

8489/16

9/14/2016



पश्चिम बंगाल WEST BENGAL



X 179691

Notarized that the Document is admitted to
 registration at the Registrar's Office and the
 amount of Rs. 100/- is deposited with the
 Registrar.

Signature
 Notarized Registrar
 of Assam, India

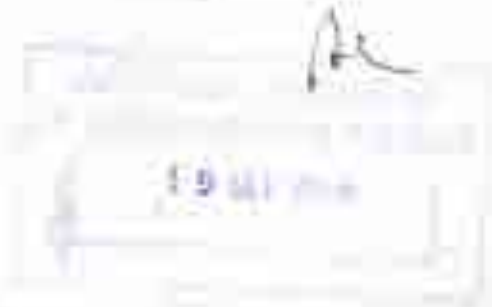
27 SEP 2016

पश्चिम बंगाल
 19/9/16
 08/12/2016
 5365
 23/9/16
 20/250-
 July 2016
 21
 19/9/16

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN [MRS.] SARWANI DEVI MODI, (PAN- ADLHM9905M), wife of
 Sri Dilip Modi, by faith Hindu, by Nationality- Indian, presently residing

7663

Sl. No. _____
Name _____
Add. _____
Amount _____ 100/-
31 AUG 2018
SOURTRA CHANDRA
Licensed Stamp Vendor
B2, K. S. Palya Rd., K-1, B





Sarojini Devi Modi





Government of West Bengal

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

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

Signature / LTI Sheet of Quarry No/Year 19040001277025/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SARWAN DEVI MCDI 243-G, Block-1, New Aspara, Kolkata 700053, P.O:- New Aspara, P.S:- New Aspara, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Sewa			 17/9/18
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late - KISHAN LAL AGARWAL 95, GIRISH GHOSH ROAD, P.O.- BEELUR MATI, P.S.- Baly, Howrah, District:-Howrah, West Bengal, India, PIN - 711202	Mrs SARWAN DEVI NODI, Mr Deb Dutt Sarkar		 17-9-18	

(Asst Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal



भारत सरकार
BY JUNE 2008 DEPARTMENT
MELODY ENCLAVE PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA



18550007
44/CM/14/08

at 243-G, Block-J, New Alipore, Kolkata 700 053, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assigns] 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. AAPCM1502R), 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 Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Bamibhusan Sarkar, residing at 36-B, Prusanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

A. **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 Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touza No. 2998, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

- B. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 30% share in R.S. Dag No. 405, by virtue of a Sale Deed dated 14th 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, appertaining to R.S. Khatian Nos. 1476, under Police Station-Rajarhat, District North 24-Pargannas, 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 Dum, recorded in Book No. 1, Volume No. 72, Pages 223 to 229, Being No. 2655, for the year 1983, absolutely and forever :
- C. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 404, by virtue of a Sale Deed dated 14th day of March, 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, appertaining to R.S. Khatian Nos. 2385, under Police Station-Rajarhat, District North 24-Pargannas, 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 **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal**, as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

- E. After the aforesaid purchase and acquisition of the aforesaid plot of land, said **SRI SUNIL KUMAR MONDAL**, **SRI SUBIR KUMAR MONDAL**, **SRI SAMIR KUMAR MONDAL** and **SRI SUDHIR KUMAR 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 Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24- Parganas, free from all encumbrances in the following manner-

R.S. /L.R. Dag No.	Name	Area
404	Sudhir Kumar Mondal	9.75 Decimals
404	Sunil Kumar Mondal	3.25 Decimals
405	Subir Kumar Mondal	3.75 Decimals
405	Samir Kumar Mondal	3.75 Decimals
405	Sudhir Kumar 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 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. 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- Rajarhat, 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 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 parcel 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 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 **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 under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station- Rajarhat, District North 24-Parganas unto and in favour of **MR. PRUTHIRAJ 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, 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- I. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 22nd Day of February, 1988 sold, transferred and conveyed **ALL THAT** 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;

J. WHEREAS, said **MRS. ARADHANA DUTTA**, **MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31st Day of march, 2007 sold, transferred and conveyed **ALL THAT** piece or parcel 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- Rajarhat, District North 24-Parganas, hereinafter referred as "the **SAID PROPERTY**" unto and in favour of **(MRS.) SARWANI DEVI MODI**, the **VENDOR** herein, duly 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;

K. **WHEREAS** thus after the aforesaid purchase, the said **(MRS.) SARWANI DEVI MODI**, the Vendor herein, mutated her name in Record Of Rights vide L.R. Khatian No. 5941, and is sole and 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 correct by the Purchasers in good faith:-

- (i) 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, debentures, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) 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 governmental 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 in 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 manner whatsoever;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held 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;

- (vi) 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;
- (viii) 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;
- (ix) 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 paucity of funds and inability to administer and maintain the Said Property, has agreed to sell 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 appurtenant 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:

1. 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 instrument (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every

part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land (free from the same) the Vendor 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 Five Seven) Decimals more or less, lying and situated under Mouza- REKHOANI, J.I. No. 11, comprised in R.S./ L.R. Dsg No. 405, recorded in R.S. Khatian Nos. 1475, corresponding to L.R. Khatian No. 5941, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is heretofore as well as hereinafter referred to as "**the Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated bounded and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted

transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, liens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

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

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

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

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor 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 suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute 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 encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE
(the Said Property)

ALL THAT piece or parcel of land measuring about 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 Nos. 1476, corresponding to L.R. Khatian No. 594), within the limit of Rajarhat Bishrupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted 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.

SIGNED, SEALED & DELIVERED

Sarwanee devi sharma

by the VENDOR at Kolkata
in the presence of:



98 G.G. Road

Kolkata - 711202



HSC MCGP

Basu House - 711202

Drafted by

Vijay

Witness

High Court, Kolkata

6/10/23/2023

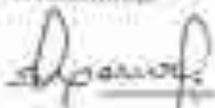
RECEIPT

RECEIVED a sum of Rs.33,30,000/- (Rupees Thirty Three Lac 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 stated 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	Sarwani Devi Modi
16,65,000/-	12.09.2016	703725	Corporation Bank, Baguihati Branch	Sarwani Devi Modi
33,30,000/-	Rupees Thirty Three Lac And Thirty Thousand only.			

