

8/25/16

31/35/2016



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 192412



19-9-16
 0-1378131/16
 H.V. 16/16/16
 Additional Registrar of
 Assurances FC. Kolkata
 C.M. 2499/16
 20/200-
 20/650-
 19/9/16

Certified that the Document is submitted as
 Registration. The Registrar has seen and the
 contents are correct and the document
 are the part of the same.

[Signature]
 Additional Registrar
 of Assurances FC. Kolkata

27 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
 BETWEEN (1) TARA HOME SEARCH PRIVATE LIMITED, (PAN-
 AACUT5379G), the Company, registered under the Companies Act 1956

9294

Sl. NO	
DATE	
RC	7007
Amount	
09 SEP 2018	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., KOL-1	



AMOUNT PAID	
DATE	
RC	
Amount	



Handwritten notes in blue ink at the bottom of the page, including the number 53.





104 -
2022







DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi



Handwritten signature

Handwritten mark



Swifra Baverju



Alfred S. ...



Tandy Math Key

(21)

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

GRN: 18-201817-002322988-1 Payment Mode: Online Payment
 GRN Date: 18/09/2018 15:22:58 Bank: State Bank of India
 BRN: CKA4771648 BRN Date: 18/09/2018 15:57:28

DEPOSITOR'S DETAILS

Ch No.: 18040001278131/1/2018
(Serial No./Queue No.)

Name: SEAMARINE SALES PVT LTD
 Contact No.: Mobile No.: +91 9836475200
 E-mail:
 Address: GA 16/2A, RALPUKUR ROAD,
 DESHBANCHU NAGAR, KOL-59
 Applicant Name: Ms SEAMARINE SALES PRIVATE LIMITED
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimant
 Purpose of payment / Remarks: Govt. Stamp Payment

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	18040001278131/1/2018	Property Registration Fee	18040001278131/1/2018	17607 ✓
2	18040001278131/1/2018	Property Registration Stamp Fee	18040001278131/1/2018	1500 ✓

Total

19107

In Words

Rs. 19107/- (Nineteen Thousand Six Hundred Seven 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 19040001278131/2016



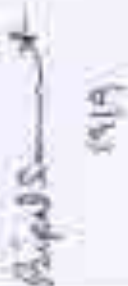


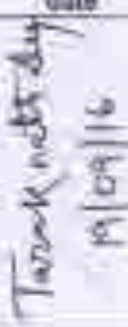

1. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print 5,4+5	Signature with date
1.0	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 - 700020	Represent ative of Seller (BARBAR 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 - 700020	Represent ative of Seller (BLUEVIE W VANUVA 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 - 700020	Represent ative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			Dipak modi 19/9/16

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

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SOBINATH MOJJI 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 - 700020	Represent ative of Seller (RMJHM COMMOD EAL PRIVATE LIMITED)			
3	Mr AMAR NATH MOJJI 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 - 700022	Represent ative of Seller (LAKE VIEW TIE- UP PRIVATE LIMITED)			
4	SWAPNA BANERJEE Kunors 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)			

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	Mr BIPUL BARMITA 87, Jyotiba Ray Road, New Alipore, Kolkata- 700 055, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (ULTIMAT E NIWAS PRIVATE LIMITED)		4513 	 (19)
8	Mr TARAK NATH DEY 6/18, Bijyagan, 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 3 PRIVATE LIMITED)		5412 	 19/09/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUMIL AGARWAL Son of Late KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District-Hooghly, West Bengal, India, PIN - 711203	Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 19.9.16	

(Asit Kumar Jaisankar)
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, 229, A J.C. BOSE ROAD, KOLKATA-700005

Phone No. 033-22811981

Email Id barbarikcons@ou0008.com

CIN: U45400WB2007PTC115728

The undersigned, being the Directors of **BARBARIK CONSTRUCTION PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 029, which a quorum was present, the Board of Directors adopted the following resolutions, which has not been modified or rescinded:


RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cotah equivalent to 3.3858 Decimal, more or less, lying and situated at Mouza- REKHOANI, I.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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishuapur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.


FURTHER RESOLVED, that Mr. **DIPAK KUMAR MODI** Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed 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.I.C. BOSE ROAD, KOLKATA-700020

Phone No. 033-22811881

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 a plot of land measuring about 2 (Two) Cantah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- BEKJOANI, J.L. No. 15, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 3933 within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.


FURTHER RESOLVED, that Mr. AMARNATH 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. 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

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 a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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



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

Bipul Samanta
Bipul Samanta
Director
DIN: 00071989

Neha Modi
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. 033-64891532
Email ID: trahome@gmail.com
CIN: U70110WB2006PTC111576

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Corals equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKQANI, I.L. No. 13, comprised in R.S. Dwg No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajshahi Bishnupur No. I Gram Panchayat, under Police Station- Rajshahi, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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



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

Kishan Kumar Modi
Director
DIN: 00052423

Dipak Kumar Modi
Director
DIN: 00052468



Zodiac Heights Pvt. Ltd.

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

Phone no 033-22811881

Email id: zodiacheights@zofinok.com

CIN: U45400WB2017PTC116587

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 a plot of land measuring about 2 (Two) Cottah equivalent to 3.9058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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 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 on 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

Blueview Vanijya Pvt. Ltd.

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

Phone no. 033-22811981

Email id- blueviewvnm@oulook.com

CIN: L51109WB2007PTC116185

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 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 part of a plot of land measuring about 2 (Two) Cents equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REXDANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khasas No.2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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 Kumar Modi
Director
DIN: 00052468


Payal Modi
Director
DIN: 01518774

Rimhim Commodeal Pvt. Ltd.

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

Phone no. 033-22811981

Email id. rimcomm@outlook.com

CIN: U52100WB2007PTC116184

The undersigned, being the Director of RIMHIM COMMUDEAL 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 a plot of land measuring about 2 (Two) Corah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Kharian No.2710, 2711 and 2712, corresponding to L.R. Kharian No. L.R. Kharian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajshahi Bahadur No.1 Goum Panchayat, under Police Station- Rajshahi, District North 24-Furgana, 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.

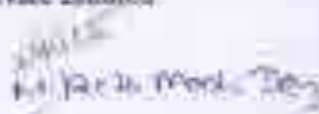
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed to signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same 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 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 Rimhim Commodeal Private Limited


Somnath Modi
Director
DIN: 00060489


Nikita Modi Dey
Director
DIN: 01518762

Happy Mansions Pvt. Ltd.

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

Phone no. 033-22811881

Email id. happymansions@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 a piece of land measuring about 2 (Two) Cotah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- **REKODANI**, 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vandee 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 to sign 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
Director
DIN: 00058111


Swapna Banerjee
Director
DIN: 01991282

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- ADYPM7135M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **RIMJHIM COMMODEAL 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- AHEPM3585C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **BLUEVIEW VANLIYA 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- ADYPM7135M), 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- AMOPB2207E), 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. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **BIPUL SAMANTA**, (PAN- BWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053; (7) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **TARAK NATH DEY**, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jalahpur, Kolkata- 700 032; (8) **BARBARIE 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, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns) of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, and (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAPCS8932J), registered under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented

by its common Authorised Signatory Mr. Bikram Kumar Jha, (PAN-AFSRJ4367C), son of Sri Chandi Charan Jha, residing at Flat No: 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

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

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

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

AND WHEREAS by execution of a Sale Deed dated 18th day of June, 1999 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Kumari Ruma Pal, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of **(SRIMATI) SOMA SADHU**, 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. 69, Pages from 5 to 10, Being No. 2766 for the year 1999; against the valuable consideration mentioned therein, absolutely and forever;

AND WHEREAS by virtue of a Sale Deed dated 16th day of July, 2007, the said **(SRIMATI) SOMA SADHU**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED & seven Others**, the Vendors herein, which was duly registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded into Book- I, CD Volume No. 4, Pages from 3141 to 3160, Being No. 02490 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever;

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

<u>VENDOR'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 MANSIONS PRIVATE LIMITED -----	5934
(8) BARBARIK CONSTRUCTION PRIVATE LIMITED -----	5933

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.16,00,000/- [Rupees Sixteen 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.16,00,000/- [Rupees Sixteen Lac] only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipts whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in

R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933 within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated (lotted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way; appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainders or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted 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, dependens, charges, attachments, claimants, requisitions, requisitions and alignment whatsoever.





