

845/16

9132/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192399



Certified that the Document is admitted to Registrar. The Signatures Sheet and the Indenture are attached to this document and are the part thereof.

[Signature]
 Additional Registrar
 of Assurances, Kolkata

27 SEP 2016

19 SEP 2016



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

Handwritten notes on the left margin:
 19.9.16
 2-1272508/16
 M.V. 39,90,000/-
 19.9.16
 37,250/-
 250

9281

SL. NO.	
NAME	
ACQ.	
AMOUNT	1800
09 SEP 2016	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
B/2, K. S. Roy Rd., Kol-1	



[Signature]

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
09 SEP 2016







Government of West Bengal

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

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

Signature / LT Sheet of Query No/Year 19040001272606/2016

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 Airport, Kolkata-700053, P.O.- New Airport, P.S.- New Airport, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			 19/12/16
Sl. No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOS ROAD, P.O. BELLUR MATH, P.S. Bally, Bally District-Howrah, West Bengal, India PIN - 711202	Mr DIPAK KUMAR MODI, Mr Deb Dutt Sarkar		 19/12/16	

(Asit Kumar Jaiswal)
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. 033-64991532

Email id thspkco@gmail.com

CIN: U70109WB2006PTCL11576

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 5thFLOOR, THE MILLENNIUM, 235/2A, Acharya Jagadish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 5 (Five) Centah, equivalent to 8.2645 Decimal, more or less, lying and situated at Mooma-REKJOANI, I.L. No. 13, comprised in R.S. Dag No. 425 (Area of land- 3.30578 Decimal) and 421 (Area of land- 4.9586 Decimal), recorded under L.R. Khatian No.5937, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Pargana, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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


Kishan Kumar Modi
Director
DIN: 00052423

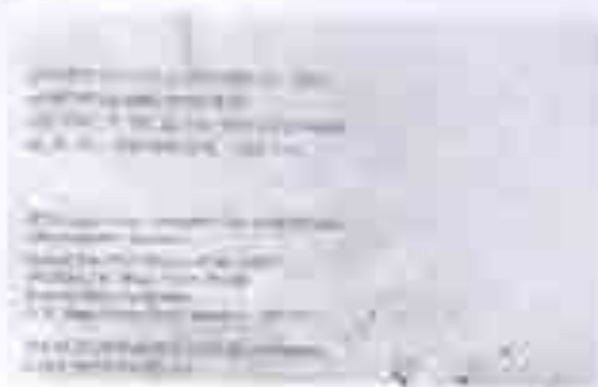

Dipak Kumar Modi
Director
DIN: 00052468

DIPAK KUMAR MODI

FRONT



BACK



Dipate modi



(8)

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

GRN: 19-201817-002321886-1 Payment Mode: Online Payment
 GRN Date: 15/08/2018 14:51:19 Bank: State Bank of India
 BRN: CKA4767141 BRN Date: 16/08/2018 15:08:42

DEPOSITOR'S DETAILS

Sl. No. : 19040001272908/1/2018
(Sl. No./Query Year)

Name: BARBANI PROPERTIES PVT LTD
 Contact No. Mobile No.: +91 9836475200
 E-mail:
 Address: DC 9/28, SHASTRI BAGAN, DESHBANDHU NAGAR, KOL-59
 Applicant Name: M/s BARBANI 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	19040001272908/1/2018	Property Registration	00000000000000000000	43817
2	19040001272908/1/2018	Property Registration - Stamp Duty	00000000000000000000	19420

Total

63237

In Words: Rupees Two Lakh Forty Three Thousand Three Hundred Forty Seven only

having its registered Office at 5NIII), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory HIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter referred to and called as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective successors-in-office, 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 Dilal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banabhusan 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 its respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

A (i) One NETAI CHANDRA PAL, AKHAYA KUMAR PAL and PRAHALAD CHANDRA PAL were the recorded joint owners of **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S. Dag No. 425, appertaining to R. S. Khatrian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas, along with other properties;

- A (ii) By virtue of a Family Settlement Deed dated 03.09.1981, registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. 1, Volume No. 262, Pages 227 to 250, Being No. 10073 for the year 1981, said Netaji Chandra Pal, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, including his 1/3rd share in the aforesaid R.S. Dag No. 425, appertaining to R.S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza- REKJOANI, Police Station- Rajarhat, District North 24-Parganas.
- A (iii) Thus after the demise of said Netaji Chandra Pal, while the said (1) AKHAYA KUMAR PAL, (2) PRAHALAD CHANDRA PAL, (3) Manoranjan Pal, (4) Rabindra Nath Pal, and (5) Sachindra Nath Pal were enjoying the aforesaid properties, for better enjoyment of all the properties they were enjoying, they amicably settled, the aforesaid property with other properties, which they were sharing among themselves. Thus, by virtue of this family settlement, (1) Manoranjan Pal, (2) Rabindra Nath Pal, and (3) Sachindra Nath Pal, became 100% owner of **ALL THAT** piece or parcel of land measuring about 44 [Forty Four] Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas;
- A (iv) 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;

- A (v) 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;
- A (vi) By execution of a Sale Deed (Saf Bikray Kohala) dated 18th day of June, 1999 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal and (3) Kumari Ruma Pal, from their portion of land, sold, transferred and conveyed ALL THAT piece or parcel of a plot of land measuring about 4 (Four) Cottah, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajshat, District North 24-Parganas, unto and in favour of (Mr.) Tarak Nath Mahato and (Mr.) Prakash Mahato 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. 49, Pages from 341 to 348, Being No. 1970 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever;
- A (vii) The said (Mr.) Tarak Nath Mahato and (Mr.) Prakash Mahato, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, they mutated their name in Record Of Rights vide L.R. Khatian No. 4910 and 4911 and thereafter, by virtue of a partition deed dated 29th day of April, 2004, partitioned among themselves in equal proportion ALL THAT piece or parcel of land measuring about 4 (Four) Cottah, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised under R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to

A (v) 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;

A (vi) By execution of a Sale Deed (Saf Bikray Kobala) dated 18th day of June, 1999 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal and (3) Kumari Ruma Pal, from their portion of land, sold, transferred and conveyed ALL THAT piece or parcel of a plot of land measuring about 4 (Four) Cottah, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of [Mr.] Tarak Nath Mahato and [Mr.] Prakash Mahato 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. 49, Pages from 341 to 348, Being No. 1970 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever;

A (vii) The said [Mr.] Tarak Nath Mahato and [Mr.] Prakash Mahato, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, they mutated their name in Record Of Rights vide L.R. Khatian No. 4910 and 4911 and thereafter, by virtue of a partition deed dated 29th day of April, 2004, partitioned among themselves in equal proportion ALL THAT piece or parcel of land measuring about 4 (Four) Cottah, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 425, Touzi No. 2998, comprised under R.S. / L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to

L.R. Khatian No. 4911, under Police Station- Rajarhat, District North 24-Parganas, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book- 1, Volume No. 174, Pages 223 to 234, Being No. 2987 for the year 2004, absolutely and forever.

- A (viii) Thus, by virtue of aforesaid partition deed, the said, **(Mr.) Prakash Mahto** became the sole and absolute owner of **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah, equivalent to 3.30578 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4911, under Police Station- Rajarhat, District North 24-Parganas, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto.
- B (ii) 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 (iii) By virtue of a Sale Deed dated 14th day of November, 1961, One **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, Cosampur, 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- I Volume No. 162, Pages from 150 to 152, Being No. 9769 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said Dipali Paul recorded her name in Record Of Rights, Vide K.R. Khatian No. 1680;
- B (iv) By virtue of a Sale Deed dated 30th day of July, 1996, said **DIPALI PAUL**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 3 (Three) Cottah, equivalent to 4.9386 (Four point Nine Five Eight Six) 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 **PRATIK MONDAL**, which was duly registered in the office of the District Registrar, North 24 Parganas, and recorded into Book- I, Volume No. 93, Pages from 39 to 45, Being No. 5141 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever;
- B (v) After the aforesaid purchase, said **PRATIK MONDAL** recorded his name in Record Of Rights vide L.R. Khatian No. 3342 and thereafter, by virtue of a Sale Deed dated 13th day of August, 2004, said **PRATIK MONDAL**, sold, transferred and conveyed **ALL THAT** piece

or parcel of land measuring 3 (Three) Cottah, equivalent to 4.9586 (Four point Nine Five Eight Six Decimal), more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, corresponding to L.R. Khatian No. 3342, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **SWARNA DAS** and **RANJIT DAS**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, and recorded in Book- I, Volume No- 461, Pages 236 to 256, Being No. 7766 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

- C (i) After the aforesaid purchases, by virtue of a Sale Deed dated 11th day of December, 2006, said (1) **PRAKASH MAHATO** (through Sri Mithun Ghosh, as his constituted attorney, appointed through a Power of Attorney dated 07th December, 2006 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. (V), Volume No. 24, Pages 1 to 8, Being No. 00798 for the year 2006) (2) **SWARNA DAS** and (3) **RANJIT DAS**, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 5 (Five) Cottah, equivalent to 8.2645 Decimal, more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 425 (Area- 3.30578 Decimal) and 421 (Area- 4.9586 Decimal), recorded under L.R. Khatian No. 4911 and 3342, 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 **Tara Home Search Private Limited**, the Vendor herein, which was duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book- I, CD Volume No. 1, Pages from 5784 to 5800, Being No. 1829 for the year 2017, against the valuable consideration mentioned therein, absolutely and forever. After the

aforsaid purchase, said Tara Home Search Private Limited, the Vendor herein, recorded its name in Record Of Rights vide L.R. Khatian No. 5937;

- C (ii) 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.39,90,000/- [Rupees Thirty Nine Lac And Ninety Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.39,90,000/- [Rupees Thirty Nine Lac And Ninety Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every 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 5 [Five] Cottah, equivalent to 8.2645 Decimal, more or less, lying and situated at Mouaa-REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 425 (Area of land- 3.30578 Decimal) and 421 (Area of land- 4.9586 Decimal), recorded under L.R. Khatian No.5937, within the limit of Rajarhat Bishmapur I No. Gram Panchayat, 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 "**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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, dependens, charges, attachments, claimants, requisitions, acquisitions and assignments whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS

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

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now 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 receive 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, incumbrances 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;
- (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 occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said

property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, 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 5 (Five) Cottah, equivalent to 8.2645 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425 (Area of land- 3.30578 Decimal) and 421 (Area of land- 4.9586 Decimal, recorded under L.R. Khatai No.5937, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto.