Witnesses:







SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

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

2

GRN: 19-201617-002329966-1 Payment Mode: Online Payment
GRN Date: 17/09/2016 12:44:43 Bank: State Bank of India
BRN: CKA4828484 BRN Date: 17/09/2016 13:02:08

DEPOSITOR'S DETAILS

Name: MONOPOLY ENCLAVE PVT LTD Id No.: 19040001277025/1/2016
Contact No. Mobile No: +91 9830765200
E-mail
Address: DC B/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-50
Applicant Name: Mr K Agarwal
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale, Sale Document Payment No: 1

PAYMENT DETAILS

Sl No.	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001277025/1/2016	Property Registration Fee	2000-03-104-001-08	18717
2	19040001277025/1/2016	Property Registration- Stamp only	1000-02-103-000-02	16620
Total				203137

In Words: Rupees Two Lakh Three Thousand One Hundred Thirty Seven only



Major Information of the Deed

Deed No :	I-1904-09114/2016	Date of Registration :	8/27/2016 12:38:20 PM
Query No / Year :	1904-0001277028/2016	Office where deed is registered :	
Query Date :	15/09/2016 12:11:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details :	K Agarwal Baguiati, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No : 9836475200, Status : Buyer/Claimant		
Transaction :	Additional Transaction		
[0101] Sale, Sale Document	[4005] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value :	Market Value		
Rs. 33,30,000/-	Rs. 33,30,000/-		
Stamp Duty Payable(SD) :	Registration Fee Paid		
Rs. 1,66,820/- (Article:23)	Rs. 38,717/- (Article:A(1), E, M(a), M(b), I)		
Remarks :			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use BOR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-605	LR-5941	Baatu	Shall	11.57 Dec	33,30,000/-	33,30,000/-	Property is on Road
Grand Total :					11.57Dec	33,30,000 /-	33,30,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs SARWANI DEVI MODI Wife of Mr. Dilip Modi Executed by: Self, Date of Execution: 19/09/2016 Admitted by: Self, Date of Admission: 19/09/2016, Place Pvt. Residence			
243-G, Block-J, New Alipore, Kolkata 700053., P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053. Sex: female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPM999SM, Status :Individual				

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	MONOPOLY ENCLAVE PRIVATE LIMITED, DC-5/28, Shashi Bagan, Deshbandhu Nagar Kolkata, P.O.- D B NAGAR, P.S.- Baguiati, District -North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1482L, Status :Organization			

2	MELODY ENCLAVE PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata, P.O:- D B NAGAR, P.S:- Bagulab, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No: AAFCM1502R, Status: Organization
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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulai Sarkar Son of Mr Banthusan Sarkar 36-B, Prasanna Neekar Lane, P.O. Tiljala, Kolkata-700039, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039; Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status: Representative, Representative of: MONOPOLY ENCLAVE PRIVATE LIMITED, (as AUTAUTHORISED SIGNATORY), MELODY ENCLAVE PRIVATE LIMITED (as authorized signatory)

Identifier Details :

Name & address
Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O- BELUR MATH, P.S- Bally, Howrah, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mrs SARWANI DEVI MODI, Mr Deb Dulai Sarkar

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No- 405(Corresponding RS Plot No:- 405), LR Khatian No:- 5941	Owner: সর্কারী দেবী দেবী, Gurdan: সর্কারী দেবী, Address: 243/১৪/১৪ বিষ্ণুপুর, Classification: ১১১, Area: 0.09000000 Acre

Endorsement For Deed Number : I - 190409114 / 2016

On 17-09-2016

Certificate of Market Value(WB PUVL rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,30,000/-

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

On 19-09-2016

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

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

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

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

Identified by Mr SUNIL AGARWAL, , Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Baly, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

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

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,717/- (A(1) = Rs 36,619/- , E = Rs 14/-) = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 36,717/-

Description of Online Payment: using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016 1:02PM with Govt. Ref. No. 19001617002328661 on 17-09-2016, Amount Rs. 36,717/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4828484 on 17-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,66,520/- and Stamp Duty paid by by online = Rs. 1,66,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB - Online on 17/09/2016 - 1:02PM with Govt. Ref. No. 192016170023269661 on 17-09-2016, Amount Rs. 1,66,420/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4828484 on 17-09-2016, Head of Account 0030-02-103-000-02

Asit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 25 of Indian Stamp Act 1899

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,66,520/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7665, Amount: Rs. 100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339359 to 339388

being No 190409114 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 16:59:06 +05:30
Reason: Digital Signing of Deed

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

(This document is digitally signed.)

2483/16

31/5/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192414



Certified that the Document is admitted to
 registration by the Registrar and the
 fee has been paid.

[Signature]
 Assistant Registrar
 of Assurances, Kolkata

27 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN (I) TARA HOME SEARCH PRIVATE LIMITED (PAN-
 AACCTS379G), the Company, registered under the Companies Act 1956

19.9.16
 1275370/16
 Additional Registrar of Assurances, Kolkata
 25.15/16
 25.15/16
 19/9/16

9276

DATE	
TIME	
NET	
AMOUNT	7000
09 SEP 2016	
for	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi



Original Signature

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

(22)

GRN: 19-201617-002323115-1 Payment Mode: Online Payment
 GRN Date: 16/09/2016 15:46:16 Bank: State Bank of India
 BRN: CKA4772443 BRN Date: 16/09/2016 16:00:40

DEPOSITOR'S DETAILS

Id No.: 19/40001278270/1/2016
(Only 16-Digit Total)

Name: SEAMARINE SALES PVT LTD
 Contact No.: Mobile No.: +91 9830495200
 E-mail: Address: CA 16/2A, RAILPUKUR ROAD
 DESHBANDHU NAGAR, KOL-50
 Applicant Name: M/s SEAMARINE SALES PRIVATE LIMITED
 Office Name: Office Address: Status of Depositor: Buyer/Claimant
 Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	1964001278270/1/2016	Property Registration Fee	000000-196-001-16	17706
2	1964001278270/1/2016	Property Registration-Stamp Duty	0000-00-193-003-02	5020

Total 57726

In Words: Rupees Fifty Seven Thousand Seven Hundred Twenty Six Only



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001278270/2016



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR MCDI, 243-G, Block-J, New Alipore, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN- 700053	Represent ative of Seller (BARBARI X CONSTR UCTION PRIVATE LIMITED)		5409	 Dipak kumar 19/9/16
1.1	Mr DIPAK KUMAR MCDI 243-I3, Block-J New Alipore, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN- 700053	Represent ative of Seller (TARA HOME SEARCH PRIVATE LIMITED, (FAN)			 Dipak kumar 19/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.	SWAPNA BANERJEE Kumore Para Maheshtala, South 24 Parganas, Pin- 700 141, P.O.- Maheshtala, P.S.- Maheshtala, District- South 24-Parganas, West Bengal, India, PIN 700141	Represent ative of Seller (ZODIAC HEIGHTS PRIVATE LIMITED)		5414	 Swapna Banerjee 19.9.16

