale L.H. Khanan No. 4242, 4243 and 4244, respectively:

AND WHEREAS by execution of a Sale Deed dated 18th day of June, 1999 the said (I) Rabindra Nath Pal. (2) Sachindra Nath Pal. and (3) Kumari Ruma Pal, sold, transferred and conveyed ALL THAT piece or purcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouze- REKJOANL 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. Khatien No. 4242, 4243 and 4244, under Police Station. Rajarnat, District North 24-Parganas, more fully and particularly described in the Schedule written hereunder, hereinafter called as "the SAID PROPERTY", unto and in favour of SRIMATI) PAPIYA PAUL and (SRIMATI) SIPRA DAS, which was duty registered in the office of the Additional District Sub-Registrar, Bidhan Nagur, Salt Lake City and recorded into Book. I, Volume No. 97, Pages from 149 to 156, Seing No. 1904 for the year 1999, against the valuable consideration inentioned therein, absolutely and forever. After the aforesaid purphase, said (SRIMATI) PAPIYA PAUL and (SRIMATI) SIPRA DAS musted their name in Record Of Eights vide L.R. Kharran No. 4930 and 4931, respectively;

AND WHEREAS by virtue of a Sale Deed dated 19th day of September, 2007, the said [SRIMATI] PAPIYA PAUL and (SRIMATI) SIPRA DAS, sold, transferred and conveyed ALL THAT the Said Property, unto and in favour of TARA HOME SEARCH PRIVATE LIMITED & eight Others.

which was duly registered in the office of the Elistrict Sub-Registrar-II.

North 24 Parganus, recorded into Book- I, CD Volume No. 4, Pages from
1655 to 1675, Being No. 02383 for the year 2008, against the valuable
consideration mentioned therein, absolutely and forever;

AND WHEREAS after the aforeseed purchases, the Vendors berein recorded their name in Record Of Rights detailed terrein

	VENDORS'S Name L.R. Khatian	No.
(1)	TARA HOME SEARCH PRIVATE LIMITED	5937
(2)	ZODIAC HEIGHTS PRIVATE LIMITED	5936
(3)	ULTIMATE NIWAS PRIVATE LIMITED	5935
(4)	HAPPY MANSIONS PRIVATE LIMITED	5934
(5)	BARBARIK CONSTRUCTION PRIVATE LIMITED	5933
(6)	ASIYANA VANLIYA PRIVATE LIMITED	5971
(7)	GLORY TIE-UP PRIVATE LIMITED	5970
(8)	KARMA DEALERS PRIVATE LIMITED -	5967
(9)	PRAYAS VINCOM PRIVATE LIMITED	3966

AND WHEREAS the Vendors due to paucity of funds and mubility to administer and maintain the Saul Property, have agreed to sair and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.16,02,000/- [Rupees Sexteen Lac And Two Thousand] only, which according to the parties herein is fair and mesonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs. 16,02,000/- [Rupees Sexteen Lac And Two Thousand] only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors dis 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 theroof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant, sell, convey, transfer, assign and assure unto the Purchasers ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cortan equivalent to 3.3058 Decimal, more or less, lying and estimated at Mouza- FEK3OANI, 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. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarbat Bishnupur No.1 Gram Punchayat, under Police Stution- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule himeunder written and which is herembefore as well as heremafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights. liberties, title, interest, susements, privileges, appurtenances and appendages whatsomer or the Said Property or any and every part thereof belonging to or in any way, appertuining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and 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 whatsnever, of the Vendors unto and upon the said property and every part thereof and all other sysdence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and

HAVE AND TO HOLD the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtunances unto the Purchasers absolutely and forever, free from all endumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:

- (ii) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefensible 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 act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchasers shall and may from time to time and at all times hereafter pescentily and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits

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

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the oasts and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, hapendences and attachments whatsoever, and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed trunsferred 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 crossonably 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] TRAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- [33] THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by teason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any sust relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property bereditaments and premises hereby granted, transferred and moveyed to the Purchasers; and
 - (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby yests unto the

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

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

THE SCHEDULE

the Said Property

ALL THAT piece or parcel of a plot of land measuring about 2 [Two] Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Moura- 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. 5937, 5936, 5935, 5934, 3933, 5971, 5970, 5967 and 5906, within the limits of Rajarhar Bishnupur No.1 Gram Panchayat under Police Station- Rajarhar District North 24-Pargamas and lainted and bounded as follows:

ON THE NORTH: By 8 feet wide common passage,

ON THE SOUTH By land under R.S. Dag No. 426,

ON THE EAST By 8 feet wide common passage:

ON THE WEST By land under R.S. Dag No. 425 (Part);

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

SIGNED, SEALED & DELIVERED

by the **VENDORS** as Kolkata

in the presence of:

98 C.C. Lood

Hew-ela-211202

Bipale made

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ULTIMATE NIWAS PVT, LTD.

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Director

HAPPY MANSIONS PUT. LTD.

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ASTYANA VANITY : YT. LTD.

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Director

For GLORY TIE-118 PVT LTD.

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KAPMA DEALERS PVT LTD

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PRAYAS VINCOM PVT LTD.

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RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.16,02,000/- ¡Rupees Sixteen Lac And Two Thousand! only from the beremalowe named Purchasers according to memo of consideration stated berein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of		
1.78.000/- 12.09.2016		892761	State Bank Of India, Tegharia Raghunathpur Br	Tara Home Search Pyt. Ltd.		
1,78,000/-	12:09:2016	892762	-do-	Zodiac Heights Pvt. Ltd.		
1,78,990/	12.09.2016	893763	-do-	Ultimate Niwas Pvt. Ltd.		
1,78,000/-	12.09.2016	892764	-do-	Barbarik Construction Per Ltd		
89,000/	12.09.2016	892765	-do-	Happy Mansions Pvt. Led		
89,000/-	THE RESERVE OF THE PARTY OF THE		Indian Overseas Bank, Baguiati Br			
1,78,000/-	12.09.20th	334960	-180-	Asiyana Vanijya Pvt. Ltd.		
1,78,000/-	12.09.2016	334961	+do-	Glory Tie-up Pvt. Ltd.		
1.78,000/-	12.09.2016	334962	-dn-	Karran Dealers Pvt, Ltd.		
1.78,000/-	12.09.2016	334963	:dn/	Prayas Vincom Prt. Ltd.		
6,02,000/-	Rupres Siste	en Luc And	Two Thousand only			

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Directory

GLANTE NEWAS PVT. LTD.

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BARBARIK COMBYRUCTION PYT. LTB. ASIYANA VANIJY

Director.

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FORM FOR TEN FINGERPRINTS

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	right t	0	0		9	8
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FORM FOR TEN FINGERPRINTS

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FORM FOR TEN FINGERPRINTS

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	Little	Ring	Middle (Left	Fore Hand)	Thumb
Marke time	199	0	0	0	0
2009	Thumb	Fore	Middle (Right	Ring Hant)	Little

Major Information of the Deed

1-1904-09115/2016	Date of Registration	W27/2015 12:39-56 PM		
CANADA AND AND AND AND AND AND AND AND AN	Office where deed is registered			
15/09/2018 1:57:15 PM	A.R.A IV KOLKATA, District: Kolksta			
CA 16/2A Railbulur Road, 4th F	loor, Room No. 403, Deshban	dnu Naga, Thana No: : 9836475200, Status		
	Adultional Transaction			
r.	[4305] Other than lexist Declaration (No of Decl	wable Property, eration: 2]		
	Market Value	COMMITTEE TO		
	Rs. 16,02,000/-			
Ra. 16.02.000/- Stamptudy Pakridio:		5-10 HISTORY		
Rs. 80.120(- (Article 23))		 € M(a), M(b), () 		
	SEAMARINE SALES PRIVATE I CA 16/2A, Railpulur Rosti, 4th F Baguati, District: North 24-Parg Buyer/Claimers	1904-0001278270/2016 Office where deed is 1 15/09/2018 1:57:15 PM A.R.A IV KOLKATA, II SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rarpulur Road, 4th Floor, Room No. 463, Deshbari Baguati, District North 24-Parganas, WEST BENGAL, Mobile Buyer/Claimers Attutional Transaction [4305] Other than immediately appearance (No of Decimation (