Handwritten text, possibly a signature or date, located below the card. The text is faint and difficult to read, but appears to be written in ink.

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

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

THE SCHEDULE

(the Said Property)


ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cotah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

ON THE NORTH	By 8 feet wide common passage;
ON THE SOUTH	By land under R.S. Dag No. 424;
ON THE EAST	By land under R.S. Dag No. 425 (Part);
ON THE WEST	By land under R.S. Dag No. 425 (Part);

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

SIGNED, SEALED & DELIVERED

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


19.9.16


100, M.C.R.
Ravi Kumar - 911002

Witnessed by:-
Vijay
Hightower, Calcutta
F/1022/2016

VARA HOME ARCHITECTURE PVT. LTD.

Dipak Modi
Director

FOR BLUEVIEW COMMERCIAL PVT. LTD.

BLUEVIEW VANIJA PVT. LTD.

Dipak Modi
Director

FOR LAKEVIEW TIT-UP PVT. LTD.

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerjee
Director

ULTIMATE RIWAS PVT. LTD.

Ripud S
Director

HAPPY MANSION PVT. LTD.

Tarak Nath Roy
Director

BARBARIC CONNECTION PVT. LTD.

Dipak Modi
Director

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.16,00,000/- [Rupees Sixteen Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
2,00,000/-	12.09.2016	892756	State Bank Of India, Tegharia Raghunathpur Br.	Tara Home Search Pvt. Ltd.
2,00,000/-	12.09.2016	892757	-do-	Ranjhin Commodal Pvt. Ltd.
2,00,000/-	12.09.2016	892758	-do-	Blueview Vanija Pvt. Ltd.
2,00,000/-	12.09.2016	892759	-do-	Lakeview Tie-up Pvt. Ltd.
2,00,000/-	12.09.2016	334954	Indian Overseas Bank, Bagmati Br.	Barbarik Construction Pvt. Ltd.
2,00,000/-	12.09.2016	334955	-do-	Ultimate Niwas Pvt. Ltd.
2,00,000/-	12.09.2016	334956	-do-	Happy Mansions Pvt. Ltd.
2,00,000/-	12.09.2016	334957	-do-	Zodiac Heights Pvt. Ltd.
16,00,000/-	Rupees Sixteen Lac only			

Witnesses:

[Signature]

[Signature]

TARA HOME SEARCH PVT. LTD. FOR RANJHIN COMMODAL PVT. LTD.

Dipali Modi

Director

[Signature]
Director

BLUEVIEW VANIYA PVT. LTD. FOR LAKEVIEW TIE-UP PVT. LTD.

Dipali Modi

Director

[Signature]
Director

ZODIAC HEIGHTS PVT. LTD. ULTIMATE NIWAS PVT. LTD.

Swapan Banerjee *Ripal Samanta*

Director

Director

HAPPY MANSIONS PVT. LTD. BARBARIK CONSTRUCTION PVT. LTD.

Tarank Nathi Dey

Director


Dipali Modi

Director

FORM FOR TEN FINGERPRINTS

1						
						
2						
						
3						
						

FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	L-1904-09136/2016	Date of Registration	0/27/2016 1:24:00 PM
Query No / Year	1904-0001278131/2016	Office where deed is registered	
Query Date	16/09/2016 1:44:55 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana Baguiati, District - North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status Buyer/Client		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4335] Other than immovable Property Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 15,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 80,520/- (Article 23)	Rs. 17,987/- (Article A(1) E, Mia, Mib, I)		
Remarks			

Land Details :

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

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
1.1	LR-425	LR-5937	Bachu	Shel	3.3058 Dec	15,00,000/-	15,00,000/-	Width of Approach Road 8 Ft.
Grand Total :					3.3058Dec	15,00,000/-	15,00,000/-	

Seller Details :

Sl No	Name, Address, Photo/Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N(II) 5th Floor, THE MILLENNIUM, 235/2A, Acharya, P.O - Bhawanipore, P.S - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status - Organization, Executed by: Representative
2	RIMJHIM COMMODEAL 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. AADCR627TJ, Status - Organization, Executed by: Representative
3	BLUEVIEW VANIJYA 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. AADCB1492R, Status - Organization, Executed by: Representative
4	LAKE VIEW TIE-UP PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya, 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. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya, P.O - Bhawanipore, P.S - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2938D, Status - Organization, Executed by: Representative

6	ULTIMATE NIWAS PRIVATE LIMITED ROOM NO: 5A, 5th Floor, CRESCENT TOWER, 229, Achal, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status: Organization, Executed by: Representative
7	HAPPY MANSIONS PRIVATE LIMITED ROOM NO: 5A, 5th Floor, CRESCENT TOWER, 229, Achal, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH6800P, Status: Organization, Executed by: Representative
8	BARBARIK CONSTRUCTION PRIVATE LIMITED Registered Under The Companies Act 1956 And Having, P.O.- Bhawanipore, P.S.- Bhawanipore, 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	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajbukur Road, 4th Floor, Room No. 403, P.O.- D B Nagar, P.S.- Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPC67688L, Status: Organization
2	PLANET MARCOM PRIVATE LIMITED CA 16/2A, Rajbukur Road, 4th Floor, Room No. 403, P.O.- Deshbandhu Nagar, P.S.- Baguati, District-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCP6932J, Status: Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bikram Kumar Jha Son of Mr. Chand Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 37B/1, Bhagwati Charan Chatterjee Street, Beliaria, Kolkata 700 056, P.O.- Kamarhatti, P.S.- Beliaria, District-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: SEAMARINE SALES PRIVATE LIMITED, PLANET MARCOM PRIVATE LIMITED
2	Mr DIPAK KUMAR MODI Son of Mr. Gopal Kumar MODI 243-G, Block-J, New Alipore, Kolkata- 700 053, P.O. - New Alipore, P.S.- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: TARA HOME SEARCH PRIVATE LIMITED, BLUEVIEW VANIJYA PRIVATE LIMITED, BARBARIK CONSTRUCTION PRIVATE LIMITED
3	Mr SOMNATH MODI Son of Mr. Dilip 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 - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of RIMJHIM COMMODEAL PRIVATE LIMITED
4	Mr AMAR NATH MODI Son of Mr. Dilip 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. Fanchu Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O.- Maheshtala, P.S.- Maheshtala, District-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ZODIAC HEIGHTS PRIVATE LIMITED

6	Mr BIPUL SAMANTA Son of Mr. Nagendra Nath SAMANTA 27, 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: Others, Citizen of: India, Status: Representative, Representative of: ULTIMATE NIWAS PRIVATE LIMITED
7	Mr TARAK NATH DEY Son of Late. Jan Pado DEY 5/1B, 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: HAPPY MANSIONS PRIVATE LIMITED

Identifier Details

Name & address
Mr SUNIL AGARWAL Son of Late. KISHAN LAL AGARWAL 98, GRISH GHOSH ROAD, P.O.- BELLUR MATH, P.S.- Bafy, Bafy, District-Hoarah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr ANAR NATH MODI, 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	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
2	RIMJHM COMMODERL PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
3	BLUEVIEW VANUJA PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
6	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
7	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
8	BARBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
11	LR Plot No.- 425, Corresponding RS Plot No.- 425, LR Khatian No.- 5937	Owner: SRI SRI SRI, Guardian: SRI M, Address: 220-225 CR RAJARHAT, Classification: NR, Area: 0.04000000 Acre.

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 16,00,000/-

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

On 19-09-2016

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

Presented for registration at 12.40 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, 98, GIRISH GHOSH ROAD, P.O. BELUR MATH, Thana: Bally , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr GOMNATH MODI

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

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

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

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

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

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

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

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 Fee payable for this document is Rs 17,687/- (A/-) + Rs 17,588/- E + Rs 14/- J + Rs 55/- M(a) + Rs 25/- M(b) + Rs 4/-) and Registration Fees paid by by online = Rs 17,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB
Online on 16/09/2016 : 3:57PM with Govt. Ref. No: 162016170023229981 on 16-09-2016. Amount Rs. 17,687/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKA4771648 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. 80,020/- and Stamp Duty paid by by online = Rs 79,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS): Finance Department, Govt. of WB
Online on 16/09/2016 : 3:57PM with Govt. Ref. No: 162016170023229981 on 16-09-2016. Amount Rs. 79,920/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKA4771648 on 16-09-2016. Head of Account 0030-02-103-003-03


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 Rules, 1962 duty stampd 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. 80,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 6294, 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 342302 to 342353
being No 190409136 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:25:29 +05:30
Reason: Digital Signing of Deed.