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr BIPUL SAMANTA 57, Jyoti Ray Road, New Alipore, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN- 700053	Representative of Seller (ULTIMATE RESIDENCE PRIVATE LIMITED)		4513 	Bipul Samanta 19/09/16
4.0	Mr TARAK NATH DEY 618, Bjoygan, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Seller (HAPPY MANSIONS PRIVATE LIMITED)		5097 	Tarak Nath Dey 19/09/16
4.1	Mr TARAK NATH DEY 618, Bjoygan, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Seller (KARMA DEALERS PRIVATE LIMITED)			Tarak Nath Dey
5	Mrs Nikita Modi Dey - 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O.- LAKE, P.S.- Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029	Representative of Seller (ASHIANA VANUVA PRIVATE LIMITED)		5415 	Nikita Modi Dey 19/09/16

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6.0	Mr DILIP KUMAR MCCI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (GLORY TIE-UP PRIVATE LIMITED)			<i>Dilip Kumar MCCI</i> 19/09/16
6.1	Mr DILIP KUMAR MCCI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (PRAYAS VINCOM PRIVATE LIMITED)			<i>Dilip Kumar MCCI</i> 19/09/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Hooveron, West Bengal, India, PIN - 711202	Mr Bikram Kumar Jha, SWAPNA BANERJEE, Mr BIPLU SAMANTA, Mr TARAK NATH DEY, Mrs Ishita Modi Dey, Mr DILIP KUMAR MCCI		<i>Bikram</i> 19.9.16	

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

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64891932
Email id: tara09@gmail.com
CIN: U70109WB2006PTC111576

The undersigned, being the Directors of **TARA HOME SEARCH PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03:00 PM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolutions, 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 land measuring about 2 (Two) Gatah equivalent to 3.3658 Decimal, more or less, lying and situated at Moona-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khata No 2710, 2711 and 2712, corresponding to L.R. Khata No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishuapur No-1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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


Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468

Karma Dealers Pvt. Ltd.

Registered office: 8th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020.
Phone no. 033-64881532
Email Id. karmadealers@outlook.com
CIN: U52100WB2007PTC116363

The undersigned, being the Directors of **KARMA DEALERS PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10:00 AM at their registered office situated at 5N(II)5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:


RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Gatah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatim No.2710, 2711 and 2712, corresponding to L.R. Khatim No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.


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

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

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

For and on behalf of the Board
For Karma Dealers Private Limited.


Tarak Nath Dey
Director
DIN: 00058111


Sarwani Devi Modi
Director
DIN: 00945513

Barbarik Construction Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A. J. C. BOSE ROAD, KOLKATA-700027

Phone No. 033-22811981

Email id barbarikcons@outlook.com

CIN: U45400WB2007PTC115728

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Canah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKIDANI, I.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khurim 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 Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24 Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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


Dipak Kumar Modi
Director
DIN: 00052468


Gayatri Devi Modi
Director
DIN: 01264895

Ultimate Niwas Pvt. Ltd.

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

Phone no. 033-22811981

Email id. ultimateniwas@outlook.com

CIN: U45400WB2007PTC116730

The undersigned, being the Directors of **ULTIMATE NIWAS PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 01:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712; corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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


Bipul Samanta
Director
DIN: 00071989


Neha Modi
Director
DIN: 01518742

Glory Tie-up Pvt. Ltd.

Registered Office: 5th Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64891532
Email id. glorytieup@outlook.com
CIN: U52100WB2007PTC116371

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 called and held on 03.09.2016 at 01.30 PM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded


RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Corah equivalent to 3.3058 Decimal, more or less, lying and situated at Meena- RAKHANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatam No.2710, 2711 and 2712, corresponding to L.R. Khatam No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.


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

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

The Memorandum of Association of this 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 Glory Tie-Up Private Limited


Dilip Kumar Modi
Director
DIN: 00030252


Tanak Nath Dey
Director
DIN: 00058111

Prayas Vincom Pvt. Ltd.

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no: 033-84691532
Email id: prayasvin@outlook.com
CIN: U51109WB2007PTC116452

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 5thFLOOR, 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 land measuring about 2 (Two) Catha equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

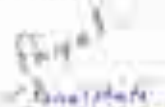
FURTHER RESOLVED, that Mr. DILIP KUMAR MODI Director of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the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

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

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

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


Dilip Kumar Modi
Director
DIN: 00030252


Peyal Modi
Director
DIN: 01518774

Zodiac Heights Pvt. Ltd.

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

Phone no: 033-22811981

Email id: zodiacheights@outlook.com

CIN: U45400WB2007PTC116387

The undersigned, being the Directors of ZODIAC HEIGHTS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 3A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated in Mouza- REKJOANI, LL. 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, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

Prabal Marik
Director
DIN: 07086068

Swapna Banerjee
Director
DIN: 001991282

Happy Mansions Pvt. Ltd.

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

Phone no. 033-22811991

Email id. happymansions@outlook.com

CIN: U45400WB2007PTC11639

The undersigned, being the Directors of HAPPY MANSIONS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:


RESOLVED that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated in Mouza- REKJIANI, I.L. No. 11, comprised in R.S. Dag No. 625, recorded in R.S. Khatian Nos 2710, 2711 and 2712, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.