Land Details :

District: North 24-Parganes: P.S.-Raiarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

		Land Proposed		Area of Land	SetForm Value (In Rs.)	Market Value [in Re.]	Other Details
	LR-5937		Shall	3 3058 Dec	16.02.000	16.02.000/-	Width of Approach Road 8 Ft
Grand	Total:			3.3068Dec	18,02,000 -	16,02,600 (-	

Seller Details :

SI.	Name-Address-Photo-Finger print and Signature
Ü	TARA HOME SEARCH PRIVATE LIMITED, (PAN- 5N (R), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O Brawampore, P.S Bhawampore, District -South 24 Perganas, West Bengal, India, Pini - 700020 PAN No. AACCT53/T9G, Status, Organization, Executed by: Representative.
2)	ZODIAC HEIGHTS PRIVATE LIMITED SN (ii): 6th Picor, THE MILLENNIUM, 235/2A, Achery, P.O Brawanspore, P.S Brawanspore, District -South 24 Fargense, West Bengal, India, PIN - 700020 PAN No. AAACZ2838D, Status Organization, Executed by: Impresentative
3	ULTIMATE NIWAS PRIVATE LIMITED Room No. 5, 6th Floor, THE MILLENNIUM, 235/2A, Azh, P. C Bhawanipore, P.S Bhawanipore, District, South 24-Parganas, West Bergal, India, PIN - 700020 PAN No. AAACUS086A, Status, Organization, Executed by Representative
4	HAPPY MANSIONS PRIVATE LIMITED Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O Bhawanipore, P.S Bhawanipore, District South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status Organization, Executed by Representative
В	BARBARIK CONSTRUCTION PRIVATE LIMITED Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach. P.O.: Bnawaropore, P.S.: Bhawaropore, District South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1702E, Status Organization, Executed by: Representative

ASIYANA VANIJYA PRIVATE LIMITED Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O.-Bhawanipore, P.S.-Bhawanipore, District.-South 24-Pargense, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status: Organization, Executed by: Representative GLORY TIE-UP PRIVATE LIMITED Room No. 5. 5th Floor, THE MILLENNIUM, 235/2A. Ach. P.O.: Shawanipore, P.S.: Bhawanipore, District South 24-Pargenas, West Bengal, India, PIN - 700020 PAN No. AACCG8628D, Status, Organization, Executed by: Representative KARMA DEALERS PRIVATE LIMITED Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach. P. D.- Bliawanipore, P.S.- Bhawanipore, District-Boutti 24-Parganas, West Bengal, India, PIN - 700020 FAN No. AADCK0896L, Status, Organization, Executed by Regresentative PRAYAS VINCOM PRIVATE LIMITED 9 Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O.- Bhawenipore, P.S.- Bhawanipore, District -Scutti 24-Parganas, West Bengai, India, PIN - 700020 PAR No. AAECP2835K, Status: Organization, Executed by: Representative

Buyer Details : Name Address Photo, Finger print and Signature No SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Relipukur Road, 4th Floor, Room No. 403, P.O.- Deshbandhu Nager, P.S.- Bagulali, District-North 24-Parganas, West Bengal, India: PIN - 700059 PAN No. AAPCS7896. Status Organization: PLANET MARCOM PRIVATE LIMITED, CA 16/2A, Railguleur Road, 4th Floor, Room No. 403, P.G.- Deancandflu Nagar, P.S.- Baguratt, District -North 24-Pargenes, West Bendal, India, PIN - 700059 PAN No. AAPCP9932J, Status, Organization

Rep	resentative Details :
SI NO	Name Address Photo, Finger print and Signature
,	Mr Bikram Kumar Jha Son of Mr. Chand: Charen Jha Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charen Chatterjet Street, Beigharia. Kolkata 700 056, P.O Kamarhati, P.S Beighona, District North 24-Parganas, West Bengal, India, FtN - 700056, Sex: Male, By Caste Hindu. Occupation: Service, Citizen of, India, Status Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED. PLANET MARCOM PRIVATE LIMITED.
1	Mr DIPAK KUMAR MODI Son of Mr Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.C:- New Alipore, P.S:- New Alipore, DistrictSouth 24-Parganas. West Bengal, India, PIN - 700053, Sex. Male, By Caste. Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of TARA HOMI SEARCH PRIVATE LIMITED. (PAN BARBARIK CONSTRUCTION PRIVATE LIMITED.
3	SWAPNA BANERJEE Daugther of Mr. Penchu Gopei BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN-700 141, P.O Maheshtala, P.S Maheshtala, District: South 24 Parganes, West Bengal, India, PIN-700141, Sex: Female, By Caste: Hindu, Occupation: Others, Others of India, Status: Representative, Representative of: 2001AC HEIGHTS PRIVATE LIMITED
ð	Mr BIPUL SAMANTA Son of Mr Nagendra Nath SAMANTA 87, Jyolish Ray Road, New Alipore, Kolkata- 700 053, P.O New Alipore, P.S New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sax: Male, By Caste, Hindu, Occupation: Others, Citizen of India, Status; Representative Representative of ULTIMATE NIWAS PRIVATE LIMITED
	Mr TARAK NATH DEY Son of Late Heri Pedo DEY 8/18, Bijoygam, Jagavpur, Kolkata- 700 032, P.O Jagavpur, P.S

District - South 24-Parganas, West Bengal, India, PIN - 700032, Sex. Male, By Caste: Hindu,

PRIVATE LIMITED. KARMA DEALERS PRIVATE LIMITED.

Occupation: Others, Citizen of India, Status Representative, Representative of HAPPY MANSIGNS

6 Mrs Nikita Modi Dey

Wife of NY Hatful Dey 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O.- LAKE, P.S.- Lake, District - South 24 Parganas, West Bengal, India, PIN - 700029, Sex. Female, By Casta: Hindu, Occupation: Others, Citizen of India, Status : Representative, Representative of ASIYANA VANIJYA PRIVATE LIMITED

Mr DILIP KUMAR MODI

Son of Late Kedar Nath MODI 243-G. Block- J. New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700053, Sex. Male, By Caste. Hindu. Occupation: Business, Citizen of India, Status: Representative, Representative of IGLORY TIE-UP PRIVATE LIMITED. PRAYAS VINCOM PRIVATE LIMITED.

Identifier Details :

Name & address

Mr SUNIL AGARWAL

Bon of Late KISHAN LAL AGARWAL

95. GIRISH CHOSH ROAD, P.O.-BELUR MATH. P.S.-Bally, Bally, District. Howsel, West Bengal, India, PIN - T11200.
Sex: Male. By Caste. Hindu. Occupation. Service, Citizen of India., Identifier Of Mr.Bikram Kumar Jha, Mr.DIPAK.
KUMAR MODI. SWAPNA BANERJEE, Mr.BIPUL SAMANTA, Mr. TARAK NATH DEY, Mrs.Nikila Modi. Day. Mr.DILIP
KUMAR MODI.

Transfer of property for L1					
51.No	From	To, with area (Name-Area)			
+	TARA HOME SEARCH PRIVATE LIMITED, (PAN)	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec. PLANET MARCOM PRIVATE LIMITED, 0.183656 Dec			
	ZODIAC HEIGHTS PRIVATE LIMITED	SEAMARINE SALES FRIVATE LIMITED-0 183666 Dec PLANET MARCOM PRIVATE LIMITED-0 183656 Dec			
8	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0 183656 Dec.PLANET MARCOM PRIVATE LIMITED-0 183655 Dec			
41	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec. PLANET MARCOM PRIVATE LIMITED-0.183656 Dec			
6	BARBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec.PLANET MARCOM PRIVATE LIMITED-0.183858 Dec			
	ASIYANA VANUYA PRINATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0 163856 Dec. PLANET MARCOM PRIVATE LIMITED,-0.183668 Dec.			
77	GLORY TIE-UP PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0 163558 Dec.PLANET MARCOM PRIVATE LIMITED, 0 163658 Dec			
8	KARMA DEALERS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183686 Dec.PLANET MARCOM PRIVATE LIMITED -0.183656 Dec			
8	PRAYAS VINCOM PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0 183656 Dec.PLANET MARCOM PRIVATE LIMITED -0, 183656 Dec			

Land Details as per Land Record

District North 24-Parganas P.S.-Raighat Gram Penchavat RAJARHAT BISHNUPUR-I, Mouza Rekovani

Beh No	Plot & Khatian Number	Details Of Land
(Et	The second control of	Owner काल (शाम माई, Gurdlen तथ नियः, Address 220 वण (क निर्देशकानिपुदः, Classification: गानि, Area 0 04000000 Acre

Endomement For Deed Number : 1 - 190409115 / 2018

On 17-09-2018

Certificate of Market Value(WB PLIVI rules of 2001)

Contribed that the market value of this property which is the subject matter of the deed has been assessed at Rs 16,02,000/



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

Kolkata, West Bengal

Om 19-09-7016

Presentation(Linder Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1862)

Presented for registration at 19:46 hrs on 18:09:2015, at the Private residence, by Mr. DIPAK KUMAR MODI.