ASIT
(Asit Kumar Joarder) 05-10-2016 19:25:28
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8454/16

9137/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 192415

25



Certified that the document is certified to
 Register
 and the
 Registrar of Companies
 West Bengal, Kolkata

27 SEP 2016

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

Handwritten notes in blue ink:
 20/09/16
 19/9/16
 20/9/16
 0-1378828/16
 14-16 kes. PL

Handwritten notes in blue ink:
 C.A. 25/14/16
 20/09/16
 20/09/16

Handwritten signature and date:
 [Signature]
 19/9/16

9297

No.	
NAME	
DATE	
AMOUNT	7507
09 SEP 2016	
SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd. Kol-1	



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
09 SEP 2016









आयुष्मान् बीमा

INSURANCE DEPARTMENT

BY THE VANIYA PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA



12345678

AAL0001234

DIPAK KUMAR MODI

FRONT



BACK



Dipak Modi



Swafna Banerjee



Alfred S. ...



Tandy Hall Key









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 19040001278838/2016

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
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O- New Alipore, P.S- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller (BARBARI 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	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			Dipak modi 19/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	SWAPNA BANERJEE Kumore Para, Maheshitola, South 24 Parganas, PIN- 700 141, P.O- Maheshitola, P.S- Maheshitola, District- South 24-Parganas, West Bengal, India, PIN - 700141	Representative of Seller (TARA HOME SEARCH PRIVATE LIMITED)			Swapna Banerjee

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.1	SWAPNA BANERJEE Kumore Para, Maheshala, South 24 Parganas, PIN- 700 141 P.O:- Maheshala, P.S:- Maheshala, District- South 24-Parganas, West Bengal, India, PIN - 700141	Represent ative of Seller (ZODIAC HEIGHTS PRIVATE LIMITED.)			Swapna Banerjee 17.9.14
3	Mr BIPLU SAMANTA 37, Jyotshi Ray Road, New Alipore, Kolkata- 700 052, P.O:- New Alipore, P.S:- New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller (ULTIMAT E NVAS PRIVATE LIMITED.)			Bipul Samanta 19/9
4	Mr TARAK NATH DEY 6/18, Bajygarh, 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 PRIVATE LIMITED.)			Tarak Nath Dey 19/9

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Sunil Agarwal Son of Late Kishan Lal Agarwal 88, Gosh Gosh Road, P.O. - Belur Math, P.S. - Bally, District - Howrah, West Bengal, India, PIN - 711202	Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr RUPA SAMANTA, Mr TARAK NATH DEY	 17.7.16

(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, 22B, A J.C. BOSE ROAD, KOLKATA-700020

Phone No. 033-22811881

Email id barbarikcons@outlook.com

CIN: U45400WB2007PTC116728

The undersigned, being the Directors of **BARBARIK CONSTRUCTION PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 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 a plot of land measuring about 2 (Two) Cotta equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKHOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2717, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, and 5933, within the limits of Rajarhat Bahadur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24 Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. **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: 0082468


Gayatri Devi Modi
Director
DIN: 0126489

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:

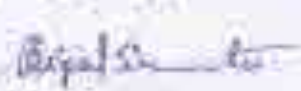
RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- **BEKJOANI**, J.L. No. 13, comprised in R.S. Dwg No. 425, recorded in R.S. Khatian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

FURTHER RESOLVED, that Mr. **BIPUL SAMANTA**, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed 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. **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


Naha 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. 033-84981532
Email id. ths@06@gmail.com
CIN: U70109WB2006PTC111576

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


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


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

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

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

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


Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468

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


FURTHER RESOLVED, that Mr. 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 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. 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 Mark
Director
DIN: 07086068


Swapna Banerjee
Director
DIN: 001991282

Happy Mansions Pvt. Ltd.

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

Phone no: 033-22811881

Email id: happy_mansions@oufcom.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, Acharyn Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded.


RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Tag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, and 5933, within the limits of Rajarhat Bishnupur No.3 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.


FURTHER RESOLVED, that Mr. **TARAK NATH DEY**, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed 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. **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 fit matter connected therewith or incidental thereto.

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

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


Tarak Nath Dey
Director
DIN: 00058111


Swarna Banerjee
Director
DIN: 01991382

and having its registered Office at 5N (III), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053. (2) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAAC22938D), 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 SWAINA BANERJEE, (PAN- AMGPB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshtala, 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- BWQPS0765R), son of Nagenra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053. (4) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Padu Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032. (5) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADGB702E), 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- ADYPM7135M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053.

hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Rajpur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, and (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Rajpur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorized Signatory (Mr.) Bikram Kumar Jha, (PAN NO. APSEJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

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

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

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

AND WHEREAS by execution of a Sale Deed (Saf Eikraz 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 Monza- 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;

AND WHEREAS 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 L.R. Khatian No. 4910 and 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- I, Volume No. 174, Pages 223 to 234, Being No. 2987 for the year 2004, absolutely and forever.

AND WHEREAS that, by virtue of aforesaid partition deed, said **(Mr.) Tarak Nath 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. 4910, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments thereto:

AND WHEREAS by execution of a Sale Deed dated 11th day of June, 2008 the said **Tarak Nath Mahto**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and four Others**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, CD Volume No. 7, Pages from 13325 to 13347, Being No. 07514 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever.

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

<u>VENDORS'S Name</u>	<u>L.R. Khatian</u>
<u>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) BARBARIK CONSTRUCTIONS PRIVATE LIMITED	5933

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sell and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Ra.16,00,000/- [Rupees Sixteen 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 Ra.16,00,000/- [Rupees Sixteen Lac] only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant, sell, convey, transfer, assign and assure unto the Purchasers **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3038 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, and 5933,

within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR** **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever of the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, Hypothecations, charges, attachments, claimants, requisitions, acquisitions and alignments whatsoever.

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS:

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

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Meure- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

ON THE NORTH :	By land under R.S. Dag No. 442 and 443;
ON THE SOUTH :	By 8 feet wide common passage,
ON THE EAST :	By land under R.S. Dag No. 425 (Part);
ON THE WEST :	By land under R.S. Dag No. 425 (Part);

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hand and seal 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-711202

[Signature]
1516, N.C.B. RD.
Barrackpore, Howrah-711202

SARA HOME SEARCH PVT. LTD.

Dipal Mohi

Director

INDIAN HEIGHTS PVT. LTD.

Satya Banerjee

Director

ULTIMATE NIWAS PVT. LTD.

Dipal Mohi

Director

SABARIK CONSTRUCTION PVT. LTD.

Dipal Mohi

Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Sanyal

Director

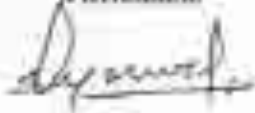
Disputed by
Vamsi Gang
Advocate
High Court, Calcutta
F/1927/2015

RECEIPT & MEMO OF CONSIDERATION

Received a sum of Rs.16,00,000/- [Rupees Sixteen Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

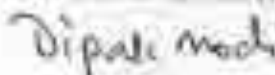
Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,20,000/-	12.09.2016	892767	State Bank Of India, Tegharie Raghunathpur Br.	Tara Home Search Pvt. Ltd.
3,20,000/-	12.09.2016	892768	-do-	Zodiac Heights Pvt. Ltd.
1,60,000/-	12.09.2016	892769	-do-	Ultimate Niwas Pvt. Ltd.
1,60,000/-	12.09.2016	334965	Indian Overseas Bank, Bagmati Br.	Ultimate Niwas Pvt. Ltd.
3,20,000/-	12.09.2016	334966	-do-	Happy Mansions Pvt. Ltd.
3,20,000/-	12.09.2016	334967	-do-	Barbarik Construction Pvt. Ltd.
16,00,000/-	Rupees Sixteen Lac only.			

Witnesses:





TARA HOME SEARCH PVT. LTD.



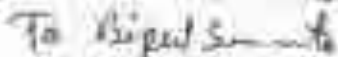
Director

ZODIAC HEIGHTS PVT. LTD.



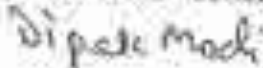
Director

ULTIMATE NIWAS PVT. LTD.



Director

BARBARIK CONSTRUCTION PVT. LTD.