R.S. Dag No. 421 is bounded and bounded as follows:

ON THE NORTH	Land under R.S. Dag No. 423;
ON THE SOUTH	Land under R.S. Dag No. 421;
ON THE EAST	12 ft Common Passage.
ON THE WEST	Land under R.S. Dag No. 418;

R.S. Dag No. 425 is butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 442;
 ON THE SOUTH : B R Common Passage;
 ON THE EAST : Land under plot number 7;
 ON THE WEST : Land of Tarak Nath Paul;

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata
 in the presence of

[Signature]
 98 C. G. Road
 Howrah - 711102

[Signature]
 1211 Mills Road
 Bala Howrah - 711102

BARA HOME SEARCH PVT. LTD.

Dipak Modi

[Stamp]

 SIGNATURE OF VENDOR

Inspected by
[Signature]
 Advocate
 High Court, Calcutta
 11/11/2010

RECEIPT

RECEIVED a sum of Rs.39,90,000/- (Rupees Thirty Nine Lac And Ninety Thousand) only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
19,95,000/-	12.09.2016	703616	Corporation Bank, Baguihati Branch.	Tara Home Search Pvt. Ltd.
19,95,000/-	12.09.2016	703641	Corporation Bank, Baguihati Branch.	Tara Home Search Pvt. Ltd.
39,90,000/-	Rupees Thirty Nine Lac And Ninety Thousand only.			

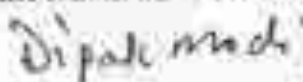
Witnesses:



Witnesses:



TARA HOME SEARCH PVT. LTD.




SIGNATURE OF THE VENDORS

FORM FOR TEN FINGERPRINTS

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

Major information of the Deed

Deed No. :	I-1904-09132/2016	Date of Registration :	9/27/2018 1:14:13 PM
Query No / Year	1904-0001272608/2016	Office where deed is registered	
Query Date	14/09/2016 2:48:10 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARBANI PROPERTIES PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, Thana : Baguiati, District: North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. 9836479200, 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. 39,90,000/-	Rs. 39,90,000/-		
Stamp duty Paid(SD)	Registration Fee Paid:		
Rs. 7,99,520/- (Article 23)	Rs. 43,977/- (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: Rajoyam

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use RDR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5937	Baru	Shal	3.30518 Dec	15,96,000/-	15,96,000/-	Width of Approach Road: 12 Ft.
L2	LR-421	LR-5937	Baru	Shal	4.8388 Dec	23,94,000/-	23,94,000/-	Width of Approach Road: 8 Ft.
		TOTAL			8.2644Dec	39,90,000/-	39,90,000/-	
	Grand Total :				8.2644Dec	39,90,000/-	39,90,000/-	

Seller Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya, P.O.- BHAWANIPURE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700070 PAN No. AACCT5375G, 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.- DESHBANDHU NAGAR, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAKCS8129B, Status: Organization
2	STYLISH VANIJYA PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O.- DESHBANDHU NAGAR, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AALCS0126J, 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. Baribhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, 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: SARBANI PROPERTIES PRIVATE LIMITED, STYLISH VANIYA PRIVATE LIMITED

Identifier Details :

Name & address	
Mr. SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 38, 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-1 65289 Dec STYLISH VANIYA PRIVATE LIMITED-1 65289 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-2 4793 Dec STYLISH VANIYA PRIVATE LIMITED-2 4793 Dec

Land Details as per Land Record

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

Sl.No	Plot & Khata Number	Details Of Land
L1	LR Plot No - 420/Corresponding RS Plot No - 420, LR Khata No - 5937	Owner: শ্রী শ্রী মতি, Gurdan: শ্রী শ্রী, Address: 220 # কলকাতা, Classification: শ্রী, Area: 0.13000000 Acre.
L2	LR Plot No - 421/Corresponding RS Plot No - 421, LR Khata No - 5937	Owner: শ্রী শ্রী মতি, Gurdan: শ্রী শ্রী, Address: 220 # কলকাতা, Classification: শ্রী, Area: 0.13000000 Acre.

Endorsement For Deed Number : 1 - 190409132 / 2016

On 17-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 29,50,000/-

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

On 18-09-2018

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

Presented for registration at 10:15 hrs on 19-09-2018, at the Private residence by Mr DIPAK KUMAR MODI

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

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

identified by Mr SUNIL AGARWAL, . . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 24-09-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,977/- (A(1) = Rs 43,870/- E = Rs 14/- J = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 43,977/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2018 3:05PM with Govt. Ref. No. 192018170023218961 on 16-09-2018, Amount Rs: 43,977/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4787141 on 16-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,520/- and Stamp Duty paid by by online = Rs. 1,99,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 3:08PM with Govt. Ref. No. 192016170023218961 on 16-09-2016, Amount Rs. 1,99,420/- Bank: State Bank of India (SBIN0000001), Ref. No. CKA4767141 on 16-09-2016, Head of Account 0030-02-103-003-02



Asit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number :27 of Indian Stamp Act 1992.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,520/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed; Serial no 9281, Amount: Rs.100/-, Date of Purchase: 06/09/2016, Vendor name: S Chand



Asit Kumar Joarder

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

Kolkata, West Bengal

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,520/- and Stamp Duty paid by by online = Rs 1,99,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 3:08PM with Govt. Ref. No. 182016170023218961 on 16-09-2016. Amount Rs. 1,99,420/- Bank: State Bank of India (SBIN0000001), Ref. No. CKA4767141 on 16-09-2016. Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,520/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp Type: Impressed; Serial no 9281, Amount: Rs. 100/-, Date of Purchase: 06/09/2016, Vendor name: S Chandu

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 342130 to 342159

being No 190409132 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:22:15 +05:30
Reason: Digital Signing of Deed

AK

(Asit Kumar Joarder) 05-10-2016 19:22:15
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8468/16

9133/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192423

34/11/16



Handwritten notes on the left margin:
 27/09/16
 07/09/16
 07/09/16
 07/09/16
 A.A. - 8510/16
 27/09/16
 27/09/16

Additional Registrar of Assurances Kolkata

Certified that the Document is admitted to Registration. The Certificate Sheet and the instrument are filed in this document as they are.

Registrar of Assurances Kolkata

27 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN (1) TARA HOME SEARCH PRIVATE LIMITED (PAN-
 AACCTS3790), the Company, registered under the Companies Act 1956

9305

SL. NO.	
NAME	
ADD.	
AMOUNT	1800
09 SEP 2016	
SOUMITRA CHANDA Licensed Stamp Vendor B/2, K. S. Roy Rd., Kuli-1	



[Signature]

REGISTRAR OF ASSURANCES ODISHA
18 SEP 2016







Handwritten scribble or signature in black ink, located in the lower center of the page.













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 19340001286501/2016





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


Sl No.	Name of the Executant	Category	Photo	Finger Print 5A e-9	Signature with date
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 052, P.O.- NEW ALIPORE, P.S.- Near Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (BARBARA K CONSTR UCTION, PRIVATE LIMITED.)			Dipak modi 19/9/16
1.1	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	Represent ative of Seller (BLUEVIE W VANUJA PRIVATE LIMITED.)			Dipak modi 19/9/16
1.2	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	Represent ative of Seller (TARA HOME SEARCH PRIVATE LIMITED.)			Dipak modi 19/9/16

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
2	Mr SOMNATH MOOI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Town, District-North 24- Parganas, West Bengal, India, PIN - 700053.	Represent ative of Seller (JUMHM DOMMOD EAL PRIVATE LIMITED)		 S-114	
3	Mr AMAR NATH MOOI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (LAKE VIEW TIE- UP PRIVATE LIMITED)		 S-119	
4	SWAPNA BANERJEE Panchu Gopal Banerjee, Residing At 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)		 S-114	 19.9.11

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
5	SWAPNA BANERJEE Panda Gopal Banerjee, Residing At Number: 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 }			Swapna Banerjee 19.9.16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr BIPUL SAMANTA . (PAN- 9WGPS0766R). Son Of Samanta Residing At 87, Jyotshi Ray Road, New Alipore, Kolkata- 700 003, P.O:- NEW ALIPORE, P.S:- New Alipore, District- South 24 Parganas, West Bengal, India. PIN - 700053	Represent ative of Seller {ULTIMAT ENTWAS PRIVATE LIMITED }			Bipul Samanta 19/9
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- JADAVPUR, P.S:- Jadavpur, District- South 24 Parganas, West Bengal, India. PIN - 700032	Represent ative of Seller {HAPPY MANION S PRIVATE LIMITED }			Tarak Nath Dey 19/09/16

Sl. No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUNE AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY	 19.9.16

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

Barbarik Construction Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 225, A J.C. BOSE ROAD, KOLKATA-700020

Phone No: 033-22811881

Email Id: barbarikcons@outlook.com

CIN: U45400WB2007PTC118728

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 AM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 225, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

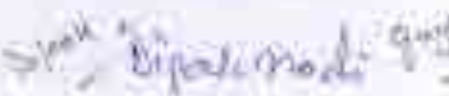
RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring 4 (Four) Cottah, equivalent to 6.6716 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- REKNDANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bostampur 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 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

Lakeview Tie-up Pvt. Ltd.

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

Phone No. 033-22811801

Email id: lakeviewtieup@outlook.com

CIN: U52100WB2007PTC116183

The undersigned, being the Directors of LAKE VIEW TIE-UP 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 10.30 AM 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 land measuring 4 (Four) Gatah, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- BEKIOANI, J.L. No. 13, comprised in H.S./ L.R. Dag No. 432, recorded in H.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur 1 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. AMAR NATH 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. AMAR NATH 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 Lakeview Tie-Up Private Limited


Amarnath Modi
Director
DIN: 00052477


Neha Modi
Director
DIN: 01518742

57

Ultimate Niwas Pvt. Ltd.

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

Phone no. 033-22811881

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 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 land measuring 4 (Four) Corrab, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- REKHOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 432, recorded in R.S. Khatian No. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Boikrupur 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. 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 or 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

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64991532
Email to: hsa09@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 Jagadish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.


RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 4 (Four) Cottah, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- REKJOANI, I.L. No. 13, comprised in P.S./ I.R. Dag No. 432, recorded in R.S. Kharian Nos. 1466, corresponding to L.R. Kharian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajahat Bishnupur I No. Gram Panchayat, under Police Station- Rajahat, 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 or 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

Happy Mansions Pvt. Ltd.