Admination of Execution (Under Section 58, W.H. Regutration Rules, 1962). [Représentative]

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

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

Execution is admitted on 19-09-2016 by SWAPNA BANERJEE.

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

Execution is admitted on 19-09-2018 by Mr BIPUL SAMANTA.

Indelified by Mr SUNIL AGARWAL, . . Son of Liste KISHAN LAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH. Thana: Bally . . City/Town: BALLY, Howrah. WEST BENGAL. India. PIN - 711202; by casts Hindu, by profession Service

Execution is admitted on 19-05-2016 by Mr TARAK NATH DEY.

Indefined by Mr SUNIL AGARWAL, ... Son of Late KISHAN LAL AGARWAL, 98, GIRISH GRIOSH ROAD, P.O. BELUR MATH. Thans. Bally. . City/Town. BALLY, Howash, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service.

Execution is admitted on 19-09-2016 by Mrs Nikita Modi Day.

Indeffled by Mr SUNIL AGARWAL. . . Son of Late KISHAN LAL AGARWAL, 98. GIRISH GHOSH ROAD, F.O. BELUR MATH, Thans: Bally., City/Town: BALLY, Howain, WEST BENGAL (mile. PIN - 711202) by caste Hindu. by profession Service.

Execution is admitted on 19-09-2016 by Mr DILIF KUMAR MOCK

Indebted by Mr SUNIL AGARWAL... Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O. BELUR. MATH. Thans: 8stly... City/Town: BALLY, Howrati, WEST BENGAL, india; PN - 711202. by caste Hindu, by profession Service.

1

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

Kolkata, West Bengal

On 25:09:2016

Payment of Fees

Contribut that required Registration Fees payable for this occurrent is Rs 17,709/- (A(1) = Rs 17.811/- E = Rs 14/- J = Rs 55/- Mis) = Rs 25/- Mis) = Rs 4/- J and Registration Fees paid by by unline = Rs 17,709/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 4:03PM with Govt. Ref. No. 192016170023231151 on 16:09:2016. Amount Rs: 17.709/- Barel State Bank of India (SBN00000001), Ref. No. CKA4772443 on 16:09:2016. Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60; 120/- and Stamp Duty paid by by online = Rs. 60;026/-

Description of Critine Payment using Government Recept Portal System (GRIPS), Finance Department, Govt, of WEl-Ontine on 16/09/2016, 4:03PM with Govt, Ref. No. 192016178023231151 on 16-09-2016, Amount Re. 80,020/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4772443 on 16-09-2016, Head of Account 0030-02-103-003-02

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

Kolkata, West Bengal

On 27-09-2016

Certificate of Admissibility Rule 43, W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duty stamped under achedule 1A. Article number | 23 of Indian Stamp Act 1998.

Payment of Stamp Duty

Destriked that required Stamp Duly payable for this document is Rs. 80 1204 and Stamp Duly paid by Stamp Rs. 1004 Description of Stamp

1. Stamp: Type: Impressed: Sertal no 9296; Amount: Rs. 1007. Date of Purchase: 09/09/2016, Vendor name: S Chanda

12-

Asit Kumar Joanter
ADDITIONAL REGISTRAN OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolketa, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339389 to 339443 being No 190409115 for the year 2016.



Digitally signed by ASIT KUMAR JOARDER

Date: 2018 10:03 17:00:15 +05:30 Reason: Digital Signing of Deed

Je.

(Asit Kumar Joarder) 03-10-2016 17:00:14 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA West Bengal.

9116/2016



अन्द्रियद्वका पश्चिम बंगाल WEST BENGAL



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position that the Desirous is admissed by the theory of the time of ti

2.7 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
BETWEEN [MRS.] GAYATRI DEVI MODI. (PAN-ADTPM7410Q), wife of
Sri Chipal Modi. by faith- Himfo, by Nationality- Indian, presently

3 | AUS 1015 SOUMITRA CHANGE Licensed Stamp Venasion A2 K. S. Roy Ed., Kei-1





GAYATRI DEVI MODI

FRONT



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Government of West Berigel

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 19040001285130/2018

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

Si No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
T	Mrs GAYATTH DEW MODI 243-G, Barck-J, New Alipore, Kolketta- 700 883., P.O.: New Alipore, P.S.: New Alipore, Brance-South 24-Pargenas, Wirel Bengal, India, PN – 700083	Seder			They they the but
Bi No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.6	Mr Dub Durd Sarker 36- B, Presence Name: Lane. P.O. Tijale, Kolkata-709 038, P.O. DESHBANDHU NAGAR, P.S:- Begusel, Districti- North 24 Pargenes, West Bengsl, Inda, PIN - 700009	Buyer [MELODY			
21	Mr Deb Dulai Sarkar 36- B, Prasonna Nessor Lane, P.O. Tijele, Kolkato-700 039. P.O DESHBANDHU NAGAR, P.SBaguatt, District- Nurth 21-Pargants, West Bengal, India, PN -700058	Represent ative of Buyer (MONOR! OLY ENCLAVE PROVATE LIMITED)			

BI No.	Name and Address of Identifier	Identifier of	Signature with date
	Mr SUNII, AGARWAI, Son of Late KISHAMLAI, AGARWAI, 88, GIRISH GHOSHI ROAD, P.C 86LUR MATH, P.SBally, Bally District-Howart West Bengel, India PRIS - 711292	ESSEC 1	Donald

(Ast Kurrer Joseph)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A.
IV KOLKATA
KONSIL. West Berger

Residing at 243-G, Block-I, New Alipore, Kolkata- 700 953, hereinafter referred to and called as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assigns of the ONE PART AND (1) MONOPOLY ENCLAVE PRIVATE LIMITED, the Company, (PAN NO. AARCM1462L). registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshirandhu Nagar, Kolkata 700 059, (2) MELODY ENCLAVE PRIVATE LIMITED the Company, IPAN NO. AAFCM1502RL registered Under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulai Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Frasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, heremulter mantly and/or collectively referred to as the 'PURCHASERS' lwhich expression shall unless excluded by or repayment to the subject or context be deemed to mean and include their respective successors-inoffice, executors, administrators, legal representatives and/or assignal of the OTHER PART

A. WHEREAS (I) SATISH CHANDRA MONDAL, and (2) JATINDRA NATH MONDAL, were the recorded owner of ALL THAT piece and purced of land measuring about 28 (Twenty Eight) Decimals, more or less, comprised in R.S. Chag No. 404 (Area- 13 Decimal) appertaining to R.S. Khatian Nos. 2383 and R.S. Dag No. 405 (Area- 15 Decimals), appertaining to R.S. Khatian Nos. 1476, lying and situated at Means. REKJOANI, J.L. No. 13, R.S. No. 198, Tunzi No. 2998, under Police Station- Rejarbal, District. North 24-Parganas. free from all encumbrances:

- B. Our of the aforessis plot of land, sain JATINDRA NATH MONDAL, being owner of the 50% share in R.S. Dag No. 405, by virtue of a Sale Deed dated 14m day of March, 1983 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 7.5 [Seven point Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405; appertuning to R.S. Khanan Nos. 1476, under Folice Station-Rajarhat, District North 24 Parganes, unto and in favour of SRI SUBIR KUMAR MONDAL and SRI SAMIR KUMAR MONDAL, duly registered at the office of the Sub-Registry Office at Cossipore, Dum Diam, recorded in Book No. 1, Volume No. 72, Pages 225 to 229, Being No. 2655, for the year 1983, absolutely and forever.
- Cour of the effects and plot of land, soid JATINDRA NATH MONDAL, being corner of the 50% share in R.S. Dag No. 404, by virtue of a Sale Deed dated 14% day of Merch, 1983 sold, transferred and conveyed, ALL THAT piece or parcel of land measuring 6.5 (Six point Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertuning to R.S. Khatisa Nos. 2383, under Police Station-Raparhat, District North 24 Paramasa, unto and in favour of SRI SUDHIR KUMAR MONDAL duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. 1, Volume No. 72, Pages 215 to 222; Being No. 2654 for the year 1983, absolutely and forever:
- D. WHEREAS, said SATISH CHANDRA MONDAL being owner of the 50% share in R.S. Dag No. 404 and 405, died intestate leaving behind him, his 2 [two] sons namely [1] Sri Sunii Kumar Mondal and [2] Sri Sudhir Kumar Mondal, as the only legal heter and successors towards the estate of deceased Satish Chandra Mondal, by virtue of him inheritance as per Hindu Succession Act, 1956;

E. After the aforesaid purchase and acquisition of the aforesaid plot of band, said SRI SUNIL RUMAR MONDAL SRI SUBIR KUMAR MONDAL SRI SUBIR KUMAR MONDAL SRI SAMIR KUMAR MONDAL and SRI SUDHIR KUMAR MONDAL became the owner of ALL THAT piece and percel of lead measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 (Area: 13 Decimals) and 405 (Area: 15 Decimals), appertuning to R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian No. 4522 and 4523, lying and situated under Mouse-REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajaritat. District North 24-Parganas, free from all encumbrances in the following manner:

R.S. /L.R. Dag No.	Name	Area
104	Sudhir Kumar Mondal	9.75 Decimals
404	Smil Kumar Mondal	3.25 Decimals
405	Subir Kumar Mondal	3.75 Decimals
405	Samir Kumar Mondel	3.75 Decimals
405	Sudhir Kumer Mondal	3.75 Decimals
405	Sunil Kumar Mondal	3.75 Decimals

P. WHEREAS, said SUNIL KUMAR MONDAL, being owner of the 7.0 (Seven) Decimal land comprised in R.S. /L.P. Dag No. 404 (Area-3.25 Decimal) and 405 pares - 3.75 Decimal, by virtue of a Sale Deed dated 30° Day of September, 1987 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 7 (Seven) Decimals, more or less, lying and attuated under Mouze-REKJOANI, J.L. No. 13. comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4523, and R.S./L.R. Dag No. 408 (Area-3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4523, under Police Station-Rajarhar, District North 34-

- Pargunas, unto and in favour of MRS, ARADHANA DUTTA, duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 124, Pages 111 to 118, Being No. 8112 for the year 1987, absolutely and forever,
- G. WHEREAS, said SUDHIR KUMAR MONDAL, by virtue of a Sale Deed dated 30th Day of September, 1987 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 6.50 (Six point Pive Zero) Decimals more or less, lying and situated under Mousa. REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Non. 2383, untresponding to L.R. Khatian No. 4522, under Police Station. Rajashat, District North 24-Parganas, unto and in favour of MRS. ARADHANA DUTTA duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 124, Pages 207 to 212, Being No. 6122 for the year 1987, absolutely and forever;
- H. WHEREAS, said SUBIR KUMAR MONDAL and SAMER KUMAR MONDAL by virtue of a Sale Deed dated 30° Day of September, 1987 sold, transferred and conveyed ALL THAT piece or parcel of land measuring 7.50 (Seven point Five Zero) Decimals more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station-Rajarhal, District North 24-Parganas unto and in Seveur of MR. PRITHIRAJ DUTTA duly registered at the office of the Sub-Registry Office at Sadhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 124, Pages 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- WHEREAS, said <u>SUDHIR RUMAR MONDAL</u> by virtue of a Sale Deed dated 22rd Day of February, 1988 sold, transferred and conveyed <u>ALL THAT</u> piece or parcel of land measuring 7 (Seven)

Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area- 3.25 Decimal), appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, and 405 (Area- 3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4522, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of MR, TARUN KUMAR DUTTA duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. 1, Volume No. 28, Pages 51 to 58, Being No. 1379 for the year 1988, absolutely and forever;

- DUTTA and MR. TARUN KUMAR DUTTA by virtue of a Seic Deed dided 31*Cay of march, 2007 sold, transferred and universed ALL THAT piece or parcel of land measuring 11.57 [Rieven point Pive Seven) Decimal, more or less, lying and situated unifer Mouza-REKJOANI, J.L. No. 13, comprised in E.S./ L.B. Dag No. 404 [Area: 8.14 Decimals] and 405 [Area: 3.43 Decimals], appertaining to R.S. Khatian Nos: 2383 and 1476, corresponding to L.R. Khatian No. 4522 and 4523, under Police Station-Rajarhat, District North 24-Parganas, more fully described in the SCHEDULE hereunder written, hereinafter referred as "the SAID PROPERTY", unto said in favour of [MRS.] GAYATRI DEVI MODI, the "VENDOR" herein, duly registered at the office of the District Sub Registrar-II, North 24-Parganas, recorded in Books I, CD Volume No. 4, Pages from 8511 to 5537, Being No. 03199 for the year 2007, absolutely and forever;
- GAYATRI DEVI MODI, the Vendor herest, mutated her mame in Record Of Rights vide L.R. Khutian No. 5944, and is sole und absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS in connection with the sale of the Said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and ourrest by the Purchasers in good faith.

- That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all enoumbrances mortgages, charges liens, lispendens, amonity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatseever or howsomer and in "khas" vacant penceful possession thereof;
- (iii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of flights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That save and except the Vendor no other person has any right title or interest in the Suid Property or any part or share thereof and nor any person or persons has made any claus or ruised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;
- (iv) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property.
- (v) That there is no action, mit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time beretofore;

- (vi) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (vii) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

AND WHEREAS the Vendor, due to pascuty of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers berein have agreed to purchase the Said Property TOGETHER WITH all the rights and properties apputtenant thereto, at and for a Total Consideration of Rs. 53,00,000/- (Rupees Pifty Three Lac; inly.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.53.00,000; Rupees Pifty Three Lac; only, duly paid by the Purchasers in the Vendor, at or before the execution of this instruments (the receip) whereof the Vendor does hereby as well as by the receipt and means hereunder written admits and admoswledges and of and from the payment of the same or every part thereof forever acquit releases and discharges the Purchasers 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 Purchasers.

ALL THAT piece or parcel of land measuring about 11.57 (Eleven point Rive Seven) Decimal, more or less, lying and enusced under Mauza. REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dug No.404 (Area: 9.14 Decimal) and 405 (Area: 3.43 Decimal), recorded in R.S. Khatian No. 1476 and 2383, corresponding to L.R. Khatian No. 5944, under Police Station. Rajarhat, District North 24-Pargeness.