Director

HAPPY MANSIONS PVT. LTD.



Director

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<p><i>Sophia Banerji</i></p>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<p><i>Dipak Modi</i></p>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<p><i>Anupam</i></p>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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



GRN: 19-201617-002330859-1 Payment Mode: Online Payment
 GRN Date: 17/09/2016 14:09:08 Bank: State Bank of India
 BRN: CKA4636435 BRN Date: 17/09/2016 14:26:38

DEPOSITOR'S DETAILS

Id No.: 19040001278836/1/2016
(Save Rs. Every Year)

Name: SEAMARINE SALES PVT LTD
 Contact No.: Mobile No.: +91 983845200
 E-mail: Address: CA 16/2A, RAIPUKUR ROAD,
 DESHBANDHU NAGAR, KOL-59
 Applicant Name: Ms SEAMARINE SALES PRIVATE LIMITED
 Office Name: Office Address: Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001278836/1/2016	Property Registration Fee	002402 194 001 18	17507
2	19040001278836/1/2016	Property Registration Stamp Duty	002402 194 001 18	7900









Total

57607

In Words: Rupees: Five Seven Thousand Six Hundred Sixty Seven only



FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-09137/2016	Date of Registration	9/27/2016 1:25:14 PM
Query No / Year	1904-0001278836/2016	Office where deed is registered	
Query Date	15/09/2016 3:00:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajpur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana : Bagmati, District : North 24-Parganas, WEST BENGAL, Mobile No : 9836475200, Status Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 16,00,000/-		
Stamp Duty Paid(SD)	Registration Fee Paid		
Rs. 80,020/- (Article:23)	Rs. 17,887/- (Article A(1), E, M(a), M(o), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use RQR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-593T	Batu	Shall	3.5058 Dec	16,00,000/-	16,00,000/-	Width of Approach Road: 8 Ft.
Grand Total :					3.5058Dec	16,00,000 /-	16,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED SN 00, 6th 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	ZODIAC HEIGHTS PRIVATE LIMITED, NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Ja, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAAC22938D, Status: Organization, Executed by: Representative
3	ULTIMATE NIWAS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, 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, CRESCENT TOWER, 229, Achar, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status: Organization, Executed by: Representative
5	BARBARIK CONSTRUCTION PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADC81702E, Status: Organization, Executed by: Representative

Buyer Details

Sl No	Name, Address, Photo, Finger print and Signature
1	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, P.O - Deshbandhu Nagar, P.S - Baguati, District-North 24-Parganas, West Bengal, India. PIN - 700059 PAN No. AAPCS7986L, Status Organization
2	PLANET MARCOM PRIVATE LIMITED CA 16/2A, Rajpukur Road, 4th Floor, Room No. 403, P.O - Deshbandhu Nagar, P.S - Baguati, District-North 24-Parganas, West Bengal, India. PIN - 700059 PAN No. AAFCP8932J, 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, Indra Apartment, 37B/1, Bhagwati Charan Chatterjee Street, Bolghata, Kolkata 700 056, P.O - Kamarnati, P.S - Belghoria, District-North 24-Parganas, West Bengal, India. PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: SEAMARINE SALES PRIVATE LIMITED, PLANET MARCOM PRIVATE LIMITED
2	Mr DIPAK KUMAR MODI Son of Mr. Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O - New Alipore, P.S - New Alipore, District-South 24-Parganas, West Bengal, India. PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Representative of: TARA HOME SEARCH PRIVATE LIMITED, BARBARIK CONSTRUCTION PRIVATE LIMITED
3	SWAPNA BANERJEE Daughter of Mr. Panchu Gopal Banerjee Kumara 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: TARA HOME SEARCH PRIVATE LIMITED, ZODIAC HEIGHTS PRIVATE LIMITED.
4	Mr BIPUL SAMANTA Son of Mr. Nagendra Nath Samanta 57, 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: Others, Citizen of India, Status: Representative, Representative of: ULTIMATE NIVAS PRIVATE LIMITED
5	Mr TARAK NATH DEY Son of Mr. Hari Pado Dey 5/1B, 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: HAPPY MANSIONS PRIVATE LIMITED

Identifier Details :**Name & address**

Mr Sunil Agarwal
Son of Late Kishan Lal Agarwal
58, Gineti Ghosh Road, P.O - Baru Math, P.S - Bally, Bally, District-Howrah, West Bengal, India. PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY

Transfer of property for LI		
Sl.No	From	To, with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec.PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
2	ZOOIAG HEIGHTS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec.PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec.PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec.PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
5	BRBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec.PLANET MARCOM PRIVATE LIMITED-0.33058 Dec

Land Details as per Land Record

District North 24 Parganas, P.B. - Rajarhat Gnan Parichayal RAJARHAT BISHNUPUR-I, Mouza- Retjoyani

Sch No	Plot & Khatian Number	Details Of Land
LI	LR Plot No.- 425,Corresponding RS Plot No.- 425, LR Khatian No.- 5937	Owner:SRBI DEB ROY, Guardian:SR Pr. Address:220 BF BK BISHNUPUR, Classification:NR, Area:0.04000000 Acre

Endorsement For Deed Number : I - 180409117 / 2018

On 17-09-2018

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 16,00,000/-



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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:48 hrs. on 19-09-2018, at the Private residence by Mr DIPAK KUMAR MODI

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

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: Beur Math, Thane Baly, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service.

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

Identified by Mr Sunil Agarwal, Son of Late Kishan Lal Agarwal, 98, Girish Ghosh Road, P.O: Beur Math, Thane Baly, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service.

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: Beur Math, Thane Baly, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2016, Page from 342354 to 342395
being No 190409137 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:26:15 +05:30
Reason: Digital Signing of Deed

(Asit Kumar Joarder) 05-10-2016 19:26:15
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

2453/16

31/38/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192409



Certified that the document is genuine and
 authentic. The Registrar of Companies and the
 Registrar of Companies, West Bengal, are the
 only authorities who can issue this document.

[Signature]
 Assistant Registrar
 of Companies, Kolkata

27 SEP 2016

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

पश्चिम बंगाल
 19/9/16
 2453/16
 0-1278799/16
 PC
 C.A. No - 2000/16
 July 25
 July 25
 19/9/16

7291

By To	
For	
Amount	1050
09 SEP 2016	
SOURITRA CHANDA	
Licensed Stamp Vendor	
B/2, N. N. Hwy Rd., Koll-3	



RECEIVED
OF ACCOUNTS DEPARTMENT
19 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 / LTI Sheet of Query No/Year 19040001278799/2016






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
1.0	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 (BARBARI 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 (BLUEVE 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

E. 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 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 (RIMUNIM COMMOD EAL PRIVATE LIMITED)		5416 	 14/11/20
3	Mr AMAR 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	Represent ative of Seller (LAKE VIEW TIE- UP PRIVATE LIMITED)		5417 	 14/11/20
4	SWAPNA BANERJEE Kumore Park, Mahashtala, South 24 Parganas, PIN- 700 141 P.O.- Mahashtala, P.S.- Mahashtala, District- South 24-Parganas, West Bengal, India; PIN - 700141	Represent ative of Seller (ZOOING HEIGHTS PRIVATE LIMITED,)		5418 	 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
5	Mr BIPUL SAMANTA T-57, Jyoti Ray Road, New Alpara, P.O - New Alpara, P.S.- New Alpara, District-South 24-Parganas, West Bengal, India. PIN - 700053	Representative of Seller [ULTIMATE NIWAS PRIVATE LIMITED.]		4513	 19/9
6	Mr TARAK NATH DEY E/18, Bitygan, Jadavpur, Kolkata-700032, P.O:- Jadavpur, P.S:- Jadavpur, District-South 24-Parganas, West Bengal, India. PIN - 700032	Representative of Seller [HAPPY MANSION S PRIVATE LIMITED.]		5412	 19/09/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL, 88, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District-Hoanar, West Bengal, India. PIN - 711202	Mr Akash Kumar Shah, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 19-9-16	

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

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 0th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no: 033-84891532
Email id: info@tarahome.com
CIN: U70109WB2006PTC111576

The undersigned, being the Directors of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03:00 PM at their registered office situated at 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following 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 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Muzra-BEKJANI, I.L. No: 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Bajazhat Bishuapur No.1 Gram Panchayat, under Police Station- Bajazhat, District-24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendor Company or Companies on the terms set out in the Sale deed, presented before the board.