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

Phone no: 033-22811991

Email Id: happymanston@outlook.com

CIN: U45400WB2007PTC11659

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 land measuring 4 (Four) Gottah, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- REKICANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of its full payment, the Company has agreed to release all its right claims and interests 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 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 Happy Mansions Private Limited

Tarak Nath Dey
Tarak Nath Dey
Director
DIN: 00058111

Swarna Banerjee
Swarna Banerjee
Director
DIN: 01991282

Rimjhim Commodeal Pvt. Ltd.

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

Phone no. 033-22811881

Email id. rimcomm@outlook.com

CIN: U52100WB2007PTC136184

The undersigned, being the Directors of RIMJHIM COMMODOAL 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 12:30 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 land measuring 4 (Four) Cents, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- BEKJOANI, J.L. No. 11, comprised in R.S./ L.R. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5938, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur 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 Yondee Company or Companies on the terms set out in the Sale deed, presented before the board.


FURTHER RESOLVED, that Mr. SOMNATH 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. SOMNATH MODI, being director of this 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 matters 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 Rimjhim Commodeal Private Limited


Somnath Modi
Director
DIN: 00060439


Nikita Modi Dey
Director
DIN: 01518762

Blueview Vanijya Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. BOSE ROAD, KOLKATA-700026

Phone no. 033-22811981

Email: 18-blueviewvni@outlook.com

CIN: U51109WB2007PTC116185

The undersigned, being the Directors of BLUEVIEW VANIJYA 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 12:30 PM at their registered office situated at RCCM 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 land measuring 4 (Four) Coruh, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, being and situated under Mouza- REKHOANI LL, No. 13, comprised in R.S/ L.R. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur 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 Blueview Vanijya Private Limited

Dipak Modi
Dipak Kumar Modi
Director
DIN: 00052468

Fayal Modi
Fayal 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: U45400WB2007PTC116587

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- 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagadish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 4 (Four) Katha, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Moza- BEKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 432, recorded in R.S. Khatian No. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajchak Bishnupur I No. Green Panchayat, under Police Station- Rajchak, 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 to 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 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 Zodiac Heights Private Limited.

Prabal Marik
Director
DIN: 07086068

Swapna Banerjee
Director
DIN: 001991282

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) **RIMJHIM COMMODIAL PRIVATE LIMITED**, (PAN- AADCR6277J), 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 SOMNATH MODI, (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **BLUEVIEW VANIYA PRIVATE LIMITED**, (PAN- AADCB1492R), 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, (4) **LAKE VIEW TIE-UP PRIVATE LIMITED**, (PAN- AABCL3199B), 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 AMAR NATH MODI, (PAN- AHEPM3585B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (5) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229 Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGFB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (6) **ULTIMATE NIWAS PRIVATE LIMITED**, (PAN- AAACU9085A), the Company,

registered under the Companies Act 1956 and having its registered Office at ROOM NO. 3A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIPUL SAMANTA (PAN- HWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotshi Ray Road, New Alipore, Kolkata- 700 053. (7) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 3A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AGIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (8) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCB1702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 3A, 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- 700 033, 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 DHANSHREE VINTRADE PRIVATE LIMITED**, the Company, (PAN- AAEXID8330J), registered under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Anand Kumar Shah, (PAN NO. ATDPS6861R), son of Sri Sitavvan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kankhali, Kolkata 700136, hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors,

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

GRN: 19-201617-002330045-1 Payment Mode: Online Payment
 GRN Date: 17/09/2016 12:52:38 Bank: State Bank of India
 BRN: CKA4829500 BRN Date: 17/09/2016 13:10:06

DEPOSITOR'S DETAILS

Id No. : 19040001286501/1/2016
(Serial Number)

Name : DHANSHREE VINTRADE PVT LTD
 Contact No. : Mobile No. : +91 9836915200
 E-mail :
 Address : DC 9/28, SHSATRI BAGAN
 DESHBANDHU NAGAR, KOL-59
 Applicant Name : Mr DHANSHREE VINTRADE 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	19040001286501/1/2016	Property Registration Fee	000-03-194-001-18	35287
2	19040001286501/1/2016	Property Registration Stamp Duty	000-03-103-000-02	150000

Total

185287

In Words : Rupees One Lakh Ninety Five Thousand Two Hundred Eighty Seven only

administrators, legal representatives and/or assigns] of the **OTHER PART**.

WHEREAS (1) **DULAL CHANDRA MONDAL**, and (2) **PRAN KRISHNA MONDAL**, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 59 [Fifty Nine] Decimals, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian No. 1466, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

AND WHEREAS Out of the aforesaid plot of land, by virtue of a Sale Deed dated 14th day of December, 1966 said **DULAL CHANDRA MONDAL** (being owner of duly demarcated 50% share in R.S. Dag No. 432), sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 4 [Four] Cottah, equivalent to 6.6116 [Six point Six double One Six] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian Nos. 1466, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter referred as "the **SAID PROPERTY**", unto and in favour of **[SRI] RATHINDRANATH BANDHOPADHYAY**, duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book- I, Volume No. 141, Pages from 279 to 284, Being No. 10234, for the year 1966, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 22nd day of July, 1970 said **[SRI] RATHINDRANATH BANDHOPADHYAY**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **[SRIMATI] RAMA RANI SARKAR**, duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book- I, Volume No. 75,

Pages from 272 to 276, Being No. 5283, for the year 1970, absolutely and forever;

AND WHEREAS in the span of time (SRIMATI) RAMA RANI SARKAR died, leaving behind her three son namely (1) BAIDYANATH SARKAR, (2) BISWANATH SARKAR, and (3) GOUTAM SARKAR, as her only legal heirs towards the estates left by her, including the Said Property. After the demise of (SRIMATI) RAMA RANI SARKAR, as her only legal heirs, said (1) BAIDYANATH SARKAR, (2) BISWANATH SARKAR, and (3) GOUTAM SARKAR, recorded their name in Record Of Rights vide L.R. Khatian No. 4606, 4607 and 4608, respectively;

AND WHEREAS by virtue of a Sale Deed dated 3rd day of March, 2000 said (1) BAIDYANATH SARKAR, (2) BISWANATH SARKAR, and (3) GOUTAM SARKAR, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of (1) (SRI) TAPASH BANERJEE, (2) (SRI) MANASH BANERJEE, and (3) (SRI) RAJESH BANERJEE, duly registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book- I, Volume No. 28, Pages from 183 to 192, Being No. 1097, for the year 2000, absolutely and forever. After the aforesaid purchase, said (1) (SRI) TAPASH BANERJEE, (2) (SRI) MANASH BANERJEE, and (3) (SRI) RAJESH BANERJEE recorded their name in Record Of Rights, vide L.R. Khatian No. 4809, 4810 and 4811, respectively;

AND WHEREAS by virtue of a Sale Deed dated 16th day of July, 2007 said (1) (SRI) TAPASH BANERJEE, (2) (SRI) MANASH BANERJEE, and (3) (SRI) RAJESH BANERJEE, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of TARA HOME SEARCH PRIVATE LIMITED and seven Others, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 5, Pages from 7339 to 7359, Being No. 03744, for the year 2008, absolutely and forever;

AND WHEREAS after the aforesaid purchases, the Vendors are the sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto. The Vendors have also recorded their name in Record Of Rights, detailed herein:

<u>VENDORS'S Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) RIMJHIM COMMODEAL PRIVATE LIMITED	5947
(3) BLUEVIEW VANLIYA PRIVATE LIMITED	5948
(4) LAKE VIEW TIE-UP PRIVATE LIMITED	5949
(5) ZODIAC HEIGHTS PRIVATE LIMITED	5936
(6) ULTIMATE NIWAS PRIVATE LIMITED	5935
(7) HAPPY MENSIONS PRIVATE LIMITED	5934
(8) BARBAK CONSTRUCTIONS PRIVATE LIMITED	5933

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

- (i) That the Vendors is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, suspendens, annuity, debutters, wald, 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 Purchaser 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 Purchaser;
- (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 Vendors 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 Vendors nor any of the predecessors-in-title of the Vendors 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 Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors 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 Purchaser hereto, the Vendors has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.

AND WHEREAS the Vendors believing the above representation true and correct, have agreed to sale and the Purchaser herein has agreed to

Purchase the Said Property at and for a Total Consideration of Rs.32,00,000/- [Rupees Thirty Two 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.32,00,000/- (Rupees Thirty Two Lac) only, duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipts 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 Vendors do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 4 (Four) Cottah, equivalent to 6.6116 (Six point Six double One Six Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is 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 butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever in 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 assented 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 Purchaser absolutely and forever, free from all encumbrances, trust, liens, stipendens, charges, attachments, claimants, requisitions, acquisitions and aligment whatsoever.

THE VENDORS DOETH HEREBY COVENANT WITH THE PURCHASER:

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or her 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 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 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, liabilities and attachments whatsoever; and
- (V) THAT further the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever unto 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 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 Vendors nor any such notice has been published; and
- (VIII) THAT the Vendors 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 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 Vendors 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 in possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the 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 Purchaser' 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 4 (Four) Cottah, equivalent to 6.6116 (Six point Six double One Six) Decimal, more or less, lying and situated under Mouza- REKMDANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and bounded and bounded as follows:

ON THE NORTH : By land under R.S. Dag No. 432;
 ON THE SOUTH : By land under R.S. Dag No. 432;
 ON THE EAST : By seven feet wide common passage;
 ON THE WEST : By land under R.S. Dag No. 442 and 441;

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

SIGNED, SEALED & DELIVERED

by the **VENDORS** at Kolkata
 in the presence of:

[Signature]
 98, G. G. Road
 Howrah - 711002

[Signature]
 12/16, P. B. D. RD
 P. O. Howrah - 711002

Drafted by
 Sanjay
 address
 11/16, P. B. D. RD
 Howrah

TARA HEIGHTS CONSTRUCTION PVT. LTD.

Dipak Mohi

Director

FOR BLUEVIEW CONSTRUCTION PVT. LTD.

[Signature]

Director

BLUEVIEW FAMILY PVT. LTD.

Dipak Mohi

Director

FOR CREVIEW CONSTRUCTION PVT. LTD.

[Signature]

Director

SOOLAC HEIGHTS PVT. LTD.