TOGETHER WITH all the rights and properties appurtenant thereto. morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" OR HOWSOEVER OTHERWISE the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, comments, 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 appurtenent thereto AND the reversion or reversions reminder in reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured ar expressed or intended so to be AND all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, bens, lispendens, thorges, attachments, claimants, requisitions, acquisitions and alignment whatsoever:

2 THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

- (i) THAT notwithstanding any art, deed, matter or thing whatsomer by the Vendor or her 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 enutled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasable estate or inheritance without any manner or condition, use, trust or other thing whatsoever to after or make youd the same; and
- (II) THAT notwithstanding any much act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quartly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted expenses of the Vendor well and sufficiently saved defended kept

barmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachmenta 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 Baid 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 bereafter at the requests and nosts of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no nonce issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- [VIII] THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes, and
- (IX) THAT the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights

through or over the Said Property and all other rights of ensements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title at possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suff relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers, and.
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue at this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declares that the Said Property is free from all some of encumbrances whatssever 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 Record Of Rights as well as in the records of local authority;

THE SCHEDULE

the Said Property

ALL THAT piece or purces of land measuring about [1.57 [Eleven point Pive Seven] Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No.404 (Area: 8.14 Decimals) and 405 (Area: 3.43 Decimals), recorded in R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian Nos. 5944, within the limit of Rajartiat Bishnupur I No. Gram Penchayat, under Police Station-Rajartiat, District North 24-PargamesTOGETHER WITH all series of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted and bounded as follows:

ON THE NORTH | By land under R.S./ L.R. Dag No. 405 (Part); ON THE SOUTH | By land under R.S./ L.R. Dag No. 404 (Port);

ON THE EAST : By land under R.S./ L.R. Dag No. 403; ON THE WEST : By land under R.S./ L.R. Dag No. 408;

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

Gastel dell Mode

SIGNED, SEALED & DELIVERED

By the **VENDOR** at Kofkuta

in the presence of:

98.66 Kal

Househ 7112.02

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Var- Jang

Floralizado

13.

RECEIPT

RECEIVED a sum of Rs.53,00,000/-(Rupees Fifty Three Lac) only, from the within named Purchasers, as full and final payment against sale of the Said Premises, according to memo of consideration stated herein below.

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Brunch	Issued In Favour Of			
26,23,500/-	12.09.2016	703742	Corporation Bank, Baguibati Branch	Gayatri Devi Modi			
26.23,500/-	12:09.2016	703716	Corporation Bank, Baguibati Branch	Gayatri Devi Modi			
53,000/-		Tax Deducted at Source					
53,00,000/-	Rupees Fifty Three Lac only						

Witnesses:

Grand of Acres March

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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t		Little	Ring	Middle (i.eft	Fore Hand)	Thumb
	Lui Br	ō.	9	8	0	
		Thumb	Fore	Middle (Rigin	Ring Hand)	Little
		0	A	@	0	-
2		Little	Ring	Middle (Left	Fore Hand)	Thumb
		8	-	(8)	8	6
	Growthy assured	Thumb	Fore	Middle (Right	Ring Hand)	Little

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



GRN:

19-201817-002329918-1

Payment Mode

Onlare Payment

GRN Date: 17/09/2016 12:36:36

0 60 100 1

Bank State Rew of India

BRN:

CKA4828091

BRN Date: 17/09/2016 12:57:08

DEPOSITORS DETAILS

d No. 19040001286130/1/2016

Name .

MONOPOLY ENGLAVE PUTLIE

Mobile No.

+91 8836415200

E-mail:

Aridnes -

DC 9/28, SHSATRI BAGAN DESHBANDHU NAGAR, KOL-56

Applicant Name

MIS GAYATRI DEM MODI

Office Name

Contact No.::

Office Address

Status of Depositor

Buy Cisiman

Purpose of payment / Remarks

San San Doomen

PAYMENT DETAILS

Ī	SI No	identification No.	Head of A/C Description	Head of AVC	Amount(r)	
		18040001390130/5/2018	Process Constant	manana (tord	1008/	
	4	1994/01/10/01/12/12/12	Properly Regression States Asso.	mayer manned.	Ji ngj-	

Total

376331

in Words

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Major Information of the Deed

Dood No	1-1904-09116/2016	Date of Registration	9/27/2016 12:41:29 PM	
Quary No / Year	1904-0001286130/2016	Office where used is a	egistered	
Query Date	16/09/2016 11:13:23 PM	A.R.A IV KOLKATA, District, Kolkata		
Applicant Name, Address & Other Details	GAYATRI DEVI MODI 243-G. Bicck-J. New Alipore, Kol Pergense, WEST BENGAL. PIN Seller/Executant	kate-700 053, Thank New A -700053 Mobile No.: 95364	dipore, District : South 24- 75200 Status	
Trimisacrium		Additional Transaction		
[0101] Sale, Sale Documen	4	(4305) Other than Immovable Property, Declaration (No of Declaration : 2) Market Value Rx: 53.00 224/-		
Sat Forth Value				
Rs: 53,00,000/-				
Stempduty #9id(60) Rs. 3 18 033(- (Article:23)		Registration Fee Part		
		Rs. 58,398/- (Article:Ar	1); E M(a); M(b); T);	
Remarks				

Land Details:

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

	Plot	Khatian Number	Land Proposed	ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in fis.)	Other Details
0.750		LR-5944	THE RESERVE OF THE PERSON NAMED IN	Shall	8.14 Dec	43.14,000	43.14,2245	Property = on Road
12	LR-409	LR-5944	Bastu	Shall	3.43 Dec	8,66,000/-	9,86,000/	Property is on Road
		TOTAL :			11.67Dec	53,00,000 /-	53,00,224 /-	
	Grand	Total			11.57Dec	53,00,000 /-	53,00,224 /-	

Soller Details :

Name	Photo:	Fringeronia	Bignature
Mrs GAYATRI DEVI MODI Daugther of Mr. Gopel MODI Executed by: Self, Date of fixecution: 19/09/2016 , Admitted by: Self, Date of Admission: 19/09/2016 ,Place Pvt. Residence			

243-G, Block-J, New Allpore, Kolkata- 700 053,, P.D.- New Allpore, P.S.- New Allpore, District: South 24-Parganas, West Bengal, India, PIN - 700053 Sex; Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADTPM7410Q, Status (Individual) Buyer Details |

SI NO	Name,Address Photo,Finger print and Signature
1	MONOPOLY ENCLAVE PRIVATE LIMITED OC 9/28, SHASTRI BAGAN, P.O.: DESHBANDHU NAGAR, P.S.: Begusti, District-North 24-Parganas, West Bengel India, PIN + T00059 PAN No. AAFCM1462L, Status, Organization
ż	MELODY ENCLAVE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O DESHBANDHU NAGAR, P.S Beguisti, District -North 24-Parganas, West Bengai, India, PIN - 700059 PAN No. AAFCM1502R, Status, Organization

Representative Details :

BI No	Name, Address, Photo, Finger print and Signature
	Mr Deb Dulat Sarkar Son of Mr. Banibhusan Sanar 36-B, Prasanna Naskar Lane, P.O. Tiljela, Kolkata-700 038, P.O DESHBANDHU NAGAR, P.S Bagusal, DistrictNorth 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of : MONOPOLY ENCLAVE PRIVATE LIMITED. MELODY ENCLAVE PRIVATE LIMITED

	Name & address.	
Mr SUNIL ADARWAL Boh of Late KISHANLAL AGAR BB, GIRISH GHOSH ROAD, P.O Sex: Male, By Caster Hindu, Oo Dutel Sarkar) - BELUR MATH, P.S Bally, Bally, Dist cupation: Service, Citizen of India, Iden	trict: Howren, West Bengel, India, PIN - 711202 httler Of Mrk GAYATRI DEVI MODI, Mr Deb

Trans	fer of property for L1	
SI.No	From	To, with area (Name-Area)
9	Mrs GAYATRI DEVI MODI	MONOPOLY ENCLAVE PRIVATE LIMITED-4.07 Dec.MELODY ENCLAVE PRIVATE LIMITED-4.07 Dec.
Trans	for of property for L2	
Si.No	From	To, with area (Name-Area)
ļ.	Mrs GAYATRI DEVI MODI	MONOPOLY ENCLAVE PRIVATE LIMITED-1 715 Doc MELODY ENCLAVE PRIVATE LIMITED-1 718 Dec

Land Details as per Land Record

Sch	Plot & Khatlan Number	Detaile Of Land		
Li	The state of the s	Owner पानती रमणि रमाणि, Gursianii पानाम कृपात, Address 243 वस तम मिर्डेजनियुन, Classification: गाणि, Area: 0.02000000 Acre		

LR Plot No: 405(Corresponding RS Plot No: 405), LR Khatian No: -5944

Endorsement For Deed Number 11 - 199409118 / 2016

On 19-09-2018

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

Presented for registration at 19:26 his on 19:09:2016, at the Private residence by Mrs. GAYATRI DEVI MODI. Executant

Certificate of Market Value(WB PLIV) rules of 2001).