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

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

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

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


Kishan Kumar Modi
Director
DIN: 00052423


Dipak Kumar Modi
Director
DIN: 00052468

Rimjhim Commodeal Pvt. Ltd.

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

Phone no: 033-22811881

Email id: rimcomm@outlook.com

CIN: U52100WB2007PTC116184

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 2 [Two] Cotah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKICANI, LL No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khattai No. 631, corresponding to L.R. Khatim No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 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 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 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. 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 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.C. BOSE ROAD, KOLKATA-700020

Phone no. 033-22811981

Email: blueviewvanijya@blueviewvanijya.com

CIN: L151109WB2007PTC116185

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 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 2 [Two] Coatah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza REKHOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5938, 5935, 5934 and 5933, within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24 Parganas, consequent to 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 Blueview Vanijya Private Limited


Dipak Kumar Modi
Director
DIN: 00052468


Payal 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@zodiac.com

CIN: U45400WB2007PTC116587

The undersigned, being the Director 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 P.M. 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 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKHOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 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. 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


Prahal Marik
Director
DIN: 07086068


Swapna Banerjee
Director
DIN: 001991282



Happy Mansions Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER,

229, A.J.C. BOSE ROAD, KOLKATA 700020

Phone no: 033-22811881

Email Id: happymanston@outrush.com

CIN: U45400WB2007PTC11639

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 2 [Two] Cores, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKIGANI, J.L. No. 13, comprised in R.S. L.R. Dtg No. 424, situated under R.R. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajshahi Bahadurpur No.1 Gram Panchayat, under Police Station- Batarha, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

RESOLVED FURTHER THAT Mr. TARAK NATH DEY, Director of the company is hereby authorized to do all such acts, deeds and things and to sign all 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 form of consent of shareholders to authorize the sale of the property.



ADDITIONAL DIRECTOR
For and on behalf of the Board
For Happy Mansions Private Limited
10/09/2016
Tarak Nath Dey

Tarak Nath Dey
Director
DIN: 00058111

Swapan Banerjee
Swapan Banerjee
Director
DIN: 01991282



Barbarik Construction Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C. BOSE ROAD, KOLKATA-700009

Phone No. 033-22811981

Email at barbarikcorp@outlook.com

CIN: U45400WB2007PTC118728

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, 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 its **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKIDANI, [L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat-Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 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 Barbarik Construction Private Limited


Dipak Kumar Modi
Director
DIN: 00152468


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. 033-22811881

Email Id. lakeviewtieup@vsnl.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 2 (Two) Gzrah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKJOANI, I.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 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 instrument 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 document.

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: 00062477


Neha Modi
Director
DIN: 01518742

Ultimate Niwas Pvt. Ltd.

Registered office: 5TH FLOOR, CRESCENT TOWER, 229, A.I.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 2 (Two) Cotta, equivalent to 3.3038 Decimal, more or less, lying and situated under Mouza-BEKJANI, JL. No. 13, comprised in R.S. L.R. Tng No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajahat Bhalasgar No.1 Gram Panchayat, under Police Station- Rajahat, District 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 Vender 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, therein to give effect to this resolution and for matter connected therewith or incidental thereto.

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

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


Bipul Samanta
Director
DIN: 00071989


Neha Modi
Director
DIN: 01518742









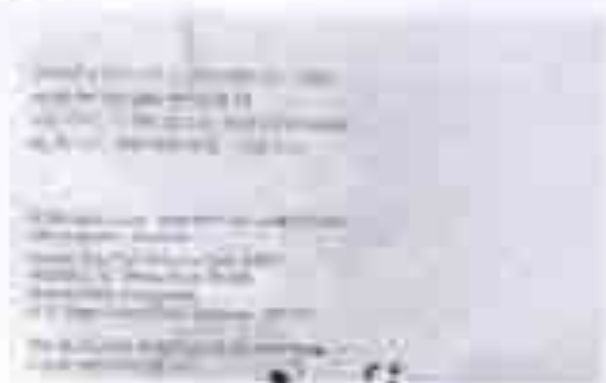


DIPAK KUMAR MODI

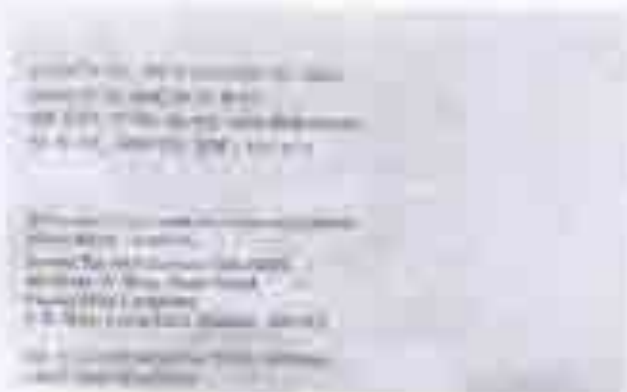
FRONT



BACK



Dipak Modi



Handwritten signature or mark in Hindi script.



Swarna Barerju



Signal Service



Task with Key

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 COMMODEAL 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 VANLIYA 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- AMGPB2207E), 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. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIPUL SAMANTA, (PAN- BWGPS0765R), son of Narendranath Samanta, residing at 67, Jyotish 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. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya 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, Jaitapur, 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. 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, 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 VISTA TOWERS PRIVATE LIMITED**, the Company, (PAN NO. AAUCV5098A), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagun, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Anand Kumar Shah, (PAN NO. ATDP86851R), son of Sri Shrawan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chintamoni, Kalighati, Kolkata 700136, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to

mean and include (its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**

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

AND WHEREAS While thus the said Kalipada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only 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;

AND WHEREAS while thus the said [1] (Sri) Sristidhar Ghosh, and 5 [five] daughters namely [2] (Srimati) Anna Ghosh, [3] (Srimati) Laksmi Rani Ghosh, [4] (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 4/5th entitlement in the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring 16 (Sixteen) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631,

lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of said **Sri Sristidhar Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, and recorded into Book- L, Volume No. 155, Pages from 176 to 183, Being No. 8626 for the year 1973, against the valuable consideration mentioned therein, absolutely and forever;

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

AND WHEREAS by a Sale Deed (Saf Bikray Kobala) dated 6th day of March, 1996, the said **(Sri) Sristidhar Ghosh**, and **(Srimati) Anna Ghosh** jointly, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, out of their total land measuring 24 decimal, lying and situated under Mouza- REKJOANI, J. L. No. 13, comprised in R.S. Dag No.424, under R.S. Khatian No. 631, under Police Station- Rajarhat, District 24-Parganas, more fully detailed in the **SCHEDULE** hereunder written, hereinafter called as the **"SAID PROPERTY"**, unto and in favour of one **(SRIMATI) KEKA GANGULI**, which was duly registered in the office of the District Registrar, Barasat, North 24-Parganas, recorded into Book- L, Volume No. 37, Pages 90 to 96, Being No. 2054 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said **(SRIMATI) KEKA GANGULI** mutated her name in Records of Rights vide L.R. Khatian No.4274 ;

AND WHEREAS by a Sale Deed dated 10th day of August, 2007, the said **(SRIMATI) KEKA GANGULI**, sold, transferred and conveyed **ALL**

THAT the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and seven Others**, which was duly registered in the office of the District Sub-Registrar-II, North 24-Parganas, recorded into Book- L, CD Volume No. 5, Pages from 6410 to 6428, Being No. 03693 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever.

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

<u>VENDORS'S Name</u>	<u>I.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED	5937
(2) RIMJHIM COMMODEAL PRIVATE LIMITED	5947
(3) BLUEVIEW VANIYA 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 MANSIONS PRIVATE LIMITED	5934
(8) BARBARIK CONSTRUCTION PRIVATE LIMITED	5933

AND WHEREAS, the Vendors 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.16,00,000/- [Rupees Sixteen 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.16,00,000/- [Rupees Sixteen 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 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 Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza- REKHOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, 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 in 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 Purchaser 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 PURCHASER:

- (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 of 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 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 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, liens, encumbrances 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 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 of 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 or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, dependense 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 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 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's name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendors has handed over all documents of title relating to this property unto the Purchaser and Vendors herum declares that in future he shall liable to handover those document, as and when he will collect the same from the appropriate authority, if pending.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decmal, more or less, lying and situated under Mouze- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatrian No. 531, corresponding to L.R. Khatrian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Farganas **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	Twelve Feet wide Common Passage;
ON THE SOUTH	Land under R.S. Dag No.407;
ON THE EAST	Land under R.S. Dag No 424 (Part);
ON THE WEST	Land under R.S. Dag No.424 (Part);

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hand and seal 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]
15/12/16
Kolkata - 711002

[Signature]
15/12/16
Kolkata - 711002

BARA HOME SEARCH PVT. LTD.