Swapna Banerjee

Director

ULTIMATE HEIGHTS PVT. LTD.

Dipak Samanta

Director

HAPPY MANSIONS PVT. LTD.

Tarak Kothari

Director

BARBARA CONSTRUCTION PVT. LTD.

Dipak Mohi

Director

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.32,00,000/- (Rupees Thirty Two Lac) only, from (be within named Purchaser, as full and final payment against sale of the Said Premises to the Purchaser, according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
4,00,000/-	12.09.2016	692736	Vijaya Bank, Gopalpur-Rajarhat St.	Tara Home Search Pvt. Ltd.
4,00,000/-	12.09.2016	692737	-do-	Rimjhim Commercial Pvt. Ltd.
4,00,000/-	12.09.2016	692738	-do-	Blueview Vanija Pvt. Ltd.
4,00,000/-	12.09.2016	692739	-do-	Lakeview Tie-up Pvt. Ltd.
4,00,000/-	12.09.2016	692740	-do-	Zodiac Heights Pvt. Ltd.
4,00,000/-	12.09.2016	692741	-do-	Ultimate Niwas Pvt. Ltd.
4,00,000/-	12.09.2016	692742	-do-	Happy Mansions Pvt. Ltd.
4,00,000/-	12.09.2016	692743	-do-	Barburik Construction Pvt. Ltd.
32,00,000/-	Rupees Thirty Two Lac only			

Witnesses:





TARA HOME SEARCH PVT. LTD. FOR RIMJHIM COMMERCIAL PVT. LTD.

Dipati Modi

Director



Director

BLUEVIEW VANIYA PVT. LTD.

Dipati Modi

Director

FOR LAKEVIEW TIE-UP PVT. LTD.



Director

ZODIAC HEIGHTS PVT. LTD.

Swapna Banerjee
Director

ULTIMATE NIWAS PVT. LTD.

Bijal Samant
Director

HAPPY MANSIONS PVT. LTD.






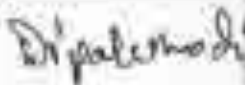























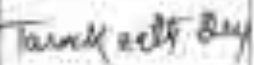





Tarak Nath Dey
Director

BARBURIK CONSTRUCTION PVT. LTD.

Dipati Modi

Director

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
3						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

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
						
	Pipal Samant	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No	I-1904-08133/2016	Date of Registration	9/27/2016 3:19:30 PM
Query No / Year	1904-0001286501/2016	Office where deed is registered	
Query Date	17/09/2016 12:17:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DHANSHREE VINTRADE PRIVATE LIMITED DC-8/28, SHASTRI BAGAN, Thana: Baguiati, District: North 24-Parganas, WEST BENGAL. Mobile No. 9836475200. 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. 32,00,000/-	Rs. 32,00,000/-		
Stamp duty Paid (S2)	Registration Fee Paid		
Rs. 1,60,020/- (Article 23)	Rs. 35,287/- (Article A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LP-432	LR-5937	Baru	Shel	6.8116 Dec	32,00,000/-	32,00,000/-	Width of Approach Road: 7 Ft.
Grand Total :					6.8116 Dec	32,00,000 /-	32,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 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. AACCT5379G, Status: Organization, Executed by: Representative
2	RIMJHM COMMODEAL PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No. AADCR6277J, Status: Organization, Executed by: Representative
3	BLUEVIEW VANUJA 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. AADC81492R, Status: Organization, Executed by: Representative
4	LAKE VIEW 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. AABCL3196B, Status: Organization, Executed by: Representative
5	ZODIAC HEIGHTS 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. AAAC22638D, Status: Organization, Executed by: Representative

6	ULTIMATE NIWAS PRIVATE LIMITED ROOM NO. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O.- BHAWANIPORE, P.S.- Bhawanipora, District- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU8085A, Status: Organization, Executed by: Representative
7	HAPPY MANSIONS PRIVATE LIMITED ROOM NO. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O.- BHAWANIPORE, P.S.- Bhawanipora, District- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8600P, Status: Organization, Executed by: Representative
8	BARBARIK CONSTRUCTION PRIVATE LIMITED ROOM NO. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O.- BHAWANIPORE, P.S.- Bhawanipora, District- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1702E, Status: Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHANSHREE VINTRADE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O.- DESHBANDHU NAGAR, P.S.- Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. RADC08330J, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Anand Kumar Shah Son of Mr. Shrawan Kumar Shah Green Valley Housing Complex, Flat No. A-505, Chinamore, Kakhai, Kolkata 700136, P.O.- AIRPORT, P.S.- Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: DHANSHREE VINTRADE 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: Business, Citizen of India, Status: Representative, Representative of: TARA HOME SEARCH PRIVATE LIMITED, BLUEVIEW VANIYA PRIVATE LIMITED, BARBARIK CONSTRUCTION PRIVATE LIMITED
3	Mr SOMNATH MODI Son of Mr. Dho Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- NEW ALIPORE, P.S.- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: RIMJHM COMMDEAL PRIVATE LIMITED
4	Mr AMAR NATH MODI Son of Mr. Gop 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: LAKE VIEW TIE-UP PRIVATE LIMITED
5	SWAPNA BANERJEE Daughter of Mr. Panchu Gopa BANERJEE Panchu Gopal Banerjee, Residing At 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: Service, Citizen of India, Status: Representative, Representative of: ZODIAC HEIGHTS PRIVATE LIMITED
6	SWAPNA BANERJEE Daughter of Mr. Panchu Gopa BANERJEE Panchu Gopal Banerjee, Residing At 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: Service, Citizen of India, Status: Representative, Representative of: ZODIAC HEIGHTS PRIVATE LIMITED

7	Mr BIPUL SAMANTA Son of Mr. Regendra Nath SAMANTA, (PAN- BWIGPSDTE5R), Son Of Samanta, Residing At 67, Jyotish 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: Service, Citizen of India, Status: Representative, Representative of: ULTIMATE NIWAS PRIVATE LIMITED
8	Mr TARAK NATH DEY Son of Late: Han Pada DEY 5/18, Bijoygari, 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: Service, Citizen of India, Status: Representative, Representative of: HAPPY MANSIONS PRIVATE LIMITED

Identifier Details :

Name & address	
Mr SUNIL AGARWAL Son of Late: KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O - BELUR MATH, P.S- Bally, Bally District-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
2	RIMJIM COMMODEAL PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
3	BLUEVIEW VANUJA PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
6	ULTIMATE NIWAS PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
7	HAPPY MANSIONS PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec
8	BARBARIK CONSTRUCTION PRIVATE LIMITED	DHANSHREE VINTRADE PRIVATE LIMITED-0.82645 Dec

Land Details as per Land Record

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

Sch No	Plot & Khata Number	Details Of Land
L1	LR Plot No.- 432(Corresponding RS Plot No.- 432), LR Khata No.- 5937	Owner: বরেন্দ্র দেব নাথ, Gundan: নাথ, Address: 220 বই ডি বিজয়পুর, Classification: ৩৩৫, Area: 0.02000000 Acre.

On 19-08-2016

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

Presented for registration at 19:42 hrs on 19-08-2016, at the Private residence by Mr DIPAK KUMAR MODI.

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. 32,00,000/-.

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

Execution is admitted on 19-08-2016 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 19-08-2016 by Mr SONNATH 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 19-08-2016 by Mr AMAR NATH 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 19-08-2016 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 16-08-2016 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 19-08-2016 by Mr BIPIJUL 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 19-08-2016 by Mr FARAK 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

Asit Kumar Joarder

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

Kolkata, West Bengal

On 24-08-2016

Payment of Fees

Certified that required Registration Fee payable for this document is Rs. 35,287/- [A(1) = Rs. 35,188/-, E = Rs. 14/-, J = Rs. 55/-, M(a) = Rs. 20/-, M(b) = Rs. 4/-] and Registration Fees paid by by online = Rs. 35,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/08/2016 1:10PM with Govt. Ref. No. 192016170023300451 on 17-08-2016, Amount Rs. 35,287/- Bank
State Bank of India (SBIN0000001), Ref. No. CKA4629600 on 17-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required stamp duty payable for this document is Rs. 1,59,920/- and Stamp Duty paid by by online = Rs 1,59,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016, 1:10PM with Govt. Ref. No. 192016170023300451 on 17-09-2016, Amount Rs. 1,59,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4829600 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 1899

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 8308, Amount: Rs. 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2016, Page from 342160 to 342206
being No 190409133 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:23:00 +05:30
Reason: Digital Signing of Deed.

AK
(Asit Kumar Joarder) 05-10-2016 19:23:00
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8460/16

9134/2016



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

X 192405



Handwritten notes in blue ink on the left side of the stamp, including dates and names:

19/9/16
 27/9/16
 28/9/16
 Signature of
 Registrar of Companies

Certified that the Recipient is entitled to Register the document and the order is issued as the account

Signature of Registrar of Companies

27 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN (1) TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AADCT53790), the Company, registered under the Companies Act 1956 and

Handwritten notes on the left margin:

C.M. 2016/16
 T.M. 250-
 250-
 250-
 19/9/16

9287

SL. NO.	
NAME	
ACT	
EXPIRY	10/07
09 SEP 2016	
SOUMITRA CHANDA Licensed Stamp Vendor E-2, K. S. Roy Rd., Kol-1	



[Faint circular stamp]
[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
19 SEP 2016



THE RESERVE BANK OF INDIA
 CENTRAL OFFICE
 1, CANNON ROAD, CHENNAI 600 006
 TEL: 044-2537001
 TELEX: 95490
 FAX: 044-2537001
 WEBSITE: www RBI GOV IN
 © 2000

~ Dilip Kumar Reddy

DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi



Swarna Banerjee



Rajul S...