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53.00.224/-

Admission of Execution | Under Section 68, W.B. Registration Rules, 1962 |

Execution is admitted on 19/09/2016 by Mrs GAYATRI DEVI MODI: Daughter of Mr Gopal MODI, 243-G, Black-J, New Alipore, Kolketa-700 053; P.O. New Alipore, Thana: New Alipore, South 24-Parganes, WEST BENGAL India: PIN - 790063. by caste Hindu. by Profession House will

Indetfed by Mr SUNIL AGARWAL, . . Son of Late KISHANLAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUIII.
MATH. Thana Bally . Cito/Town BALLY, Howesh, WEST BENGAL India PIN - 711202, by caste Hindu by
profession Service.

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

Execution is winlifled on 19-09-2016 by Mr Deb Dulai Sarkar.

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

pa-

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

Kolkata, West Bengal

On 26-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 58,398/- (A(1) = Rs 58.300/- E = Rs 14/- J = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 58,388/- Description of Online Payment using Government Receipt Portel System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2015 12:57PM with Govt. Ref. No. 192016170023299191 on 17-09-2016, Amount Rs. 58,398/- Bank: State Bank of Initia (SBIN0000001) Ref. No. CKA4828691 on 17-09-2016, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Cerefied that required Stamp Duty payable for this document is Rs. 3,18,033/- and Stamp Duty paid by by online = Rs 3,17,933/-

Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB. Online on 17/09/2016. 12:57PM with Govt. Ref. No. 19/2016170023299191 on 17/09/2016, Amount Rs. 3,17,933/ii. Bank: State Bank of India (SBIN00000001). Ref. No. CKA4828091 on 17-09-2016, Head of Account 0030-02-103-003-02

1

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

Kolkata, West Bengal

On 27-89-2010

Certificate of Adminamility(Rule 43,W.S. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number, 23 of Indian Stamp Act 1999.

Payment of Starop Duty

Certified that required Stamp Duty payable for this document is Rs. 3.18,0354 and Stamp Duty paid by Stamp Rs 1004 Description of Stamp

1. Stamp Type: Impressed, Seral no 7662, Amount: Rs. 1001., Date of Purchase: 31/06/2016. Vendor name: S Chanda

JC.

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 339444 to 339473 being No 190409116 for the year 2016.



Digitally signed by ASIT KUMAR JOARDER Date: 2016 10:03 17:01:11 +05:30 Reason: Digital Signing of Deed

le.

(Asit Kumar Joarder) 03-10-2016 17:01:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.



शिक्तवका पश्चिम बंगाल WEST BENGAL



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27 SEP 200

THIS INDENTURE made this the 1917 day of September, 2016
BETWEEN (I) TARA HOME SEARCH PRIVATE LIMITED, (PANAACCTS3796), the Company, registered under the Companies Act 1956 and

92.83

R. T.

Work T.

1834

19 SEP 2016

SOUMITRA CHANDA
Licensed Stamp Vendor

82 K. S. Roy Rd., Kol-1



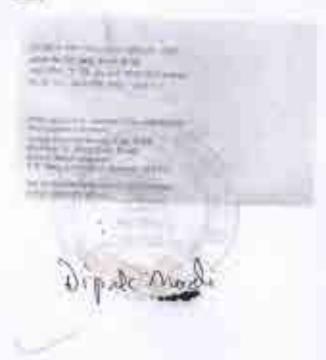


DIPAK KUMAR MODI

EHQS)



BACK









Government of West Bengal

Organization and Stamp Revenue
OFFICE OF THE A.R.A. - IV KOLKATA, District Name: Kolkata
Eignuture / LTI Shoot of Guery Wolfvear 19040001272789/2016

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

SI. No.	Name of the Executant	Category	Photo	Finger Print \$26.69	Signature with
	Mr DIPAK KUMAR MODI 243-G, Block J. New Algore, Kolkata- 700 083, P.O. New Aligore, P.S. New Aligore, District: South 24-Parganas, West Bengal, Irula, PPV – 700053	Representative of Select [TARA HOME SEARCH PRIVATE LIMITED			Dipate made
SI No.	Name and Address of to		Jacontific	Signature with date	
	Mr SUNIL AGARWAI, Bon of Line KISHAN LAL AGARWAL BB, GIRISH GHOSH ROAL BELLIH MATH, P.S. Baity, Digital Hownsh, West Bar PN - 711202	Bally.	M-DIPAK KUMAR MOD Serker		Dem D.



(Ask Kumar Joarder)
ADDITIONAL REGISTMAR
OF ASSLIRANCE
OFFICE OF THE A R.A. IV KOLKATA
Kolkata, Wast Bangal

TARA HOME SEARCH PRIVATE LIMITED

Registered office. 5th Floor, The Millenmum, 236/2A, Acharya Jagadish Chandra Bose Road, Kokaca – 700020 Phone no. <u>033-64591532</u> Email ld. <u>thispi0505gmal.com</u> CIN: U70109WB2096PTC111576

The undersigned, being the Directors of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a reserving of the Board of Directors of said Computer duly called and held on 01.08.2016 at 03.00 PM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata-700 020, which a quotum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.

RESCLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land messaring about 4 (Four) Comals 8 (Fight) Chimack, equivalent to 7,438 Decimal, more or less, lying and shared at Mouse-REGOANL LL No. 13, computed in E.S. Dag No. 424 (Area-B-8265 Decimal) and 421 (Area-6-6116 Decimal), recorded lander B.S. Khunan No. 631 and 2409, corresponding to L.R. Khariao No. 5937, within the limit of Enjather Bishmapur 1 No. Gram Punchayan, under Police Station-Bajarhar. District North 24-Pargunas, concurrently with the manufest upon receipt of the full payment, the Company has agreed to release all its right claim and locume of whatsoever and howasever in favour of Vendoe Company or Companies on the torms set our in the Sale deed, presented before the famile.

FURTHER RESCIEVED, that Mr. DIPAK KEMAR MODE Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in committion with the sale and transfer of afcomulat property and to office the Company seal of this Company to such documents.

RESOLVED FURTHER THAT Mr. EXPAK SUMAR MODS, being director of the company is hereby authorized to do all such note, deeds and things and to right all such documents and writings as may be occurary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

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

and the same

For and on behalf of the Board For Tata House Search Private Limited

Matter None Harry

Kishan Kumur Medi Director

DIN: 00052423

Dipek Kumur Modi

Director

DEN: 00052468





having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkara- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODL (PAN. ADYPM715SM). son of Gogal Kumar Modi, residing at 243-G, Block-J, New Alipore, Kolkata-700 053, heremafter jointly and/or collectively referred to and called as "the VENDOR" |which expression shall unless excluded by or repugnant to the subject or context he deemed to mean and include their respective heirs, successors in-interest. trustees. executors. administrators. representatives and/or assigns of the ONE PART AND (1) SARBANI PROPERTIES PRIVATE LIMITED, the Company, IPAN NO. AAKCS8129B). registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshhandhu Nagar, Kolkata 700 059, (2) STYLISH VANLIYA PRIVATE LIMITED, the Company, (Pan No. AALCS0125.), registered Under the Compunies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory [Mr.) Deb Dulai Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkur, residing at 36-B, Presenta Naskar Lane, P.O. Tiljala, Kolkata-700 039, bereinafter referred to as "the PURCHASERS [which expression shall unless excluded by or repugnant to the subject or contest by deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns of the OTHER PART

A (i) One **Kalipada Ohosh** was the sole and absolute owner of **ALL THAT** piece or purces of such recessing 24 (Twenty Four) Decimal, more or less. Iving and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C.S. Khatian No. 594, corresponding to R.S. Khatian No. 631, under Police Station-Rejerbat, District North 24 Pargunas,

- While thus the said Kalipada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only son namely (Sri) Sristidhar Ghosh, and 5 jivej daughters namely [1] (Srimatil Anna Ghosh, [2] (Srimati) Laksmi Rani Ghosh, [3] (Srimati) Saraswati Ghosh, [4] (Srimati) Jamuna Ghosh, and [5] (Srimati) Harani Ghosh as the only legal hears and successors towards the estates left by him, by virtue of law of inheritance as per Handu Succession Act, 1956;
- while thus the said [1] [Sri] Sristidhar Ghosh, and 5 [five] daughters namely [2] (Srimati) Anna Ghosh, [3] (Srimati) Laksmi Rani Ghosh, [4] (Srimati) Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh and [6] (Srimatti Harani Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed Saf Bikray Kobalai dated 19th day of December, 1973, the said [3] [Srimati] Laksmi Rani Ghosh. |4| (Srimati) Saraswati Ghosh. |5| (Srimati) Jamuna Ghosh, and [6] (Srimati) Harani Ghosh, sold, transferred and conveyed their entire undivided un-demarcated 4/6th entitlement in the assessed land, i.e. ALL THAT piece or parcel of land measuring 16 (Sixteen) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza REKJOANI, J.L. No. 13, under Police Station-Rajarhar, District North 24 Pargennes, unto and in favour of said Sri Sriatidhar Ghosh, which was maly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, and recorded into Book- I. Volume No. 155, Pages from 176 to 183, Being No. 8626 for the year 1973 against the valuable consideration mentioned therein. absolutely and forever

- A (iv) Thus, after the aforesaid sale and transfer said Sri Sristidhar.