Dipak Modi

[Signature]
15/12/16

BLUEVIEW VANIYA PVT.

Dipak Modi

Director

FOR LAKEVIEW TITAN PVT. LTD.

[Signature]
Director

IONIC HEIGHTS PVT. LTD.

Swapna Bhowmik

Director

ULTIMATE NIWAS PVT. LTD.

Ripal Saha

Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Saha

Director

BADSHAH CONSULTING PVT. LTD.

Dipak Modi


Director

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.16,00,000/- (Rupees Sixteen Lacs) only from the herein above named Purchaser according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
2,00,000/-	12.09.2016	703891	Corporation Bank, Begusisi Branch	Tara Home Search Pvt. Ltd.
2,00,000/-	12.09.2016	703892	-do-	Rimjhin Commodeal Pvt. Ltd.
2,00,000/-	12.09.2016	703893	-do-	Blueview Vanija Pvt. Ltd.
2,00,000/-	12.09.2016	703894	-do-	Lakeview Tie-up Pvt. Ltd.
2,00,000/-	12.09.2016	703895	-do-	Zodiac Heights Pvt. Ltd.
2,00,000/-	12.09.2016	703896	-do-	Ultimate Niwas Pvt. Ltd.
2,00,000/-	12.09.2016	703897	-do-	Happy Mansions Pvt. Ltd.
2,00,000/-	12.09.2016	703898	-do-	Barbarik Construction Pvt. Ltd.
16,00,000/-	Rupees Sixteen Lacs only			

Witnesses:




TARA HOME SEARCH PVT. LTD.

Dipak Modi

Director

BLUEVIEW VANIYA PVT. LTD.

Dipak Modi

Director

ZODIAC HEIGHTS PVT. LTD.

Swapan Banerjee

Director

HAPPY MANSIONS PVT. LTD.

Tanak Nath Singh

Director

RIMJHIN COMMODOAL PVT. LTD.



for LAKEVIEW TIE-UP PVT. LTD.



ULTIMATE NIWAS PVT. LTD.

Rajul Saha

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipak Modi

Director

FORM FOR TEN FINGERPRINTS

1						
	Little Ring Middle (Left) Fore Hand) Thumb					
						
	Thumb Fore Middle (Right) Ring Hand) Little					
	Sweeta Ranujha					
2						
	Little Ring Middle (Left) Fore Hand) Thumb					
						
	Thumb Fore Middle (Right) Ring Hand) Little					
	Dipakantah					
3						
	Little Ring Middle (Left) Fore Hand) Thumb					
						
	Thumb Fore Middle (Right) Ring Hand) Little					
	Tanuj kumar Singh					

FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle <small>(Left Hand)</small>	Fore <small>(Left Hand)</small>	Thumb
					
	Thumb	Fore	Middle <small>(Right Hand)</small>	Ring <small>(Right Hand)</small>	Little
	Little	Ring	Middle <small>(Left Hand)</small>	Fore <small>(Left Hand)</small>	Thumb
	Thumb	Fore	Middle <small>(Right Hand)</small>	Ring <small>(Right Hand)</small>	Little
	Little	Ring	Middle <small>(Left Hand)</small>	Fore <small>(Left Hand)</small>	Thumb
	Thumb	Fore	Middle <small>(Right Hand)</small>	Ring <small>(Right Hand)</small>	Little

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

GRN: 19-201617-002322548-1

Payment Mode: Online Payment

GRN Date: 16/09/2016 15:19:54

Bank: State Bank of India

BRN: CKA4782802

BRN Date: 16/09/2016 15:37:38

DEPOSITOR'S DETAILS

Id No.: 19040001278799/1/2016

(Valid till 30/09/2016)

Name: VISTA TOWERS PVT LTD

Contact No.: Mobile No.: +91 9830465200

E-mail:

Address: DC 9/26, SHSATHI BAGAN,
DESHBANDHU NAGAR, KOL-59

Applicant Name: Ms VISTA TOWERS PRIVATE LIMITED

Office Name:

Office Address:

Status of Depositor: Buyer/Claimant

Purpose of payment / Remarks: Sale, Sale Document.

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001278799/1/2016	Property Registration Fee	0000-01-164-001-16	17007 ✓
2	19040001278799/1/2016	Property Registration - Share Levy	0000-01-164-001-16	1900 ✓

Total

37007

In Words: Rupees Thirty Seven Thousand Six Hundred Seven only

Major Information of the Deed

Deed No.	I-1904-09138/2016	Date of Registration	8/27/2016 11:26:22 PM
Query No / Year	1904-0001278799/2016	Office where deed is registered	
Query Date	15/09/2016 2:56:51 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	VISTA TOWERS PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : Baguati, District : North 24-Parganas, WEST BENGAL, Mobile No : 9836475200, Status : Buyer/Clement		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 16,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 86,020/- (Article 23)	Rs. 17,687/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use RCR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-424	LR-5897	Basu	Small	3.3058 Dec	16,00,000/-	16,00,000/-	Width of Approach Road: 12 Ft.
Grand Total :					3.3058Dec	16,00,000 /-	16,00,000 /-	

Seller Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N(3), 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	RIMJHIM COMMODEAL PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCR62774, Status : Organization, Executed by: Representative
3	BLUEVIEW VANIJYA PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1492R, Status : Organization, Executed by: Representative
4	LAKE VIEW TIE-UP PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABDL3199R, Status : Organization, Executed by: Representative
5	ZODIAC HEIGHTS PRIVATE LIMITED, ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O. - Bhawanipore, P.S. - Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2938D, Status : Organization, Executed by: Representative

6	HAPPY MANSIONS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AABCH8800P, Status: Organization, Executed by: Representative
7	BARBARIK CONSTRUCTION PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India. PIN - 700020 PAN No. AADCB1702E, Status: Organization, Executed by: Representative
8	ULTIMATE NIWAS PRIVATE LIMITED ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O.- Bhawanipore, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU6065A, Status: Organization, Executed by: Representative

Buyer Details :

SI No.	Name, Address, Photo, Finger print and Signature
6	VISTA TOWERS PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar, P.O.- Deshbandhu Nagar, P.S.- Baguati, District- North 24- Parganas, West Bengal, India, PIN - 700059 PAN No. AACCV5098A, Status: Organization

Representative Details :

SI No.	Name, Address, Photo, Finger print and Signature
1	Mr Anand Kumar Shah Son of Mr. Shriyan Kumar Shah Green Valley Housing Complex, Flat No. A-505, Chinamore, Kalkhali, Kolkata 700136, P.O.- Airport, P.S.- Airport, District- North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Status: Representative, Representative of: VISTA TOWERS PRIVATE LIMITED
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 VANLIYA PRIVATE LIMITED, BARBARIK CONSTRUCTION PRIVATE LIMITED
3	Mr SOMNATH MODI Son of Mr. Dilip 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: Others, Citizen of India, Status: Representative, Representative of: RIMJIM COMMDEAL PRIVATE LIMITED
4	Mr AMAR NATH MODI Son of Mr. Dilip 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 Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O.- Maheshtala, P.S.- Maheshtala, District- South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Status: Representative, Representative of: ZODIAC HEIGHTS PRIVATE LIMITED
6	Mr BIPUL SAMANTA Son of Mr. Nagendra Nath SAMANTA T 87, Jyotish Ray Road, New Alipore, 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

7 Mr TARAK NATH DEY

Son of Mr. Hari Pado DEY B/18, Bjoygarh, 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

Identifier Details :

Name & address
Mr SUNIL AGARWAL Son of Late. KISHAN LAL AGARWAL 88, GIRISH GHOSH ROAD, P.O- BELLUR MATH, P.S - Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mr Anand Kumar Shek, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, 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	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
2	RIMJHM COMMODEAL PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
3	BLUEVIEW VANUJA PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
6	HAPPY MANSIONS PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
7	BARBARIK CONSTRUCTION PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
8	ULTIMATE NIWAS PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec

Land Details as per Land Record

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

Sl. No	Plot & Khata Number	Detail of Land
1	LR Plot No-- 424(Corresponding RS Plot No- 424), LR Khata No- 5837	Owner: ১৯৪১ ১৯৪১, Guardian: ১৯৪১, Address: ২২০ ২২ ১৯৪১, Classification: ১৯৪১, Area: 0.09000000 Acre.