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

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

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

For and on behalf of the Board
For Happy Mansions Private Limited


Tarak Nath Dey
Director
DIN: 00058111


Swarna Banerjee
Director
DIN: 01991282



Tank with key





Swarna Barerju



- Dilip comes last

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AACZ2938D), 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 Parulna Gopal Banerjee, residing at Kumore Para, Maheshala, South 24 Parganas, PIN- 700 141, (3) **ULTIMATE NIWAS PRIVATE LIMITED**, (PAN- AAACU9085A), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIPUL SAMANTA, (PAN- BWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (4) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIFD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (5) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCBI702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son

of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (6) **ASIYANA VANLIYA PRIVATE LIMITED**, (PAN- 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 **NIKITA 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**, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (8) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), 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 **TARAK NATH DEY**, (PAN- AOHFD4343K), son of Late Hari Padu Dey, residing at 6/ 18, Bijoysarh, Jadavpur, Kolkata- 700 032, (9) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAACP2835K), 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**, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns)

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

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

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

died, leaving behind her only daughter RUMA PAL, as only legal heirs towards the estates of Manoranjan Pal, including the aforesaid property;

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

AND WHEREAS by execution of a Sale Deed dated 18th day of June, 1999 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Kumari Ruma Pal, sold, transferred and conveyed **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of (SRIMATI) PAPIYA PAUL and (SRIMATI) SIPRA DAS, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 97, Pages from 149 to 156, Being No. 3014 for the year 1999, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRIMATI) PAPIYA PAUL and (SRIMATI) SIPRA DAS mutated their name in Record-Of Rights vide L.R. Khatian 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 District Sub-Registrar-II, North 24 Parganas, 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 aforesaid purchases, the Vendors herein recorded their name in Record Of Rights detailed herein :

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) BARBARIX 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	5966

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

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.16,02,000/- [Rupees Sixteen 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 do hereby as well as by the

receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant, sell, convey, transfer, assign and assure unto the Purchasers **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouzas- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and

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

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

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

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

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

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

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

- (XII) **THAT** the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) **THAT** the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;
- (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 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, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and latted and bounded as follows:

ON THE NORTH :	By 8 feet wide common passage;
ON THE SOUTH :	By land under R.S. Dag No. 425;
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 at Kolkata
in the presence of:

Dipankar
98 C.L. Road
Howrah-711002

SARA HOME SEARCH PVT. LTD.

Dipankar Modi

Director

IONIC HEIGHTS PVT. LTD.

Sudhakar Banerjee
Director

ULTIMATE NIWAS PVT. LTD.

Dipankar Samanta

Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Ray

Director

SANSAR CONSTRUCTION PVT. LTD.

Dipankar Modi

Director

ASIYANA VANIJY: VT. LTD.

Dipankar Modi

Director

FOR GLORY TIE-UP PVT. LTD.

Dipankar Modi

Tarak Nath Ray

Director

PRAVAS VINCOM PVT. LTD.

Dipankar Modi

Director



Witnessed by
Vinay Gang
Advocate
High Court, Calcutta
11/02/2002

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.16,02,000/- [Rupees Sixteen Lac And Two Thousand] only from the herinaabove named Purchasers according to terms of consideration stated herein 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 Pvt. Ltd.
1,78,000/-	12.09.2016	892762	-do-	Zodiac Heights Pvt. Ltd.
1,78,000/-	12.09.2016	892763	-do-	Ultimate Niwas Pvt. Ltd.
1,78,000/-	12.09.2016	892764	-do-	Barbarik Construction Pvt. Ltd.
89,000/-	12.09.2016	892765	-do-	Happy Mansions Pvt. Ltd.
89,000/-	12.09.2016	334959	Indian Overseas Bank, Baguati Br.	Happy Mansions Pvt. Ltd.
1,78,000/-	12.09.2016	334960	-do-	Asiyana Vanijya Pvt. Ltd.
1,78,000/-	12.09.2016	334961	-do-	Glory Tie-up Pvt. Ltd.
1,78,000/-	12.09.2016	334962	-do-	Karma Dealers Pvt. Ltd.
1,78,000/-	12.09.2016	334963	-do-	Prayas Vincom Pvt. Ltd.
16,02,000/-	Rupees Sixteen Lac And Two Thousand only.			

Witnesses:

[Signature]

TARA HOME SEARCH PVT. LTD.

Dipak Mohi
Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerjee
Director

ULTIMATE NIWAS PVT. LTD.

Priyankumar
Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Singh
Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipak Mohi
Director

ASIYANA VANIYA PVT. LTD.

Nishu Modi
Director

FOR GLORY TIE-UP PVT. LTD. KARMA DEALERS PVT. LTD.

Dipak Mohi
Director

Tarak Nath Singh
Director

PRAYAS VINCOM PVT. LTD.

Dipak Mohi
Director



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REPUBLIC OF KENYA **STATE HOUSE**
 INCOME TAX DEPARTMENT **KCAPE OFFICER**
 SALARY PAYEE PRIVATE LIMITED 

 W000000
 SACCHINDEE









2025-01-15

10/1/2025







1/10/74























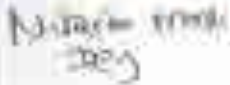





FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	Swapna Banerjee					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	Dipak Modi					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	Bipul Smit					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Tanuj Kishore Das</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Dilip Kumar Das</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No.	I-1904-09115/2016	Date of Registration	9/27/2016 12:39:58 PM
Query No / Year	1904-0001278270/2016	Office where deed is registered	
Query Date	15/09/2016 1:57:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, Deshbandhu Naga, Thana Baguati, District: North 24-Parganas, WEST BENGAL, Mobile No. : 9838475200, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,02,000/-	Rs. 16,02,000/-		
Stamp duty Paid (00)	Registration Fee Paid		
Rs. 80,120/- (Article 23)	Rs. 17,709/- (Article-A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5937	Saltu	Shal	3.3058 Dec	16,02,000/-	16,02,000/-	Width of Approach Road: 8 Ft.
Grand Total :					3.3058Dec	16,02,000/-	16,02,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED, (PAN-5N (I), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT53T9G, Status: Organization, Executed by: Representative
2	ZODIAC HEIGHTS PRIVATE LIMITED 5N (I), 8th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAAC22838D, Status: Organization, Executed by: Representative
3	ULTIMATE NIWAS PRIVATE LIMITED Room No. 5, 8th Floor, THE MILLENNIUM, 235/2A, Ach, P.O.- Bhawanipore, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status: Organization, Executed by: Representative
4	HAPPY MANSIONS PRIVATE LIMITED Room No. 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. AABCH5800P, Status: Organization, Executed by: Representative
5	BARBARIK CONSTRUCTION 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. AADC81702E, Status: Organization, Executed by: Representative

6	ASIYANA VANIJYA 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. AAGCA3541B, Status: Organization, Executed by: Representative
7	GLORY TIE-UP 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. AACCG8628D, Status: Organization, Executed by: Representative
8	KARMA DEALERS 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. AADOK0996L, Status: Organization, Executed by: Representative
9	PRAYAS VINCOM 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. AAACP2835K, Status: Organization, Executed by: Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Raipukur Road, 4th Floor, Room No. 403, P.O.- Deshbandhu Nagar, P.S.- Bagurati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPC57896L, Status: Organization
2	PLANET MARCOM PRIVATE LIMITED, CA 16/2A, Raipukur Road, 4th Floor, Room No. 403, P.O.- Deshbandhu Nagar, P.S.- Bagurati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCP8932J, Status: Organization