 Ghosh, and (Srimati) Anna Ghosh, remain the only owner of ALL

 THAT piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mousa- REKJOANI, J.L. No. 13, under Police Station-Rajarhat, District North 24-Parganes;
- THAT piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJUANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas;
- By virtue of a Sale Dond dated 14th day of November, 1961, said PRIYOBALA DUTTA BANIK, sold, transferred and conveyed ALL THAT piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and nituated at Moura- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhar, District North 24 Parganes, unto and in favour of NARENDRA NATH MONDAL, which was duty registered in the Sub-registry Office, Cossepur, Dum Dum and recorded into Book 1, Volume No. 121, Pages from 241 to 243, Being No. 8520 for the year 1961, against the valuable consideration manufound therein, absolutely and forever:
- B (iii) By virtue of a Sale Deed dated 13th day of December, 1974, said

 NARENDRA NATH MONDAL, sold, transferred and conveyed ALL

 THAT piece or purced of land measuring 10 (Nineteen) Decimal, more
 or less, lying and amusted at Mouza- REKJOANI, J.L. No. 13,
 comprised in R.S. Dag No. 421, recorded under R.S. Khatism No.

 2409, under Police Station- Rajarthat, District North 24-Parganas,
 unto and at favour of DIPALI PAUL, which was duly registered in
 the Sub-registry Office, Cossipur, Dum Dum and recorded in

Book- I, Volume No. 162, Pages from 150 to 152, Being No. 9769 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said Dipali Paul recorded her name in Record Of Rights, Vide K.B. Khatian No. 1680;

- After the aforesaid purchases, by virtue of a Sale Deed dated 16th day of August 1996, said (1) Sri Sristidhar Ghosh, (2) (Srimati) Anna Ghosh, and (3) DIPALI PAUL, sold, transferred, conveyed, granted. assigned and assured ALL THAT piece or parcel of land measuring about 4 (Four) Cottal) 8 (Eight) Chimack, equivalent to 7,438 Decimal, more or less lying and situated at Mouza- REKJOANI, J.L. No. 13. comprised in R.S. Dag No. 424 (Area: 0.8265 Decimal) and 421 (Area: 6.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, under Police Station- Rajarhat, District North 24 Parganas, herematier referred as "the SAID PROPERTY", more fully described in the SCHEDULE, hereunder written, unno and in favour of (SRI) SIBRAM CHARRABORTY, which was duly registered in the office of the Destrict Registrar, Barasat, North 24 Parganas, and recorded into Book I, Volume No. 106, Pages from 301 to 310, Being No. 5881 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRI) SIBRAM CHAKRABORTY, recorded her name in Record Of Rights vide L.R. Khatian No. 585; ...
- SIBRAM CHARRABORTY sold, transferred and conveyed ALL THAT
 the Said Property, unto and in favour of TARA HOME SEARCH
 PRIVATE LIMITED, the Vendor herein, which was duly registered in
 the office of the Additional District Sub-Registrar, Bidhantagar, Salt
 Lake City, recorded in Book- I, Volume No. 23, Pages from 43 to 54,
 Being No. 0035 I for the year 2007, against the valuable consideration

mentioned therein, absolutely and forever. After the aforesaid purchases, TARA HOME SEARCH PRIVATE LIMITED, the Vendor between recorded its name in Record Of Rights vide L.R. Khatian No. 5937;

C (iii) The Vendor due to pencity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.35,00,000/ [Rupees Thirty Six Lac) only, which according to the parties herein is lair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.36,00,000/- [Rupees Thirty Six Lact only, thely paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo becaunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same; the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of land measuring about 4 (Four) Cottab 8 (Eight) Chitrack, squivalent to 7,438 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Aren- 9.8265 Decimal) and 421 (Aren- 6.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, under Police Station- Rajarhat, District North 24-Perganas TOGETHER WITH the right to use the common passage, road, drams, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is herembefore as well as heremafter referred to as "the Said Property". OR HOWSOEVER OTHERWISE the Sand Property and every part

thereof now are or is hereto before were or was situated butted and Sounded рация -known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, casements. privileges, apportenances and appendages whatsnever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions 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 at expressed or intended so to be AND all the estate, rights . Uberties, 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 common 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 apportenances unto the Purchaser absolutely and forever, free from all encombrances, trust, liens, lispendens, charges, attachments, chamants, requisitions, acquisitions and alignment whatsperer.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS

(ii) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible. estate or inheritance without any mariner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- THAT notwithstanding any such act, deed or thing whatsoever aforesust, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, survey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and easigned and received and take rents, issues and profits thereof for its absolute use and benefit without any inaful hindrance, interruption, disturbance or any person eviction or demand whatsoever; from or by the Vender 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, noortgage, charge, lien, lispendences and attachments whataoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser

do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition of sequisition of the property described in the schedule below and the said property was not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indensify the Purchaser against any loss or demage may be suffered by the Purchaser by reason of any defect in title or possessing of the Vendor or by the discovery of any charge, sequirable or otherwise mortgage or trust, but, hapendense or any

and relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, ritle, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever.
- (XII) THAT the Vendor doth hereby deciare that the soid property is free from all sorts of encombrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schodule 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 Furchasers' name in the records of rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack, equivalent to 7.438 Decimal, more or less, lying and situated at Meuza: REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area: 0.8265 Decimal) and 421 (Area: 5.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, within the limit of Rajarhat

Bishnupur I No. Gram Panchayar, under Police Station- Rajarhat, District North 24-Parganas TOGETHER WITH all sorts of rights, meanments, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH

Part of R.S. Dag No. 421 and 12 feet wide

common passage.

ON THE SOUTH :

Part of R.S. Dag No. 420 and 407

ON THE EAST

Part of R.S. Dag No. 420 and 424;

ON THE WEST

Part of R.S. Dag No. 422;

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

SIGNED, SEALED & DELIVERED

by the VENDOR er Kolkara in the presence of

the fact by:

TARA HOME SEARCH PVT. LTD. Dipate much

SIGNATURE OF VENDOR

12/2 MICH FO Parks March - MILES

RECEIPT

RECEIVED a sum of Rs.36.00,000/- [Rupees Thirty Six Lac) only, from the within named Parchasers, according to Memo of Consideration, stated herein below.