11/11/11

11/11/11



6 5 5 1 7 0 1 2





हार्प मंगलर
HAPPY MANGLERS PRIVATE
LIMITED











Family note key

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

GRN: 19-201817-002322310-1 Payment Mode: Online Payment
 GRN Date: 18/09/2018 15:09:05 Bank: State Bank of India
 BRN: CKA4788838 BRN Date: 18/09/2018 15:26:36

DEPOSITOR'S DETAILS

Id No. : 18040001277945/1/2018
(Serial No. Current Year)

Name : BAUL BULDOON PVT LTD
 Contact No. : Mobile No. : +91 9836175200
 E-mail :
 Address : DC 8/28, SHBATRI BAGAN
 DESHBANDHU NAGAR, KOL-56
 Applicant Name : Mr BAUL BULDOON PRIVATE LIMITED
 Office Name :
 Office Address :
 Status of Depositor : Buyer/Claimant
 Purpose of payment / Remarks : Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	18040001277945/1/2018	Property Registration Fee	000003-184-001-18	18400
2	18040001277945/1/2018	Power to Register - Stamp duty	000002-184-003-18	11970

Total 148368

In Words : - Rupees One Lakh Forty Six Thousand Four Hundred Sixty Eight 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: 195400012778452018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 5409	Signature with date
10	Mr DIPAK KUMAR MOD: 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 (BARISHA K CONSTR UCTION PRIVATE LIMITED)			Dipak kumar 19/9/18
11	Mr DIPAK KUMAR MOD: 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 (TARA HOME SEARCH PRIVATE LIMITED)			Dipak kumar 19/9/18
Sl No.	Name of the Executant	Category	Photo	Finger Print 5114	Signature with date
2	SWAPNA BANERJEE Kumota 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)			Swapna Banerjee

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
3	Mr BIPUL SAMANTA B7, Jyotish Ray Road, 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 [ULTIMATE E MOWAS PRIVATE LIMITED]		45173	 Bipul Samanta 19/09/16
4	Mr TARAK NATH DEY 6/18, Bijoyganj, Jadavpur, Kolkata- 700 032, P.O.- Jadavpur, P.S.- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN -700032	Represent ative of Seller [HAPPY MANSION S PRIVATE LIMITED]		5412	 Tarak Nath Dey 19/09/16
5	Mr NIKITA MODI DEY 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O.- LAKE, P.S.- Lake, District- South 24-Parganas, West Bengal, India, PIN - 700029	Represent ative of Seller [ASIYANA VANIJYA PRIVATE LIMITED]		5415	 Nikita Modi Dey 19/09/16

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
6	Mr DILIP KUMAR MODI 243-G, Block-J, New Aspire, Kolkata- 700 053, P.O.- New Alipore, P.S.- New Alipore District-South 24- Parganas, West Bengal India, PIN - 700053	Represent ative of Seller (OLDRY TIE-UP PRIVATE LIMITED, (PAN-)			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRI P.O.- BELUR MATH, P.S.- Bafy, Bafy, District-Howrah, West Bengal, India. PIN - 711202	Mr Brijan Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY, Mr NIKITA MODI DEY, Mr DILIP KUMAR MODI		 17-9-16	

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

Barbarik Construction Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 22B, A.J.C. BOSE ROAD, KOLKATA-700020
Phone No. 033-22811881
Email to barbarikcons@outlook.com
CIN: LM540DW62007PTC116728

The undersigned, being the Director 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 AM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 22B, 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 3 (Three) Guntas, equivalent to 4.95868 Decimal, more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limits of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 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 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 Barbarik Construction Private Limited


Dipak Kumar Modi
Director
DIN: 00052468


Gayatri Devi Modi
Director
DIN: 01264895

Asiyana Vanijya Pvt. Ltd.

Registered Office: 5th Floor, The Millennium,
23/24, Acharya Jagdish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64981532
Email id. asiyanavaniya@gmail.com
CIN: U52100WB2007PTC116370

The undersigned, being the Director of **ASIYANA VANIJYA 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 11:00 AM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 23/24, 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 3 (Three) Gntah, equivalent to 4.95868 Decimal, more or less, lying and situated at Moore- BEKIDANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 623, recorded in R.S. Kharian No. 2838 to 2843, corresponding to L.R. Kharian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limits of Rajarhat Bishtapur I No. Gram Panchayat, under Police Station- Rajarhat, District North 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 in Companies on the terms set out in the Sale deed, presented before the board.


FURTHER RESOLVED, that Mrs. **NIKITA MODI 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 Mrs. **NIKITA MODI 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 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 Asiyana Vanijya Private Limited


Arun Kumar Modi
Director
DIN: 00538449


Nikita Modi Dey
Director
DIN: 01215762

Ultimate Niwas Pvt. Ltd.

Registered office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. BOSE 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 land measuring about 3 (Three) Cotah, equivalent to 4.95868 Decmal, more or less, lying and situated at Mooza- REKJOANI, J.L. No. 15, comprised in R.S./ L.R. Dag No. 423, recorded in R.S. Kharian No. 2838 to 2843, corresponding to L.R. Kharian No. 5927, 5936, 5935, 5934, 5933, 5971 and 5970, within the limits of Basarhat Bishnupur I No. Gram Panchayat, under Police Station- Basarhat, District North 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 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 Ultimate Niwas Private Limited


Bipul Samanta
Director
DIN: 00071989


Neha Modi
Director
DIN: 01518742

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 6th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020

Phone no: 033-24881532
Email id: thsp06@gmail.com

CIN: L70109WB2006PTC111576

The undersigned, being the Director of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03:00 PM at their registered office situated at 6th FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagadish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:


RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Centah, equivalent to 4.95868 Decimal, more or less, lying and situated at Mouza- REKJOANI, I.L. No. 13, comprised in R.S./ L.R. Dtg No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limit of Bagrahat Subnagar | No. Gram Panchayat, under Police Station- Rajarhat, District North 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 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

Happy Mansions Pvt. Ltd.

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

Phone no: 033-22811981

Email id: happy_mansions@outlook.com

CTN: U45400WB2007PTC11659

The undersigned, being the Director 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 land measuring about 3 (Three) Cottah, equivalent to 4.95868 Decimal, more or less, lying and situated at Muura- BEEJANI, I.L. No. 13, comprised in R.S./ L.R. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limit of Rajchak Bishnupur I No. Gram Panchayat, under Police Station- Rajchak, District North 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 thereto to give effect to this resolution and for matters 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: 00298111


Swapna Banerjee
Director
DIN: 01991282

Zodiac Heights Pvt. Ltd.

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

Phone no: 033-22811981

Email id: zodiacheights@vsnl.com

CIN: U45400WB2007PTC116587

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. 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 land measuring about 3 (Three) Cotah, equivalent to 4.95868 Decimal, more or less, lying and situated at Mouza- REKJOANI, I.L. No. 13, comprised in R.S./ L.R. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limit of Rajarhat Bohnapur I No. Gram Panchayat, under Police Station- Rajarhat, District North 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 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 Zodiac Heights Private Limited

Prabal Malik
Director
DIN: 07086068

Swapna Banerjee
Director
DIN: 001991282

Glory Tie-up Pvt. Ltd.

Registered Office: 1st Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64891532
Email id. glorytieup@outlook.com
CIN: U52100WB2007PTC116371

The undersigned, being the Director 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 05.09.2016 at 01:30 PM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagadish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring about 8 (Three) Bighas, equivalent to 4.95868 Decmal, more or less, lying and situated at **Mouza-REKJOANI**, [L. No. 13, comprised in R.S./ L.R. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limit of **Rajshat Bishnupur I No. Gram Panchayat, under Police Station- Rajshat, District North North 24- Pargana**, 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 register at sub register 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 consent of shareholders to authorize the sale of the property.

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

DKM
Dilip Kumar Modi
Dilip Kumar Modi
Director
DIN: 00030252

TND
Tarak Nath Dey
Tarak Nath Dey
Director
DIN: 00058111

having its registered Office at 5NIII, 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPS2307E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshatala, 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- BWUPS0765R), son of Nagendra Nath Samanta, residing at #7, Jyotishi Ray Road, New Alipore, Kolkata- 700 053, (4) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800F), 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- AGIFD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (5) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCB1702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, 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 VANIJYA PRIVATE LIMITED**, (PAN- AAGCA35#1B), the Company, registered under the Companies Act 1956 and having its registered Office at 5NIII, 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(II), 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) **BAUL BUILDCON PRIVATE LIMITED**, the Company, (PAN NO. AADCB1223G), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastris Bagun, Deshbandhu Nagar, Kolkata 700 059, (2) **GREEN MANSION PRIVATE LIMITED**, the Company, (Pan No. AACCG8916E), the Company, (Pan No. AALCS0125J), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastris Bagun, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Hirkram Kumar Jha, (PAN NO. AFSPJ4367C), s/o Sri Chand 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 by virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) GOUR CHANDRA PAUL, were the recorded owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS in the span of time, said SATISH CHANDRA PAL died on 02.02.1982, leaving behind two sons (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas. After some time said Durgesh Nandini Pal also died leaving behind her aforesaid two sons and five daughters as her only legal heirs towards the estates left by him, including the land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and forever;

AND WHEREAS in the span of time, said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Parash Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sova Paul, and (6) Manjuri Paul, as his only legal heirs towards the estates left by him, including the aforesaid land

at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS in the span of time, said KARTICK CHANDRA PAUL also died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhowmik, and wife (3) Dypali Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS thus, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, (2) Swapan Kumar Paul, and five daughters (3) Kabita Paul, (4) Minati Paul, (5) Ava Paul, (6) Chabi Paul, (7) Mira Rani Paul, (8) Durgesh Nandini Paul, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dypali Paul, (12) Paresht Nath Paul, (13) Prasanta Kumar Paul, (14) Gour Chandra Paul, were the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAUL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas)

AND WHEREAS By virtue of a Sale Deed dated 13th November, 1995, the said (1) Aam Kumar Paul, (2) Swapen Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Aya Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Monoj Paul, (10) Krishita Bhosmik, (11) Dipali Paul, (12) Paresn Nath Paul, (13) Present Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah, equivalent to 4.95868 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of **(SRIMATI) SUBHRA ROY**, more fully and particularly described in the Schedule hereunder written, hereinafter called as the "**SAID PROPERTY**", which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- I, Volume No. 129, Pages from 106 to 116, Being No. 7096 for the year 1995, against the valuable consideration mentioned therein, free from all sort of encumbrances, liens, charges, mortgages, attachments, whatsoever and howsoever, absolutely and forever. After the aforesaid purchase, said (SRIMATI) SUBHRA ROY recorded her name in Record Of Rights vide L.R. Khatian No. 4044:

AND WHEREAS by virtue of a Sale Deed dated 2nd day of May, 2008, the said **(SRIMATI) SUBHRA ROY** sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and 6 Others**, the VENDORS herein, which was duly registered in the office of the District Sub-Registrar, North 24 Parganas, and recorded into Book- I, CD Volume No. 6, Pages from 9228 to 9250, Being No. 04680 for the year 2008, against the consideration mentioned therein, absolutely and forever;

AND WHEREAS after the aforesaid purchases, the Vendors herein recorded their name in Record Of Rights detailed herein :

<u>VENDOR'S Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) ZODIAC HEIGHTS PRIVATE LIMITED	5936
(3) ULTIMATE NIWAS PRIVATE LIMITED	5935
(4) HAPPY MENSIONS PRIVATE LIMITED	5934
(5) BARHARIK CONSTRUCTIONS PRIVATE LIMITED	5933
(6) ASIYANA VANLIYA PRIVATE LIMITED	5971
(7) GLORY TIE-UP PRIVATE LIMITED	5970

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 have agreed to purchase the Said Property at and for a Total Consideration of Rs.24,01,000/- [Rupees Twenty Four Lac And One Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.24,01,000/- [Rupees Twenty Four Lac And One 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 land measuring about 3 (Three) Cottah, equivalent to 4.95868 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within

the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District North 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 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 at 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.