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Bikram Kumar Jha Son of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 37B/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O.- Kamarhati, P.S.- Belghoria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: SEAMARINE SALES PRIVATE LIMITED, PLANET MARCOM PRIVATE LIMITED.
2	Mr DIPAK KUMAR MODI Son of Mr. Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: TARA HOME SEARCH PRIVATE LIMITED, (PAN- BARBARIK CONSTRUCTION PRIVATE LIMITED
3	SWAPNA BANERJEE Daughter of Mr Panchu Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O.- Maheshtala, P.S.- Maheshtala, District-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ZODIAC HEIGHTS PRIVATE LIMITED
4	Mr BIPUL SAMANTA Son of Mr. Nagendra Nath SAMANTA 87, Jyotishi Ray Road, New Alipore, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ULTIMATE NIWAS PRIVATE LIMITED
5	Mr TARAK NATH DEY Son of Late Hari Pado DEY 8/18, Bijoygan, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: HAPPY MANSIONS PRIVATE LIMITED, KARMA DEALERS PRIVATE LIMITED.

6	Mrs Nikita Modi Dey Wife of Mr. Rahul 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 Caste: Hindu, Occupation: Others, Citizen of: India. Status : Representative, Representative of ASIYANA VANUJA PRIVATE LIMITED
7	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 GLORY TIE-UP PRIVATE LIMITED, PRAYAS VINCOM PRIVATE LIMITED

Identifier Details :

Name & address	
Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India. PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, M: BIPUL SAMANTA, M: TARAK NATH DEY, Mrs Nikita Modi Dey, Mr DILIP KUMAR MODI	

Transfer of property for LI

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED, (PAN-	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
6	ASIYANA VANUJA PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
7	GLORY TIE-UP PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
8	KARMA DEALERS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED.-0.183656 Dec
9	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. - Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rakpyani

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No.- 425(Corresponding RS Plot No.- 425), LR Khatian No.- 5937	Owner: ২৪৪ (২৪৪) শ্রী, Gardian: ৩৪ শ্রী, Address: ২২০ শ্রী (৪) বৈষ্ণবপুর, Classification: ৪৪৪, Area ০.০৪০০০০০০ Acre

Endorsement For Deed Number : I - 190409115 / 2016

On 17-09-2016

Certificate of Market Value(WB PUVI rules of 2005)

Certified 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

On 19-09-2016

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

Presented for registration at 19:46 hrs. on 19-09-2016, at the Private residence, by Mr DIPAK KUMAR MODI.

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

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

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

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

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

Execution is admitted on 19-09-2016 by Mr BIPUL SAMANTA.

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

Execution is admitted on 19-09-2016 by Mr TARAK NATH DEY.

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

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

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

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

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

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

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,709/- (A(1) = Rs 17,611/- E = Rs 14/- J = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by by online = 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/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4772443 on 16-09-2016, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,120/- and Stamp Duty paid by by online = Rs 80,020/-

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. 80,020/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4772443 on 16-09-2016, Head of Account 0000-02-103-003-02

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

On 27-09-2016

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1942)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1959.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/120/- and Stamp Duty paid by Stamp Rs-100/-

Description of Stamp

1. Stamp Type: Impressed. Serial no 9296. Amount: Rs. 100/-. Date of Purchase: 09/09/2018. Vendor name: S Chanda



Anil 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 339389 to 339443
being No 190409115 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 17:00:15 +05:30
Reason: Digital Signing of Deed

AS

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

(This document is digitally signed.)

8429/16

9/16/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



X 179690

Handwritten notes in the left margin:
 2016/2017
 19/9/16
 12.86/30
 12.86/30
 Additional Registrar of
 Assurances, Kolkata

Justified that the Deponent is advised to
 sign the document
 Additional Registrar
 of Assurances, Kolkata

Handwritten signature of the Additional Registrar of Assurances, Kolkata.

27 SEP 2016

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

Handwritten notes in the bottom left margin:
 CM 2007/16
 25/12/16
 19/9/16

7662-

Sl. No.	_____
Date	_____
Particulars	100/-
31 AUG 2016	
SOUNTRA CHAKR	
Licensed Stamp Vendor	
82, K. S. Roy Rd., Kol-1	



RECEIVED
19/08/2016

GAYATRI DEVI MODI

FRONT



BACK



Gayatri Devi Modi







Handwritten signature and date on a document.






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 Quarry No/Year 19040091285130/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs GAYATHI DEVI MODI, 243-G, Block-J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 Sale	 Gayatri Devi Modi 19/09/18
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	Mr Deb Dulal Sarkar - 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, P.O:- DESHBANDHU NAGAR, P.S:- Bagurati, District:-North 24-Parganas, West Bengal, India, PIN - 700039	Representative of Buyer [MELODY ENCLAVE PRIVATE LIMITED]			
2.1	Mr Deb Dulal Sarkar - 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, P.O:- DESHBANDHU NAGAR, P.S:- Bagurati, District:-North 24-Parganas, West Bengal, India, PIN - 700039	Representative of Buyer [MONOPOLY ENCLAVE PRIVATE LIMITED]			

Sl. No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr SUNIL AGARWAL Son of Late KISHANLAL AGARWAL 88, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally District-Hooverah, West Bengal, India PIN- 711202	Mrs DAYATRI DEVI MOOI, Mr Deb Dulal Sarker	 19.09.16

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

Residing at 243-G, Block-I, New Alipore, Kolkata- 700 053, hereinafter referred to and called as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND (1) MONOPOLY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1462L), 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. 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 Authorized Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

- A. **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.- 2353 and R.S. Dag No. 405 (Area- 15 Decimals), appertaining to R.S. Khatian Nos. 1476, lying and situated at Mouza- REKJGANI, J.L. No. 13, R.S. No. 198, Tuzi No. 2998, under Police Station- Rajarhal, District- North 24-Parganas, free from all encumbrances;

B. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 405, by virtue of a Sale Deed dated 14th 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, appertaining to R.S. Khatian Nos. 1476, under Police Station-Rajarhat, District North 24-Parganas, 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 Dum, recorded in Book No. 1, Volume No. 72, Pages 223 to 229, Being No. 2655, for the year 1983, absolutely and forever.

C. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 404, by virtue of a Sale Deed dated 14th day of March, 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, appertaining to R.S. Khatian Nos. 2383, under Police Station-Rajarhat, District North 24-Parganas, 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 **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal**, as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

- E. After the aforesaid purchase and acquisition of the aforesaid plot of land, said **SRI SUNIL KUMAR MONDAL**, **SRI SUBIR KUMAR MONDAL**, **SRI SAMIR KUMAR MONDAL** and **SRI SUDHIR KUMAR 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 Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24- Parganas, free from all encumbrances in the following manner:

R.S. /L.R. Dag No.	Name	Area
404	Sudhir Kumar Mondal	9.75 Decimals
404	Sunil Kumar Mondal	3.25 Decimals
405	Subir Kumar Mondal	3.75 Decimals
405	Samir Kumar Mondal	3.75 Decimals
405	Sudhir Kumar 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 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. 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- Rajarhat, 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 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 parcel 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. 3383, 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 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 **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 under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian 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. 124, Pages 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- I. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 22nd Day of February, 1988 sold, transferred and conveyed **ALL THAT** 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;

- J. **WHEREAS**, said **MRS. ARADHANA DUTTA, MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31st Day of March, 2007 sold, transferred and conveyed **ALL THAT** piece or parcel 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. 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 to as "the **SAID PROPERTY**", unto and 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 Book-1, CD Volume No. 4, Pages from 8511 to 8537, Being No. 03199 for the year 2007, absolutely and forever;

- K. **WHEREAS** thus after the aforesaid purchase, the said **(MRS.) GAYATRI DEVI MODI**, the Vendor herein, mutated her name in Record Of Rights vide L.R. Khatian No. 5944, and is sole and 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 correct by the Purchasers in good faith:

- (i) 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, debentures, wakf, devseva, trusts, bonams transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) 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 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 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, 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;

- (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 paucity 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 **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs. 53,00,000/- (Rupees Fifty Three Lac) only.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.53,00,000/- (Rupees Fifty Three Lac) only, duly paid by the Purchasers to the Vendor, at or before the execution of this instrument (the receipt) whereof the Vendor does hereby as well as by the receipt and memo hereunder written admits and acknowledges and of and from the payment of the same or every part thereof forever quit 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 Five Seven) Decimal, more or less, lying and situated under Mauza- REKJOANI, J.L. No. 13, comprised in R.9 /L.R. Dag No.404 (Area: 8.14 Decimal) and 405 (Area: 3.43 Decimal), recorded in R.S. Khatian Nos. 1476 and 2383, corresponding to L.R. Khatian No. 5944, under Police Station- Rajarhat, District North 24-Parganas

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

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

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

harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

- (IV) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (V) 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
- (VI) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VII) 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 suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute 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 declares that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the Record 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 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. 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 Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and 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 (Part);
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 subscribed her hands on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

By the **VENDOR** at Kulsata
in the presence of:


98 G.C. Road
Howrah-711202


At
13/C, Mal B.P.D
Howrah - 711202

Drafted by :-
Vijay Jang
Advocate
High Court, Calcutta
F/1023/2002

Contract 404/2002

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/Branch	Issued In Favour Of
26,23,500/-	12.09.2016	703742	Corporation Bank, Baguihati Branch	Gayatri Devi Modi
26,23,500/-	12.09.2016	703716	Corporation Bank, Baguihati Branch	Gayatri Devi Modi
53,000/-	Tax Deducted at Source			
53,00,000/-	Rupees Fifty Three Lac only			

Witnesses:




[Signature]

[Signature]

Gayatri Devi Modi

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
	<i>Subodh Kulkarni</i>	Thumb	Fore	Middle (Right)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
	<i>Geetha Deshpande</i>	Thumb	Fore	Middle (Right)	Ring Hand)	Little

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

①

GRN: 19-201617-002329919-1 Payment Mode: Online Payment
GRN Date: 17/09/2016 12:38:36 Bank: State Bank of India
BRN: CKA4828091 BRN Date: 17/09/2016 12:57:08

DEPOSITOR'S DETAILS

Id No. 190400012861301/2016
(Party Registration Fee)

Name: MONOPOLY ENCLAVE PVT LTD
Contact No.: Mobile No. +91 9836415200
E-mail:
Address: DC 9/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-59
Applicant Name: Mrs. GAYATRI DEVI MOOI
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sr No	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	190400012861301/2016	Property Registration Fee	190400012861301/16	8500 ✓
2	190400012861301/2016	Property Registration Stamp Duty	190400012861301/16	31700 ✓

Total

376331

In Words: Rupees: Three Lakh Seventy Six Thousand Three Hundred Thirty One only



Major Information of the Deed

Deed No.	I-1904-09116/2016	Date of Registration	9/27/2016 12:41:29 PM
Query No / Year	1904-0001286130/2016	Office where deed is registered	
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, Block-J, New Allpore, Kolkata- 700 053, Thana : New Allpore, District : South 24-Parganas, WEST BENGAL. PIN - 700053. Mobile No. : 9836475200. Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 53,00,000/-	Rs. 53,00,224/-		
Stamp duty Paid(50)	Registration Fee Paid		
Rs. 3,18,033/- (Article:23)	Rs. 58,398/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-5844	Bastu	Shal	8.14 Dec	43,14,000/-	43,14,224/-	Property is on Road
L2	LR-406	LR-5844	Bastu	Shal	3.63 Dec	9,86,000/-	9,86,000/-	Property is on Road
		TOTAL			11.57Dec	53,00,000 J-	53,00,224 J-	
	Grand Total				11.57Dec	53,00,000 J-	53,00,224 J-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprints	Signature
1	Mrs GAYATRI DEVI MODI Daughter of Mr. Gopal MODI Executed by: Self, Date of Execution: 19/09/2016 Admitted by: Self, Date of Admission: 19/09/2016, Place: Pvt. Residence			
243-G, Block-J, New Allpore, Kolkata- 700 053, P.O:- 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	MONOPOLY ENCLAVE PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, P.O.- DESHBANDHU NAGAR, P.S.- Bagusati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1462L, Status: Organization
2	MELODY ENCLAVE PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, P.O.- DESHBANDHU NAGAR, P.S.- Bagusati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1502R, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr. Banbhujan Sarkar 38-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 038, P.O.- DESHBANDHU NAGAR, P.S.- Bagusati, District-North 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