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
18,00,000/-	12.09.2016	703620	Corporation Benk, Baguisti Brench	Titra Home Search Pvt. Ltd.
18,00,000/+	12.09.2016	703645	Corporation Bank, Baguing Branch	Tara Home Search Pct Utd.
7,000,000/	Rupees Thir	ty Six Lac	only _	152271

Witnesses:

young

Dipale modi

BITTER

SIGNATURE OF THE VENDOR

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

GRN: 19-201617-002322002-1 Payment Mode Online Payment

GRN Date: 16/09/2016 14:55:57

Bank:

State Bank of India

BRN:

CKA4787417

BRN Date: 16/19/2016 15:13:20

DEPOSITOR'S DETAILS

Id No.: 19040001272789/1/2016

Name:

SARBANI PROPERTIES BYT LTD

Contact No. :

Address:

Mobile Nou: +91 9836440200

E-mail

DC 9/28, SHSATRI BAGAN DESHBANDHU NAGAR, KOL-59

Applicant Name:

Ms SARBANI PROBERTIES PROVATE OMITED

Office Name :

Office Address :

Status of Depositor :

Buyer/Chimant

Purpose of payment / Remarks :

PAYMENT DETAILS

SI,	Identification No.	Head of A/C Description	Head of A/C	(Amount) z)
	1989007272788112018	Process Programme Programme	pedd-03-104-561-16	3007
.4	(004000127278011(07))8	Property Asspertation - Disrep di #/	000000-103-003-00	179(25)

Total

218607

In Words:

Rupeer, TWO Land Newton: Transport Se Humphed So

FORM FOR TEN FINGERPRINTS

	0	6	0	0	45
1	Little	Ring	Middle (Left	Fore Hand)	Thumb
dungay	Thumb	Fore	Middle (Right	Ring Hand)	Linte
	Little	Ring	Middle		9
	Little	/	(Left	Fore Hand)	Thumb
Dipatement	Thumb	Fore	Middle (Right	Ring Hand)	Little

Major information of the Deed

Deed No.	1-1904-09117/2018	Date of Registration 9/27/2016 12:42:37 FW		
Query No / Year 1904-0001272789/2016		Office where itsed is registered		
Query Date	14/09/2016 3:13:35 PM	A.R.A IV KOLKATA; District Kolkata		
Applicant Name, Address & Other Details	SARBANI PROPERTIES PRIVA DC-9/28, SHASTRI BAGAN THE BENGAL PIN - 700059, Mobile I	TE LIMITED on: Bagulati, District : North 24-Parganes, WEST No. : 9838475290, Status: Buywi/Claimant		
Trunsaction	Accession and the second	Additional Transaction		
[0101] Sale, Sale Documen	¢.	[4305] Other than immovable Property. Declaration (No of Declaration: 2]		
Sat Faith value		Market Value		
Rs. 36.00,000/-		Rs. 35,00,000/-		
StamptLify FaxO SO)		Registration Fau Pald		
Rs 1,80,020/- (Article 23)		Rs. 39.687/- (Article: Art), E. M(a), M(b), II)		
Remarks				

Land Details :

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

Sch No:		Khatian	Land Proposed	ROR	Area of Lann	SetForth Value (to Rs.)	Market Value (In Rs.)	Other Details
		LR-5937		Shall	0.8265 Dec	4,00,000/-	4.00,000/-	Width of Approach Road: 12 Ft.:
LZ.	LR-421	LR-5937	Bastu	Shall	8.6118 Dec	32,00,000/-	32,00,000	Width of Approace Road: 12 Ft.
		TOTAL			7,4381Dec	36,00,000 7-	36,00,000 /-	
ī	Grand	Total :			7.4381Dec	36,00,000 (-	36,00,000 (-	

Seller Details:

Si No	Name,Address,Photo Finger print and Signature				
2100	TARA HOME SEARCH PRIVATE LIMITED SN(II): 5th Floor, THE MILLENNIUM, 235/2A, Acharys, P.O Shawen pore, P.S Shawen pore, District -South 24- Parganas, Weet Bengel, India, P.N.: 700020 PAN No. AACCT5379G, Status, Organization, Executed by: Pagrasephative				

Buyer Details :

SI.	Name Address Photo Finger print and Signature			
ř.	SARBANI PROPERTIES PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, P.O DESBANDHU NAGAR, P.S Baguiati, District-North 24-Pargames, West Bengal, India, PiN - 700056 PAN No. AAKCS8129B, Status, Organization			
4.	STYLISH VANIJYA PRIVATE LIMITED OC-0/28, SHASTRI BAGAN, P.O DESBANDHU NAGAR, P.S Baguian, Diemot Morth 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AALCS0125J, Status, Organization			

Representative Details:

SI.	Name, Address, Photo, Finger print and Signature
	Mr DIPAK KUMAR MODI Son of Mr. Gopal Kumar MODI 243-G. Block- J. New Alipore, Kolkata- 700 053, P.O New Alipore, P.S New Alipore, District; South 24-Parganas, West Bengal, India, PIN - 700053. Sex. Male, By Caste, Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of TARA HOME SEARCH PRIVATE LIMITED
	Mr Deb Dulai Sarkar Son of Mr Banibhusan Sarkar 38-B, Prasanna Naskar Lane, P.O. Tiljala, Kokata-700 039, P.O Tiljala, P.S Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700039, Sex. Male. By Casto Hindu, Occupation, Service, Citizen of India, Status, Representative, Representative of SARBANI PROPERTIES PRIVATE LIMITED. STYLISH VANIJYA PRIVATE LIMITED.

	Name & antities	
Mr SUNIE AGARWAL Son of Late KISHAN LAL BE, GIRISH GHOSH ROA Sex Male By Caste Hin Sarkar	AGARWAL D. P.O - BELUR MATH, P.S. Bally, Bally, District Hov by Occupation, Service, Otizen of India, Identifier Of	erah, West Bergal, India, PIN - 711203 Mr DIPAK KUMAR MOOL Mr Dec Dua

Transi	for of property for Lif	
SINo	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0 41325 Dec.STYLISH VANIJYA PRIVATE LIMITED 0 41325 Dec
Trans	fer of property for L7	
SI.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-3.3658 Dec.STYLISH VANLIYA PRIVATE LIMITED-3.3658 Dec

Land Details as per Land Record

District North 24-Parganas, P.S.- Rejerhat, Gram Pancheyet, RAJARHAY BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Ploc & Khatian Number	Gets a Of Land
LT.	RS Plot No: 424), LR Khatian No: 5937	Owner will rem me, Gurdan sh Po, Address 220 sh in Reserve. Classification MR. Area 0.08000000 Acre.
12	LR Plot No 421 (Corresponding RS Plot No 421) LR Khallan No 5937	Cover क्षत्रा (क्षण मार्ड, Gurdian क्षाः मित्र, Address 220 क्षण (क्षण ज्ञानामुक, Classification गानि, Area 0 13000000 Acre.

Cm 17-09-2016

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

Certified that the market value of this property which is the subject matter of the dead has been assessed at Re 36,00,000-



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

Kolkata, West Bengal

On 19-00-2016

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

Presented for registration at 19:32 hrs. on 19:09:2016, at the Private residence, by Mr. DIPAK KUMAR MODI .

Administration of Execution (Under Section 53, W.B. Registration Rules, 1962.) [Representative]

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

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



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

Kolketa, West Bengal

On 25-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,6871- (AI1) = Rs 39,5891- E = Rs 141- 1 = Rs 551- M(a) = Rs 251- M(b) = Rs 41- 1 and Registration Fees paid by by online = Rs 39,6871- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2015 3:13PM with Govt. Ref. No. 192016170023220021 on 15-09-2016. Amount Ref. 39,6871- Same State Bank of India (SB/N00000001), Ref. No. CKA4767417 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Day

Conflict that required Stamp Duty payable for this document is Rs. 1 50 0207- and Stemp Duty paid by by online = Pla 1.79 9207-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2015 3:13PM with Govt. Ref. No. 1920/15170023220021 on 16-09-2015, Amount Rs. 1,79,920/-Bank: State Bank of India (SBIN00000001), Ref. No. CKA475741T on 16-09-2015, Head of Account 0030-02-103-003-02

44_

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

Kolketa, West Bengal

On 27-00-2016

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

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

Payment of Stangr Duty

Contriod that required Stamp Duty psysbie for this document is Rs. 1,80,020/- and Stamp Duty pold by Stamp Rs. 100/Description of Stamp

1. Stamp: Type: Impressed, Serial no 9263, Amount: Rs. 100/-; Date of Purchase: 09/09/2016, Vendor name: 5 Changa

#-

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 339474 to 339501
being No 190409117 for the year 2016.



10-

Digitally signed by ASIT KUMAR. JOARDER Date: 2016:10:03 17:02:04 +05:30 Reason: Digital Signing of Deed

(Asit Kumar Joarder) 03-10-2016 17:02:03
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.