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 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 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, liabilities 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 predecessors-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, 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 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 have 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 3 (Three) Cottah, equivalent to 4.95868 Decmal, more or less, lying and situated at Moizan-REKJOANI, J.L. No. 13, comprised in R.S. / L.R. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971 and 5970, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 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	12 feet wide Common Passage;
ON THE SOUTH	Land under R.S. Dag No. 422 and 421;
ON THE EAST	12 feet wide Common Passage;
ON THE WEST	Land under R.S. Dag No. 423(Part);

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hands on the day month and year above written.

SIGNED, SEALED & DELIVERED

by the **VENDORS** at Kolkata
in the presence of:

[Signature]
98 4th Road
Howrah - 711202

[Signature]
1st Floor, 1st Rd
Howrah - 711202

Witnessed by
[Signature]
1st Floor, 1st Rd
Howrah - 711202

For GUYTON
[Signature]
Dimp Kumar Sarkar

WITNESSES
BARBARIC CONSTRUCTION PVT. LTD.

[Signature]

Director

ASIYANA VANLAX PVT. LTD.

[Signature]

Director

BARA HOME SEARCH PVT. LTD.

[Signature]

Director

SOIAC HEIGHTS PVT. LTD.

[Signature]

Director

ULTIMATE NIWAS PVT. LTD.

[Signature]

Director

HAPPY MANSIONS PVT. LTD.

[Signature]

Director

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.24,01,000/- [Rupees Twenty Four Lac And One Thousand] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,43,000/-	12.09.2016	703578	Corporation Bank, Bagulati Branch	Tara Home Search Pvt. Ltd.
3,43,000/-	12.09.2016	703579	-do-	Zodiac Heights Pvt. Ltd.
3,43,000/-	12.09.2016	703580	-do-	Ultimate Niwas Pvt. Ltd.
1,71,500/-	12.09.2016	703581	-do-	Happy Mansions Pvt. Ltd.
1,71,500/-	12.09.2016	703778	-do-	Happy Mansions Pvt. Ltd.
3,43,000/-	12.09.2016	703779	-do-	Barbarik Construction Pvt. Ltd.
3,43,000/-	12.09.2016	703780	-do-	Asiyana Vanijya Pvt. Ltd.
3,43,000/-	12.09.2016	703781	-do-	Glory Tie-up Pvt. Ltd.
24,01,000/-	Rupees Twenty Four Lac And One Thousand only			

Witnesses




TARA HOME SEARCH PVT. LTD.

Dipate Modi

Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerji

Director

ULTIMATE NIWAS PVT. LTD.

Rajul Singh

Director

HAPPY MANSIONS PVT. LTD.

Tanuj Nath Singh

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipate Modi

Director

ASIYANA VANIJYA PVT. LTD.

Nandini Modi Singh

Director

FOR GLORY TIE-UP PVT. LTD.

Nitin Kumar Modi

Director

FORM FOR TEN FINGERPRINTS

<div style="text-align: center;">  Nishita Patel </div>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
<div style="text-align: center;">  Dipakmod </div>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
<div style="text-align: center;">  Dipak S </div>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
2						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
	<p>Tanuj Nath Singh</p>					
	<p>Dilip Kumar Moh</p>					
	<p>Savitri Banerjee</p>					

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	1-1904-09134/2016	Date of Registration	9/27/2016 1:31:22 PM
Query No / Year	1904-0001277945/2016	Office where deed is registered	
Query Date	15/09/2016 1:31:21 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BAUL BUILDCON PRIVATE LIMITED DC-928, SHASTRI BAGAN Thana: Baguiali, District: North 24-Parganas, WEST BENGAL, Mobile No. 9836475200, Status: Buyer/Customer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,01,000/-	Rs. 24,01,000/-		
Stamp duty Paid (SDT)	Registration Fee Paid		
Rs. 1,20,070/- (Article 23)	Rs. 28,498/- (Article A(T), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Pkt Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-423	LR-5937	Baru	Bhal	4.95868 Dec	24,01,000/-	24,01,000/-	Width of Approach Road: 12 Ft.
Grand Total :					4.9587Dec	24,01,000 /-	24,01,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N(R), 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
2	ZODIAC HEIGHTS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2836D, Status: Organization, Executed by: Representative
3	ULTIMATE NIWAS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. 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. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AASCH9800P, Status: Organization, Executed by: Representative
5	BARBARIK CONSTRUCTION PRIVATE LIMITED ROOM NO. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. 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. 5A, 5th Floor, THE MILLENNIUM, 235/2A, Ac. F.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, (PAN- 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. AACCG8625D, Status: Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAUL BUILDCON PRIVATE LIMITED DC-6/28, Shastri Bagan, Deshbandhu Nagar, P.O.- DESBANDHU NAGAR, P.S.- Baguati, District-North 24- Parganas, West Bengal, India, PIN - 700059 PAN No. AACCB1223G, Status: Organization
2	GREEN MANSION PRIVATE LIMITED DC-6/28, Shastri Bagan, P.O.- Deshbandhu Nagar, P.S.- Baguati, District-North 24-Parganas, West Bengal India, PIN - 700059 PAN No. AACCG8916E, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bikram Kumar Jha Soo of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belghoria, 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: BAUL BUILDCON PRIVATE LIMITED, GREEN MANSION 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: Business, Citizen of India, Status: Representative, Representative of: TARA HOME SEARCH PRIVATE LIMITED; BARBARIK CONSTRUCTION PRIVATE LIMITED
3	SWAPNA BANERJEE Daughter of Mr. Parashu Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 341 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 67, Jyotsh 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 Han Pado DEY 8/18, Bijoyganj, 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
6	Mr 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: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ASIYANA VANIJYA 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. (PAN-

Identifier Details :

Name & address
Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRI, 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 Bakram Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SWAMANTA, Mr TARAK NATH DEY, Mr NIKITA MODI DEY, Mr DILIP KUMAR MODI

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec
3	ULTIMATE NIVAS PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec
5	BARBARIE CONSTRUCTION PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec
6	ASHYANA VANIYA PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec
7	GLORY TIE-UP PRIVATE LIMITED, (PAN-	BAUL BUILDCON PRIVATE LIMITED-0.354191 Dec.GREEN MANSION PRIVATE LIMITED-0.354191 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 423(Corresponding RG Plot No- 423), LR Khatian No- 0997	Owner: ১৪৪ ১৪৪ ১৪৪, Gurdian: ১৪৪, Address: 220 RR (১) বিদ্যাসাগর, Classification: ১৪৪.

Endorsement For Deed Number : I - 190409134 / 2016

On 17-09-2016

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 24.01.000/-

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) 40(1),W.B. Registration Rules,1962)

Presented for registration at 10:30 hrs. on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI.

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

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

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRI, 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, 88, GIRI, 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 BIFUL SAMANTA.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRI, 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, 88, GIRI, 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 NIKITA MODI DEY.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRI, 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.

Identified by Mr SUNIL AGARWAL, Son of Late KISHAN LAL AGARWAL, 88, GIRI, 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 24-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,498/- (A(1) = Rs 28,400/- E = Rs 14/- J = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 25,498/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB
Online on 16/09/2016 3:26PM with Govt. Ref. No. 192016170023223101 on 16-09-2016, Amount Rs. 25,498/-, Bank
State Bank of India (SBIN0000001), Ref. No. CK44768636 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,970/- and Stamp Duty paid by by online = Rs 1,19,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB
Online on 16/09/2016 3:26PM with Govt. Ref. No. 192016170023223101 on 16-09-2016, Amount Rs. 1,19,970/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA44768636 on 16-09-2016, Head of Account 0030-02-103-003-02

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

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,970/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp Type: Impressed. Serial no 9287. Amount: Rs 100/-, Date of Purchase: 08/09/2016, Vendor name: S Mukherjee

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 342207 to 342256

being No 190409134 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:23:51 +05:30
Reason: Digital Signing of Deed.

AK

(Asit Kumar Joarder) 05-10-2016 19:23:50
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

28/9/16

9135/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192403



Certified that the Document is admitted to
 registration. The Registrar has read the
 contents of the document and the
 same is found to be in conformity with the
 provisions of the Act.

[Signature]
 Assistant Registrar
 of Revenue & Culture

77 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN (I) TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACCT3379G), the Company, registered under the Companies Act 1956

21/9/16
 19/9/16
 20/9/16
 21/9/16
 22/9/16
 23/9/16
 24/9/16
 25/9/16
 26/9/16
 27/9/16
 28/9/16
 29/9/16
 30/9/16

9285

SL. NO.	
DATE	
RE.	
AMOUNT	100/-
29 SEP 2016	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



ADDITIONAL REGISTRAR
OF ASSURANCE - W. KOLKATA
19 SEP 2016





पुस्तक - 74







UNITED STATES GOVERNMENT
 DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 WASHINGTON, D. C. 20250
 DISTRICT OFFICE
 DENVER, COLORADO
 [Signature]

[Faded text, likely a title or header for a document or map]



DIPAK KUMAR MODI

FRONT



BACK





Tank with key





- Dilip Kumar Reddy



Siddhanta Banerjee




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 10040001277350/2016

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 - A, 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)		5409 	Dipak Modi
2	Mr TARAK NATH DEV 6/18, Bjoyganj, Jadavpur, Kolkata- 700 032, P.O:- JADAVPUR, P.S:- Jadavpur, District- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller (KARMA DEALERS PRIVATE LIMITED,)		5412 	Tarak Nath Dev 19/09/2016
3	SWAPNA BANERJEE Signatory (PAN: AMGPB2207E1) Daughter Of L. Banerjee, Residing At Kumona 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 (ACTION BUILDCO N PRIVATE LIMITED)		5414 	Swapna Banerjee

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
4	Mr SOMNATH 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	Represent ative of Seller (AASTHA A GRH NIRMAN PRIVATE LIMITED.)		5-16 	 19/9/16
5	Mr DILIP KUMAR MOJI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O.- New Town, P.S.- New Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (PRAYAS VINCOM PRIVATE LIMITED.)		5-16 	 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 96, DIRIBH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Italy, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Bivram Kumar Jha, Mr DIPAK KUMAR MODI, Mr TARAK NATH DEY, SWARNA BANERJEE, Mr SOMNATH MODI		 19.9.16	

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

Karma Dealers Pvt. Ltd.