Identifier Details :

Name & address	
Mr SUNIL AGARWAL Son of Late KISHANLAL AGARWAL 89, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mrs GAYATRI DEVI MODI, Mr Deb Dulal Sarkar	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs GAYATRI DEVI MODI	MONOPOLY ENCLAVE PRIVATE LIMITED-4.07 Dec, MELODY ENCLAVE PRIVATE LIMITED-4.07 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mrs GAYATRI DEVI MODI	MONOPOLY ENCLAVE PRIVATE LIMITED-1.715 Dec, MELODY ENCLAVE PRIVATE LIMITED-1.715 Dec

Land Details as per Land Record

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

Sch No	Plot & Khata Number	Details Of Land
L1	LR Plot No.- 404(Corresponding RS Plot No.- 404), LR Khata No.- 5944	Owner: গায়ত্রী দেবী মৌদী, Gursham/গোবিন্দ কুমার, Address: 243 বক্স, ৩৪ সিইডএলপুর, Classification: গাঙ্গী, Area: 0.02000000 Acre

L2	LR Plot No:- 405(Corresponding RS Plot No:- 405), LR Khatian No:- 5944	
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Endorsement For Deed Number : I - 190409116 / 2016

On 19-09-2016

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

Presented for registration at 10/26 hrs on 19-09-2016, at the Private residence by Mrs. GAYATRI DEVI MODI, Executant

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,00,224/-

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

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

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

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

Execution is admitted on 19-09-2016 by Mr Deb Dural Sarkar.

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



Aalit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 20-09-2016

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 58,398/-

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: 192016170023299191 on 17-09-2016, Amount Rs: 58,398/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4828091 on 17-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 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. 192016170023299191 on 17-09-2016, Amount Rs: 3,17,933/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4828091 on 17-09-2016. Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,18,033/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 7662, Amount: Rs. 100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 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

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

(This document is digitally signed.)

8490/16

9/17/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



X 192401

Declared that the document is applying to
 Registration, Registration Stamp and the
 applicable laws of the State
 and the Government of India.

[Signature]
 Additional Registrar
 of Companies - Kolkata

27 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN (1) **TARA HOME SEARCH PRIVATE LIMITED**, (PAN-
 AACCT5379G), the Company, registered under the Companies Act 1956 and

[Signature]
 Additional Registrar of
 Companies - Kolkata

Handwritten notes on the left margin:
 21/09/16
 25/9/16
 C.M.
 0-1254789/16
 Mr. AGS
 C.M. 20/9/16
 J. 857
 J. 102
 25/9/16

92.83

SL. NO.	
NAME	
NO.	
AMOUNT	1000
09 SEP 2016	
SOUMITRA CHANDA Licensed Stamp Vendor B2, N. S. Roy Rd., Kol-1	



[Handwritten signature]

ADDITIONAL REGISTRAR OF ASSURANCE-VI, KOLKATA
19 SEP 2016

DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001272763/2016

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr. DIPAK KUMAR MODI 243-G, Block-J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053.	Representative of Seller- (TARA HOME SEARCH PRIVATE LIMITED)			 19/9/16
Sl. No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr. SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL- 98, GIRISH GHOSH ROAD, P.O:- BELLUR MATH, P.S:- Bally, Bally, District-Howrah, West Bengal, India PIN - 711202	Mr. DIPAK KUMAR MODI, Mr. Deb Dutt Sarkar		 19.9.16	

(Asst Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no. 033-84581532
Email id. thsp06@gmail.com
CIN: U70109WB2006PTC111576

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 4 (Four) Canal 8 (Eight) Chittack, equivalent to 7.438 Decimal, more or less, lying and situated at Mouza- BEKJOANI [L. No. 13, comprised in B.S. Dag No. 424 (Area- 0.8265 Decimal) and 421 (Area- 6.6116 Decimal), recorded under B.S. Khata No. 531 and 2409, corresponding to L.R. Khata No. 5937, within the limit of Rajarhat Bishmupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

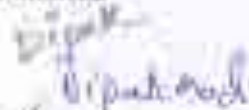
FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed as signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the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

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

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

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


Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468





having its registered Office at 5N(1), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM715SM), son of Gopal Kumar Modi, residing at 243-D, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SARBANI PROPERTIES PRIVATE LIMITED**, the Company, (PAN NO. AAKCS8129B), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **STYLISH VANLIYA PRIVATE LIMITED**, the Company, (Pan No. AALCS0125J), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417C), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

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

A (ii) While thus the said Kalpada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the abovesaid property, he died intestate leaving behind him, his only son namely [Sri] Sristidhar Ghosh, and 5 [five] daughters namely [1] [Srimati] Anna Ghosh, [2] [Srimati] Laksmi Rani Ghosh, [3] [Srimati] Saraswati Ghosh, [4] [Srimati] Jamuna Ghosh, and [5] [Srimati] Harani Ghosh, as the only legal heirs and successors towards the estates left by him, by virtue of law of inheritance as per Hindu Succession Act, 1956;

A (iii) while thus the said [1] [Sri] Sristidhar Ghosh, and 5 [five] daughters namely [2] [Srimati] Anna Ghosh, [3] [Srimati] Laksmi Rani Ghosh, [4] [Srimati] Saraswati Ghosh, [5] [Srimati] Jamuna Ghosh, and [6] [Srimati] Harani Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the abovesaid landed property, by virtue of a Sale Deed (Saf Bikray Kohala) 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 abovesaid 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 BEKJOANI, J.L. No. 13, under Police Station-Rajarhar, District North 24-Parganas, unto and in favour of said Sri Sristidhar Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, and recorded into Book- I, Volume No. 155, Pages from 176 to 183, Being No. 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 Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas;
- B (i) One **PRIYOBALA DUTTA BANIK**, was recorded owners of **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas;
- B (ii) By virtue of a Sale Deed dated 14th day of November, 1961, said **PRIYOBALA DUTTA BANIK**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **NARENDRA NATH MONDAL**, which was duly registered in the Sub-registry Office, Cossapur, 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 mentioned 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 parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **DIPALI PAUL**, which was duly registered in the Sub-registry Office, Cossapur, Dum Dum and recorded in

Book- 1, Volume No. 162, Pages from 150 to 152, Being No. 9769 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said Dipali Paul recorded her name in Record Of Rights, Vide K.B. Khatian No. 1680;