Endorsement For Deed Number : 1 - 190409138 / 2016

On 17-09-2018

Certificate of Market Value(West 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 18,00,000/-

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 62 & Rule 22A(3) 44(1), W.B. Registration Rules, 1962)

Presented for registration at 19.44 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 GHOSH ROAD, P.O. BELUR MATH, Thana: Baly, 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: Baly, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

Execution is admitted on 19-09-2018 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: Baly, 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: Baly, City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

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

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

Execution is admitted on 19-09-2018 by Mr TARAK NATH DEY,

Indebted 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 17,687/- (A(1) = Rs 17,589/-, E = Rs 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 17,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:37PM with Govt. Ref. No: 192016170023225481 on 16-09-2016, Amount Rs: 17,687/-, Bank State Bank of India (SBIN0000001), Ref. No: CKA4788802 on 16-09-2016, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,020/- and Stamp Duty paid by by online = Rs 79,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:37PM with Govt. Ref. No: 192016170023225481 on 16-09-2016, Amount Rs: 79,920/-, Bank State Bank of India (SBIN0000001), Ref. No: CKA4788802 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. 80,020/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 0291, 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 339680 to 339730

being No 190409138 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 17:14:04 +05:30
Reason: Digital Signing of Deed

AS
(Asit Kumar Joarder) 03-10-2016 17:14:04
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

10818

09867/2014



पश्चिम बंगाल
 6-1-2014

पश्चिम बंगाल WEST BENGAL

P 929427

I certify that the document is admitted to register, the signature of the parties & the endorsement of all officers attached with this document are the part of this document.

[Signature]
 Additional District Sub Registrar
 Palatal, New Town, North 24 Pgs.
 04 SEP 2014

THIS INDENTURE made this 4th day of September, 2014 (1) [MR.] RAMESH MAHESWARI [MOONDRA], son of Hariram Moondra, by faith Hindu, by Profession - (ApePM 4942 CL) Business, by Nationality - Indian, And (2) [MRS.] PARAMESHWARI MOBER [MOONDRA], alias, Mrs. Parameswari Mundra, wife of Hariram Moondra, presently

2507 7308-19

সেতার নং

ডে: সাহায্যালয় মওল

সে: এ ডি এল কার, হারাইপুর

সে: এ ডি এল কার, হারাইপুর

সে: এ ডি এল কার, হারাইপুর

সে: এ ডি এল কার, হারাইপুর

SUBASH SAHA
Additional District
Saidah Court



আই. এ. এ. এ. এ. এ.
গাউন ই. এ. এ.
আই. এ. এ. এ.
সে: এ ডি এল কার
আই. এ. এ. এ.

Additional District Sub-Registrar
Saidah, New Town, North 24 Pgs.

04 SEP 2014

both residing at 62A, Hari Ghosh Street, Kolkata- 700006, herein after 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 his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the FIRST PART

AND

GODHULI COMOTRADE PRIVATE LIMITED, PAN NO. AAECG0521H, a Company incorporated under the Companies Act, 1956, having its registered office at 1, Ganesh Chandra Avenue, Room No. 601, Sixth Floor, Kolkata 700 013, represented by its authorised Signatory [Mr.] Anand Kumar Shah, son of Sri Shraavan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata-700 136, hereinafter referred to and called as the "PURCHASER" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns]; of the SECOND PART

AND

M/S. Dubey Project , a sole proprietorship firm , having its registered office at 1, Amalansu Sen Road, Flat No. C — 4C, Kolkata —700048, P.S. Lake Town, Kolkata represented by its Proprietor (Mr.) [MR.] RAJESH DUBEY, son of Late Badri Narayan Dubey, by faith Hindu, By Profession — Business, by Nationality — Indian presently residing at HB108, Salt Lake, Block —HB, Sec-3, North 24 Pargana, hereinafter referred to and called as the "CONFIRMING PARTY" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the THIRD PART

WHEREAS Satish Chandra Mondal and Jatindra Nath Mondal, both sons of Late Khagenidra Nath Mondal, residents of Reckjoani, Kajjalpara, P.S. Rajarhat, District North 24- Parganas, were well seized and possessed of or otherwise sufficiently entitled to the property measuring an area of 34 Decimals, more or less, at Mouza- Reckjoani, I.L. No- 13, R.S. No 198, Touzi No. 2998, comprised in C.S. Dag No. 426, corresponding to R.S. Dag No 454, recorded under C.S. Khatian no 1632, corresponding to R.S. Khatian No. 1377, P.S. Rajarhat, District North 24- Parganas, free from all encumbrances.

AND WHEREAS while in joint possession of the aforesaid landed property the said Satish Chandra Mondal and Jatindra Nath Mondal, jointly sold, conveyed and transferred a portion of land measuring an area of 4 (four) Cottahs, more or less, out of the aforesaid

34 Decimals of land to Sailendra Nath Laha and (Smt.) Laxmi Bala Das, both son and daughter of Late Bala Krishna Laha of 36, Upper Chitpur Road, Kolkata, by a Registered Deed of Conveyance dated 25-02-1963, registered the office of the Sub- Registrar at Cossipore, Dum Dum and recorded in Books No. 1, Volume No. 33, Pages 55 to 57, Being No 1478 for the year 1963, against valuable consideration recorded therein.

AND WHEREAS, thereafter, Satish Chandra Mondal and Jalindra Nath Mondal jointly sold, conveyed and transferred another portion of land measuring an area of 2(two) Cottahs more or less out of their rest of 34 decimals land of Smt Nihar Laha, daughter of Late Bala Krishna Laha, against valuable consideration recorded therein.

AND WHEREAS, in course of enjoying the aforesaid 2 (Two) cottahs of land, said (Smt.) Nihar Bala Laha, died unmarried, intestate leaving behind Sri Sailendra Nath Laha and (Smt.) Laxmi Bala Das, as her only legal heirs, by operation of Hindu Successions Act, 1956.

AND WHEREAS, thus the aforesaid Sri Sailendra Nath Laha and (Smt.) Laxmi Bala Das, by virtue of aforesaid deed of sale and law of inheritance and devolution of property by operation of Hindu succession Act, 1956 became the absolute joint owners of the land admeasuring in total, an area of 6 (six) Cottahs, more or less, at Mouza- Beckjanti, J.L. No 13, comprised in C.S. Dag No. 426, corresponding to R.S. Dag No 454, recorded under C.S. Khatian No. 1632, corresponding to R.S. Khatian No. 1377, P.S. Rajarhat, District North 24- Parganas, hereafter called "the SAID LAND", absolutely and forever.

AND WHEREAS, by a registered Deed of Conveyance dated 27-04-1989, registered at the office of the Sub-Registered at Bidhannagar (Salt Lake City) and recorded in book No. 1, Volume No 71, Pages 477 to 484, Being No 3366 for the year 1989, the said (Sri) Sailendra Nath Laha and (Smt.) Laxmi Bala Das, jointly sold, conveyed and transferred the Said Land to Bimal Krishna Roy, absolutely and forever, against valuable consideration mentioned therein.

AND WHEREAS after the aforesaid purchase and acquisition, said Bimal Krishna Roy recorded his name in the Record of Rights in respect of the Said Land under L.R. Khatian No. 634.

AND WHEREAS, while in absolute possession of the Said Property, said Bimal Krishna Roy, died unmarried intestate on 06-08-1991, leaving behind his only brother (Sri) Nirmal Krishna Roy as his only legal heirs to inherit all the properties and estates left by him, including the Said Land, absolutely and forever.