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64991532
Email id. karmadealers@outlook.com
CIN: L152100WB2007PTC116363

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 land measuring about 6 (Six) Chittack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in R.S. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, AND land measuring 0.3305 Decimal, comprised in R.S. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4449, 5348, 5918, 5919 and 5920, lying and situated at Mouza- BEEKJOANI, J.L. No. 13, within the limit of Rajachal Bichampur I No. Gram Panchayat, under Police Station- Rajachal, 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 in whatsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

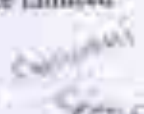
FURTHER RESOLVED, that Mr. TARAK NATH DEY, Director of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the 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 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 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 Karma Dealers Private Limited


Tarak Nath Dey
Director
DIN: 0068111


Serwani Devi Modi
Director
DIN: 0096513

Action Buildcon Pvt. Ltd.

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

Phone no. 033-22811881

Email id- actionpvt@gmail.com

CIN: U45400WB2007PTC116727

The undersigned, being the Directors of ACTION BUILDCON 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 10:30 AM 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 land measuring about 6 (Six) Chitack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in R.S. Dtg No. 424, recorded under R.S. Khata No. 631, corresponding to L.R. Khata No. 5389, AND land measuring 0.3305 Decimal, comprised in R.S. Dtg No. 423, recorded under R.S. Khata No. 2836 to 2843, corresponding to L.R. Khata No. 4449, 5348, 5918, 5919 and 5920, lying and situated at Muza-REKJANI, T.L. No. 13, within the limit of Rajbari Bishnupur I No. Gram Panchayat, under Police Station- Rajbari, 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 to 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 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 Action Buildcon Private Limited



Arun Kumar Modi
Director
DIN: 0053844 - B



Swapna Banerjee
Director
DIN: 01991282

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-54891532
Email id. thso05@gmail.com
CIN: 170109WB2006PTC111576

The undersigned, being the Director of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03.00 PM at their registered office situated at 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 6 (Six) Chitmaak and 18 (Eighteen) Square Feet, equivalent to 0.6631 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in R.S. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, AND land measuring 0.3325 Decimal, comprised in R.S. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4449, 5346, 5918, 5919 and 5920, being and situated at Mousa-REKJYANI, T.L. No. 13, within the limit of Rajarhat Bahupur / 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 whatsoever 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 to signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in 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 thereon 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

Prayas Vincom Pvt. Ltd.

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-04981032
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 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:

ALL THAT piece or parcel of land measuring about 6 (Six) Chitack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in R.S. Dag No. 424, recorded under R.S. Khatian No. 635, corresponding to L.R. Khatian No. 5389, AND land measuring 0.3305 Decimal, comprised in R.S. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4449, 5348, 5918, 5919 and 5920, lying and situated at Mouza- REKJOANI, LL. No. 13, within the limit of Rajarhat Bahaspur 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. 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 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. 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 consent 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: 00080252


Piyal Modi
Director
DIN: 01518774

Aasthaa Grih Nirman Pvt. Ltd.

Registered Office: 243-G, Block-J, Ground Floor, Near Alipore, Kolkata - 700053

Phone No. 033-22803012

E- Mail: To- aasthaa@sonal.com

CIN: U45400WB2007PTC116722

The undersigned, being the Director of AASTHAA GRIH NIRMAN 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 10.00 AM at their registered office situated at Ground Floor, 243-G, BLOCK-J, NEW ALIPORE, KOLKATA-700053, 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 6 (Six) Chitrack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in B.S. Dag No. 424, recorded under R.S. Khata No. 631, corresponding to L.R. Khata No. 5389, AND land measuring 0.3305 Decimal, comprised in B.S. Dag No. 423, recorded under R.S. Khata No. 2838 to 2843, corresponding to L.R. Khata No. 4449, 5348, 5918, 5919 and 5920, lying and situated at Mouza-REKHOANGI, T.L. No. 13, within the limit of Rajarhat Bishnupur 1 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 in whatsoever in favour of Vendor-Company or Companies on the terms set out in the Sale deed, presented before the board.

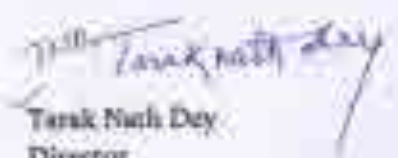
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to sign by him on behalf of the company for registration to registrar or sub registrar and admission of the same and such 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. SOMNATH 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 Aasthaa Grih Nirman Private Limited


Somnath Modi
Director
DIN: 00060439


Tarak Nath Dey
Director
DIN: 00058111

and having its registered Office at SN(III), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at SN(III), 5th Floor, THE MILLENNIUM, 235/2A, Acharys Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jankapur, Kolkata- 700 032, (3) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAECP2835K), the Company, registered under the Companies Act 1956 and having its registered Office at SN(II), 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, (4) **ACTION BUILDCON PRIVATE LIMITED**, (PAN- AAGCA3943B), 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 Panchu Gopal Banerjee, residing at Kunsore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (5) **AASTHAA GRIH NIRMAN PRIVATE LIMITED**, (PAN- AAGCA3942A), the Company, registered under the Companies Act 1956 and having its registered Office at Ground Floor, 243-G, BLOCK-J, NEW ALIPORE, KOLKATA-700053, represented by its Director/ Authorised Signatory SOMNATH MODI, (PAN- AHEPM3586C), son of Dilip Kumar 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





10/10/2023 00:17

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) **BAUL BUILDCON PRIVATE LIMITED**, the Company, (PAN NO. AADCBI223G), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **GREEN MANSION PRIVATE LIMITED**, the Company, (Pan No. AACCG8916E), 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. Bikram Kumar Jha, (PAN NO. AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Chayan 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**

- A (i) One Kalpada Ghosh was the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in C.S. Dag No.396, 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 aforesaid 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 aforesaid 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 undemarcated 4/6th entitlement in the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring 16 (Sixteen) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza- REKJANI, J.L. No. 13, under Police Station- Rajerhat, 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- 1, Volume No. 155, Pages from 176 to 183, Entry 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.

A (iv) By virtue of a Sale Deed dated 16th August, 1996, the said said Sri Sristidhar Ghosh, and (Srimati) Anna Ghosh, jointly sold, transferred and conveyed ALL THAT piece or parcel of land measuring about 3 (Three) Chittack 9 (Nine) Square Feet, equivalent to 0.3306 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424, recorded in R.S. Khatian No. 631, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of one FARUK AHAMED, which was duly registered in the office of the District Registrar at Baranout, North 24 Parganas, recorded into Book- 1, Volume No. 106, Pages from 311 to 316, Being No. 5882 for the year 1996, against the consideration mentioned therein, absolutely and forever;

B (i) One By virtue of Records Of Rights (ROR), (1) SATISH CHANDRA PAL, (2) KARTICK CHANDRA PAL, (3) GANESH CHANDRA PAUL, (4) PARESH NATH PAUL, (5) PRASANTA KUMAR PAUL, (6) GOUR CHANDRA PAUL, were the recorded owner of ALL THAT piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR

CHANDRA PAUL, Area- 3.5 Decimall, under Police Station- Rajarhat, District North 24-Parganas, absolutely and forever;

- B (iii) In the span of time, said SATISH CHANDRA PAL died on 02.02.1952, leaving behind two sons (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2835 (Area- 17.5 Decimall), Police Station- Rajarhat, District North 24-Parganas. After some time said Durgesh Nandini Paul also died leaving behind her aforesaid two sons and five daughters as her only legal heirs towards the estates left by him, including the land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and forever;
- B (iii) In the span of time, said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Paresh Nath Paul, (3) Prasantia Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sova Paul, and (6) Manjuri Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimall, under Police Station- Rajarhat, District North 24-Parganas, absolutely and forever;
- B (iv) In the span of time, said KARTICK CHANDRA PAUL also died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhosmit, and wife (3) Dipali Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in

R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District North 24-Parganas, absolutely and forever;

- B (v) True, by virtue of aforesaid inheritances, said (1) Asim Kumar Paul, (2) Swapn Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Motoj Paul, (10) Krishna Bhownik, (11) Dipali Paul, (12) Paresh Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, were the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 35 (Thirty Five) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No-423, recorded in R.S. Khatian No. 2838 (in the name of SATISH CHANDRA PAL, Area- 17.5 Decimal), R.S. Khatian No. 2839 (in the name of KARTICK CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District North 24-Parganas;

- B (vi) By virtue of a Sale Deed Dated 16th August, 1996, the said (1) Asim Kumar Paul, (2) Swapn Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Motoj Paul, (10) Krishna Bhownik, (11) Dipali Paul, (12) Paresh Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about

3 (Three) Chittack - 9 (Nine) Square Feet, equivalent to 0.3306 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4449, 5348, 5918, 5919 and 5920, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one **FARUK AHAMED**, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- I, Volume No. 106, Pages from 274 to 284 (A), Being No. 3878 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever;

- C (i) After the aforesaid purchases, by virtue of a Sale Deed dated 7th day of April, 2008, said **FARUK AHAMED**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 6 (Six) Chittack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in R.S. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, AND land measuring 0.3305 Decimal, comprised in R.S. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4449, 5348, 5918, 5919 and 5920, lying and situated at Mouza- REKJOANI, J.L. No. 13, 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 **TARA HOME SEARCH PRIVATE LIMITED & 4 Others**, the Vendors herein, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, and recorded into Book- I, CD Volume No. 5, Pages from 907 to 932, Being No. 64668 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever;

C (ii) The Vendor 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.3,20,000/- [Rupees Three Lac And Twenty Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.3,20,000/- [Rupees Three Lac And Twenty 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 land measuring about 6 (Six) Chittack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.3305 Decimal) and 425 (Area- 0.3305 Decimal), recorded under R.S. Khatian No. 531 and 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5967, 5966, 5972 and 5973, 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 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, incumbrances, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDORS DOTH 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 in 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 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 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, ~~dependance~~ 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, suspense 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 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 ~~matron~~ 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 6 (Six) Chutack and 18 (Eighteen) Square Feet, equivalent to 0.6611 Decimal, more or less, out of which land measuring 0.3305 Decimal, comprised in R.S. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5389, AND land measuring 0.3305 Decimal, comprised in R.S. Dag No. 423, recorded under R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 4449, 5348, 5918, 5919 and 5920, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto.