- C (ii) After the aforesaid purchases, by virtue of a Sale Deed dated 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) Cottah 8 (Eight) Chitrack, 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, hereinafter referred as "the **SAID PROPERTY**", more fully described in the **SCHEDULE**, hereunder written, unto and in favour of **(SRI) SIBRAM CHAKRABORTY**, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, and recorded into Book- 1, 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;
- C (iii) By virtue of a Sale Deed dated 19th day of January, 2007, said **(SRI) SIBRAM CHAKRABORTY** 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, Bidhanagar, Salt Lake City, recorded in Book- 1, Volume No. 23, Pages from 43 to 54, Being No. 00351 for the year 2007, against the valuable consideration

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

- C (iii) The Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.36,00,000/- [Rupees Thirty Six Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance of agreements and in consolidated consideration of sum of Rs.36,00,000/- [Rupees Thirty Six Lac] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **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 Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.8268 Decimal) and 421 (Area- 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-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part

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

1. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS**

- (1) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible

estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

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

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

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

suit relating to the property any attachment either before or after decree by any court 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, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack, 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: 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 Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : 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 hands on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

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

[Handwritten signature]

98 G. G. Road
 Howrah-711002

[Handwritten signature]
 1212, M. C. Road
 Bhubaneswar-751002

BARA HOME SEARCH PVT. LTD.

[Handwritten signature]

ATTEST

SIGNATURE OF VENDOR

Downloaded by:-
 You gang
 Address:
 High Court, Cuttack
 5/1023/2018

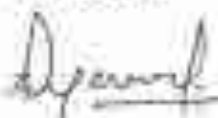
RECEIPT

RECEIVED a sum of Rs.36,00,000/- [Rupees Thirty Six Lac] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

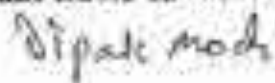
Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
18,00,000/-	12.09.2016	703620	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
18,00,000/-	12.09.2016	703645	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
36,00,000/-	Rupees Thirty Six Lac only -			

Witnesses:





TARA HOME SEARCH PVT. LTD.




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: 16/09/2016 15:13:20

DEPOSITOR'S DETAILS

Id No.: 19040001272789/1/2016
(Year-Mo./Quar/Year)
Name: SARBANI PROPERTIES PVT LTD
Contact No.: Mobile No.: +91 9836485200
E-mail:
Address: DC 9/28, SHSATRI BAGAN,
DESHBANDHU NAGAR, KOL-59
Applicant Name: Ms SARBANI PROPERTIES PRIVATE LIMITED
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: Sale: Sale Document:

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19040001272789/1/2016	Property Registration- Registration Fee	0000-00-104-001-16	3987
2	19040001272789/1/2016	Property Registration- Stamp duty	0000-00-103-003-02	17920

Total

21907

In Words: Rupees Two Lakh Ninety Thousand Six Hundred Seven only

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No	I-1904-08117/2016	Date of Registration	9/27/2016 12:42:37 PM
Query No / Year	1904-0001272789/2016	Office where deed 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 PRIVATE LIMITED DC-8/28, SHASTRI BAGAN Thana : Bagulail, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9836475200, Status: Buyer/Clientant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
SerForth value	Market Value		
Rs. 36,00,000/-	Rs. 36,00,000/-		
Stamp duty (6% of SD)	Registration Fee Paid		
Rs. 1,80,020/- (Article 23)	Rs. 38,687/- (Article A(1), E, Wa), Mb), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SerForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-424	LR-5937	Bastu	Shal	0.8265 Dec	4,00,000/-	4,00,000/-	Width of Approach Road: 12 Ft.
L2	LR-421	LR-5937	Bastu	Shal	6.6118 Dec	32,00,000/-	32,00,000/-	Width of Approach Road: 12 Ft.
		TOTAL			7.4383Dec	36,00,000/-	36,00,000/-	
	Grand Total :				7.4383Dec	36,00,000/-	36,00,000/-	

Seller Details :

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

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SARBANI PROPERTIES PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, P.O.- DEBANDHU NAGAR, P.S.- Bagulail, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAKCSB125B, Status: Organization
2	STYLISH VANUJA PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, P.O.- DEBANDHU NAGAR, P.S.- Bagulail, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AALCS0125J, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr 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
2	Mr Deb Dulal Sarkar Son of Mr Bambhusen Sarkar 38-B, Prasanna Naskar Lane, P.O. Tijala, Kolkata-700 039, P.O.- Tijala, P.S.- Tijala, District-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste Hindu, Occupation: Service, Citizen of India, Status - Representative, Representative of : SARBANI PROPERTIES PRIVATE LIMITED, STYLISH VANJYA PRIVATE LIMITED

Identifier Details :

Name & address
Mr SUNIL AGARWAL Son of Late KSHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr DIPAK KUMAR MODI, Mr Deb Dulal Sarkar

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.41325 Dec.STYLISH VANJYA PRIVATE LIMITED-0.41325 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-3.3058 Dec.STYLISH VANJYA PRIVATE LIMITED-3.3058 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 424(Corresponding RS Plot No:- 424), LR Khatian No:- 5937	Owner:श्री श्री मधु, Guardian:श्री श्री, Address:220.34 नं. बिसनपुर, Classification:श्री, Area:0.09000000 Acre.
L2	LR Plot No:- 421(Corresponding RS Plot No:- 421), LR Khatian No:- 5937	Owner:श्री श्री मधु, Guardian:श्री श्री, Address:220.34 नं. बिसनपुर, Classification:श्री, Area:0.13000000 Acre.

On 17-09-2016

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,00,000/-



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

On 19-09-2016

Presentation(Under Section 52 & Rule 22A(3)-46(7), W.B. Registration Rules, 1982)

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

Admission of Execution (Under Section 53, W.B. Registration Rules, 1982) [Representative]

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

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



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

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,687/- (A(1) = Rs 38,589/-, E = Rs 14/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by By online = Rs 39,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2016 3:13PM with Govt. Ref. No: 192016170023220021 on 18-09-2016, Amount Rs: 39,687/-, Sam.
State Bank of India (SBIN0000001), Ref. No. CKA4767417 on 18-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by online = Rs. 1,79,820/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:13PM with Govt. Ref. No: 192016170023220021 on 16-09-2016. Amount Rs. 1,79,820/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKA476741T on 16-09-2016. Head of Account 0530-02-103-003-02

Asit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 0263, Amount: Rs 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chandra

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2016, Page from 339474 to 339501
being No 190409117 for the year 2016.



AK

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.

(This document is digitally signed.)