R.S./ L.R. Dag No. 423 and butted and bounded as follows:

ON THE NORTH	:	Land under R.S. Dag No. 423 (Part);
ON THE SOUTH	:	Land under R.S. Dag No. 423 (Part);
ON THE EAST	:	Land under R.S. Dag No. 425;
ON THE WEST	:	12 ft wide Common Passage;

R.S./ L.R. Dag No. 424 and butted and bounded as follows:

ON THE NORTH	:	Land under R.S. Dag No. 424 (Part);
ON THE SOUTH	:	Land under R.S. Dag No. 424 (Part);
ON THE EAST	:	Land under R.S. Dag No. 427;
ON THE WEST	:	12 ft wide Common Passage;

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

SIGNED, SEALED & DELIVERED

by the **VENDORS** at Kolkata
in the presence of:

[Signature]
98, G.L. Road
Howrah - 711202

[Signature]
150, M.L. Rd
Kolkata - 711002

VARA HOME SEARCH PVT. LTD.

Dipak Modi

[Signature]

KARMA DEALERS PVT. LTD.

Tanuj Nath Ray

[Signature]

PRAYAS VINCOM PVT. LTD.

Deep Kumar Nayak

[Signature]

ACTION BUILDCON PVT. LTD.

Swarna Banerjee

[Signature]

RAJSHREE NIRMAL PVT. LTD.

[Signature]
Director

Drafted by
Venugopal
22/02/2022
High Court, Calcutta
Hindustan

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.3,20,000/- (Rupees Three Lac And Twenty Thousand) only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
64,000/-	12.09.2016	703572	Corporation Bank, Bagmati Branch	Tara Home Search Pvt. Ltd.
64,000/-	12.09.2016	703573	-do-	Karma Dealers Pvt. Ltd.
32,000/-	12.09.2016	703574	-do-	Prayas Vincom Pvt. Ltd.
32,000/-	12.09.2016	703772	-do-	Prayas Vincom Pvt. Ltd.
64,000/-	12.09.2016	703773	-do-	Action Buildcon Pvt. Ltd.
64,000/-	12.09.2016	703774	-do-	Aastha Grib Nirman Pvt. Ltd.
3,20,000/-	Rupees Three Lac And Twenty Thousand.			

Witnesses:




TARA HOME SEARCH PVT. LTD.

Dipali Mod'

Director

KARMA DEALERS PVT. LTD.

Tarak Nath Ray

Director

PRAYAS VINCOM PVT. LTD.

Dilip Kumar Singh

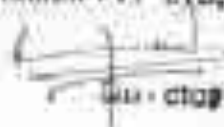
Director

ACTION BUILDCON PVT. LTD.



















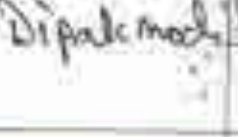











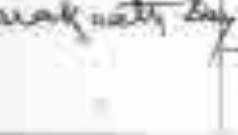





Sudhansu Bhowmik

Director

AASTHA GRIB NIRMAN PVT. LTD.



FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Dilip Kumar Bhoi</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Susma Banerjee</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Singh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201617-002322102-1 Payment Mode: Online Payment
 GRN Date: 16/08/2016 15:00:24 Bank: State Bank of India
 BRN: CKA4767958 BRN Date: 16/08/2016 15:17:36

DEPOSITOR'S DETAILS

Id No. : 19040001277350/1/2016
(Serial No./Challan Year)

Name: SARBANI PROPERTIES PVT LTD
 Contact No.: Mobile No.: +91 9836445200
 E-mail: Address: DC B/28, GHISATRI BAGAN, DESHBANDHU NAGAR, KOL-55
 Applicant Name: Mr BAUL BUILDCON 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	19040001277350/0018	Property Registration Fees	288163-104-001-19	947
2	19040001277350/10016	Property Registration Stamp Duty	0033-00-319-003-00	1905

Total

19527

In Words: Rupees Ninety Thousand Five Hundred Twenty Seven only



Major Information of the Deed

Deed No :	I-1904-09135/2016	Date of Registration	0/27/2016 1:22:54 PM
Query No / Year	1904-0001277350/2016	Office where deed is registered	
Query Date	15/09/2016 12:34:34 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BAUL BUILDCON PRIVATE LIMITED Dc-8/28, Shastri Bagah, Thana Baguati District: North 24-Parganas, WEST BENGAL, Mobile No: 9830475200, 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. 3,20,000/-	Rs. 3,20,000/-		
Stamp Duty Paid(SD)	Registration Fee Paid		
Rs. 16,000/- (Article-23)	Rs. 3,607/- (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: Rejpyani

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-423	LR-4449	Bastu	Shali	0.3305 Dec	1,60,000/-	1,60,000/-	Width of Approach Road: 12 Ft.
L2	LR-424	LR-5289	Bastu	Shali	0.3305 Dec	1,60,000/-	1,60,000/-	Width of Approach Road: 12 Ft.
		TOTAL			0.661Dec	3,20,000/-	3,20,000/-	
	Grand Total				0.661Dec	3,20,000/-	3,20,000/-	

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
2	KARMA DEALERS 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. AADCK0896L, Status: Organization, Executed by: Representative
3	PRAYAS VINCOM 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. AAACP2835K, Status: Organization, Executed by: Representative
4	ACTION BUILDCON 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. AAGCA3943B, Status: Organization, Executed by: Representative
5	AASTHAA GRH NIRMAN PRIVATE LIMITED, 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 PAN No. AAGCA3962A, Status: Organization, Executed by: Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	BAUL BUILDCON PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, DEEBANDHU NAGAR, P.O.- Deebandhu Nagar, P.S.- Bagulafi, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACDB1223G, Status Organization
2	GREEN MANSION PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, DEEBANDHU NAGAR, P.O.- Deebandhu Nagar, P.S.- Bagulafi, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8916E, 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, 379/1, 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: BAUL BUILDCON PRIVATE LIMITED, GREEN MANSION PRIVATE LIMITED
2	Mr DIPAK KUMAR MOOI Son of Mr. Gopal Kumar MOOI, 243-G, Block-J, New Alipore, Kolkata-700 053, P.O.- NEW ALIPORE, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: TARA HOME SEARCH PRIVATE LIMITED
3	Mr TARAK NATH DEY Son of Late. Hail Fado DEY B/18, Bijoygarh, 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: KARMA DEALERS PRIVATE LIMITED
4	SWAPNA BANERJEE Daughter of Mr. Partho Gopal BANERJEE Signatory (PAN- AMGPB2207E), Daughter of L Banerjee, Residing At Kumore Para, Maheestala, South 24 Parganas, PIN- 700 141, P.O.- Maheestala, P.S.- Maheestala, District-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ACTION BUILDCON PRIVATE LIMITED
5	Mr SOMNATH MOOI Son of Mr. Dilip Kumar MOOI, 243-G, Block-J, New Alipore, Kolkata-700 053, P.O.- New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: AASTHAA GRIH NIRMAN PRIVATE LIMITED
6	Mr DILIP KUMAR MOOI Son of Late. Kedar Nath MOOI-243-G, Block-J, New Alipore, Kolkata-700 053, P.O.- New Town, 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: PRAYAS VINCOM PRIVATE LIMITED

Identifier Details :

Name & address
Mr-SUNIL AGARWAL Son of Late. KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O.- BELUR MATH, P.S.- Baly, Baly, District-Hoerah, West Bengal, India, PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr Bikram Kumar Jha, Mr DIPAK KUMAR MOOI, Mr TARAK NATH DEY, SWAPNA BANERJEE, Mr SOMNATH MOOI, Mr DILIP KUMAR MOOI

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
2	KARMA DEALERS PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
3	PRAYAS VINCOM PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
4	ACTION BUILDCON PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
5	AASTHAA GRH NIRMAN PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
2	KARMA DEALERS PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
3	PRAYAS VINCOM PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
4	ACTION BUILDCON PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec
5	AASTHAA GRH NIRMAN PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.03305 Dec.GREEN MANSION PRIVATE LIMITED-0.03305 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatair Number	Details Of Land
L1	LR Plot No - 423(Corresponding RS Plot No:-423), LR Khatair No - 4443	Owner: [Name], Gurdian: [Name], Address: [Address], Classification: [Type]
L2	LR Plot No - 424(Corresponding RS Plot No - 424), LR Khatair No - 5388	Owner: [Name], Gurdian: [Name], Address: [Address], Classification: [Type], Area: 0.01000000 Acra.

Encourment For Deed Number : 1 - 190408135 / 2016

On 17-09-2018

Certificate of Market Value(WB PUVI rules of 2011)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 1,00,000/-

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

On 19-09-2018

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

Presented for registration at 19:18 hrs on 19-09-2018, at the Private residence by Mr DIPAK KUMAR MODI

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

Execution is admitted on 19-09-2018 by Mr 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 19-09-2018 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 19-09-2018 by Mr SOMNATH 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 19-09-2018 by Mr DILIP 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 19-09-2018 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 24-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,607/- (A(1) = Rs 3,509/-, E = Rs 14/-, J = Rs 58/-, M(a) = Rs 29/-, M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB. Online on 18/09/2016 3:17PM with Govt. Ref. No: 182016170023221021 on 18-09-2016. Amount Rs: 3,607/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKA4797958 on 18-09-2016. Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,020/- and Stamp Duty paid by by online = Rs 16,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB. Online on 18/09/2016 3:17PM with Govt. Ref. No: 182016170023221021 on 18-09-2016. Amount Rs: 16,020/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKA4797958 on 18-09-2016. Head of Account 0030-02-103-003-02

Anil 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 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped under schedule 1A, Article number 2) of Indian Stamp Act 1899

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 8285, Amount: Rs 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chandra

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 342257 to 342301
being No 190409135 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:24:39 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-10-2016 19:24:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)