AND WHEREAS while in absolute possession of the Said Property, said (Sri) Nirmal Krishna Roy, by virtue of a Deed of Sale dated 11th Day of March, 2002, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 199, Page 247 to 260, Being No. 03614 for the year 2002, Sold, conveyed and transferred one part of the Said Land, i.e. ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs, more or less, (including six feet private passage land) at Mouza- Reckjoani, I.L. No. 13, comprised in R.S. Dag 454, recorded under L.R Khatian No. 634, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, P.S. Rajarhat, District North 24-Parganas, to the Vendor No.1 herein, against valuable consideration recorded therein, free from all encumbrances;

AND WHEREAS while in absolute possession of the Said Property, said (Sri) Nirmal Krishna Roy, by virtue of a Deed of Sale dated 11th Day of March, 2002, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 199, Pages 233 to 246, Being No. 03613, for the year 2002, Sold, conveyed and transferred entire remaining part of the Said Land, i.e. ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs, more or less, (including six feet private passage land) at Mouza- Reckjoani, I.L. No. 13, comprised in R.S. Dag 454, recorded under L.R Khatian No. 634, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, P.S. Rajarhat, District North 24-Parganas, to the Vendor No. 2 herein, against valuable consideration recorded therein, free from all encumbrances;

AND WHEREAS after the aforesaid purchase and acquisition, the Vendors, being sole and absolute owner, decided to develop the Property-A and the Property-B by raising multi-storied building thereon and to facilitate better planning they amalgamated the Property-A and the Property-B into a single one, i.e. ALL THAT piece and parcel of land measuring an area of 6 (Six) Cottahs, more or less, at Mouza- Reckjoani, I.L. No. 13, comprised in R.S./ L.R. Dag 454, recorded under L.R. Khatian No. 634, within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, P.S. Rajarhat, District North 24-Parganas, hereafter called as "the SAID PROPERTY", more fully described in "the SCHEDULE" hereunder written, free from all encumbrances, Charges, mortgages, liens, attachment, etc.

AND WHEREAS by a unregistered Development Agreement dated 25th April 2012, the Vendors herein appointed M/S. Dubey Project, the Confirming Party herein, to develop the Said Property, on the terms and conditions recorded therein and for this purpose the Vendors herein also executed a General Power of Attorney in the favour of the Confirming Party on dated 25th April 2012 which was duly registered at the office of the ADSR, Bidhan Nagar (Salt Lake City), recorded in Book No. IV, CD volume number 1, pages from 5961 to 5970, Being No. 00505, for the year 2012.

AND WHEREAS thereafter, the Vendors herein, due to urgent need of money and being not interested to develop the Said Property anymore, approached the Confirming Party herein to cancel the aforesaid unregistered Development Agreement dated 25th April 2012 and also to revoke the aforesaid registered General Power of Attorney dated 25th April 2012. Thus, by a unregistered Terms of Settlement dated 4th September 2014, both the parties agreed and cancelled the aforesaid Development Agreement dated 25th April 2012 to make the Said Property saleable and free from all encumbrances, whatsoever and howsoever. On the basis of the said Terms of Settlement, the Vendors herein, also revoked the aforesaid General Power of Attorney dated 25th April 2012, by a registered Revocation of General Power of Attorney on dated 4th September 2014, duly registered at the office of the ADSR, Rajahm.

AND WHEREAS the Vendors and the Confirming Party herein jointly undertake and declare to the Purchaser:

- a. **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
- b. **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, lispendences and attachments whatsoever; and
- c. **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 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
- d. **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

- e. **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- f. **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 or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendens 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 Purchaser; and
- g. **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 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;
- h. **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
- i. **THAT** the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of affecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- j. **THAT** simultaneously with the execution of this deed, the Vendors has handed over all documents of title relating to this property unto the Purchaser.

AND WHEREAS, by virtue of the aforesaid Terms of Settlement dated 4th September 2014 and also by the Revocation of the General Power of Attorney dated 4th September 2014, the Vendors herein became the absolute owners of the Said Property and enjoyed the same with good right and absolute power of ownership and have every right to grant transfer and convey the same to anybody in any terms and conditions they think fit and proper.

AND WHEREAS the Vendors now being in need of cash money have intended, desired and approached the Purchaser to sell the Said Property and the purchaser has agreed to purchase the Said Property, free from all sort of encumbrances, at and for the Total Consideration of Rs.28,00,000/- (Rupees Twenty Eight Lac), which is a fair market price.

AND WHEREAS the Confirming Party has [a1]joined this conveyance to confirm the cancellation of the aforesaid Development Agreement, revocation of the aforesaid Power of Attorney and also to confirm the sale and transfer of the Said Property in favour of the Purchaser herein, free from all sorts of encumbrances, absolutely and forever, without becoming liable to the Confirming Party in any manner whatsoever in the future.

NOW THIS INDENTURE WITNESSETH:

In pursuance of agreements and in consolidated consideration of sum of Rs. 28,00,000/- (Rupees Twenty Eight Lac) only, duly paid by the Purchaser to the Vendors at or before the execution of this instruments, out of Rs. 28,00,000/- at the request of the Vendors a sum of Rs.18,00,000/- (Rupees Eighteen Lac) only paid to M/S. Dubey Project, the Confirming Party herein and balance sum of Rs.10,00,000/- (Rupees Ten Lac) only paid to both the Vendors (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 a plot of land, admeasuring about 6 (Six) Cottah more or less, comprised in C. S. Dag No. 426, B. S. Dag No. 454 appertaining to C.S. Khatian No. 1632, R. S. Khatian No. 1477, corresponding to L.R. Khatian No. P-634, lying and situated under Mouze- REXWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, 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 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, mortgages, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE SCHEDULE

ALL THAT piece or parcel of a plot of land, admeasuring about 6 (Six) Cottah more or less, comprised in C. S. Dag No. 426, R. S. Dag No. 454 appertaining to C.S. Khatian No. 1632, R. S. Khatian No. 1377, corresponding to L.R. Khatian No. P-634, lying and situated under Mouza- REKHWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, District North 24-Parganas TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of 12'-0" wide Common Passage in front of the said property in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. and butted and bounded as follows:

- ON THE NORTH : By Part of R.S. Dag No. 454 ;
- ON THE SOUTH : By Part of R.S. Dag No. 454 ;
- ON THE EAST : By Part of R.S. Dag No. 451 ;
- ON THE WEST : By 12" wide Common Passage

IN WITNESS WHEREOF the VENDORS, CONFIRMING PARTY and the PURCHASER has set and subscribed his hands on the day month and year above written,

SIGNED, SEALED & DELIVERED

by the: 'VENDOR' at Kolkata

in the presence of:

*Laxman
Raigari
Rajendra
24/09/2020*

(MR.) RAMESH MAHESWARI (MOONDRA)

रमेश्वरी मोहर

(MRS.) PARAMESHWARI MOHRER (MOONDRA)

(SIGNATURE OF THE VENDOR)

SIGNED, SEALED & DELIVERED

by the: 'CONFIRMING PARTY'

at: Kolkata in the presence of:

*Laxman
Raigari
Rajendra
24/09/2020*

DUBEY PROJECT

Rajesh Dubey
Proprietor

(MR.) RAJESH DUBEY

(SIGNATURE OF CONFIRMING PARTY)

Drafted by me

Arviya Dey

Advocate, High Court Calcutta

RECEIPT

RECEIVED a sum of Rs.28,00,000/- [Rupees twenty Eight Lac] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

Amount	Cheque No.	Date	Bank	In favour of Paid to the following persons as per the request of the vendors for and behalf of all the Vendors.
Rs. 5,00,000/-	673153	04.09.2014	Indian Oversea Bank, Baguiati Branch, Kolkata	Ramesh Moondra
Rs. 5,00,000/-	673152	04.09.2014	...do...	Parmeshwari Moondra
Rs.10,00,000/-				

(Total Rupees Ten Lac only)

Witnesses:

Saranu

[Handwritten Signature]
(MR.) RAMESH MAHESWARI (MOONDRA)

[Handwritten Signature]

(MRS.) PARAMESHWARI MORER (MOONDRA)

(SIGNATURE OF THE VENDORS)

Amount	Cheque No.	Date	Bank	Paid to the following persons as per the request of the vendors for and behalf of all the vendors.
Rs. 9,00,000/-	673154	04.09.2014	Indian Oversea Bank, Baguiati Branch, Kolkata	Dubey Project
Rs. 9,00,000/-	673155	04.09.2014	...do...	Dubey Project
Rs.18,00,000/-				

(Total Rupees Eighteen Lac only)

DUBEY PROJECT

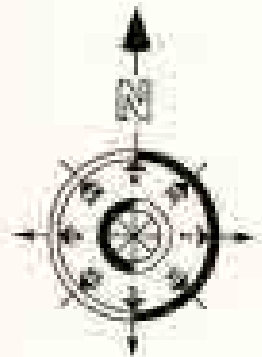
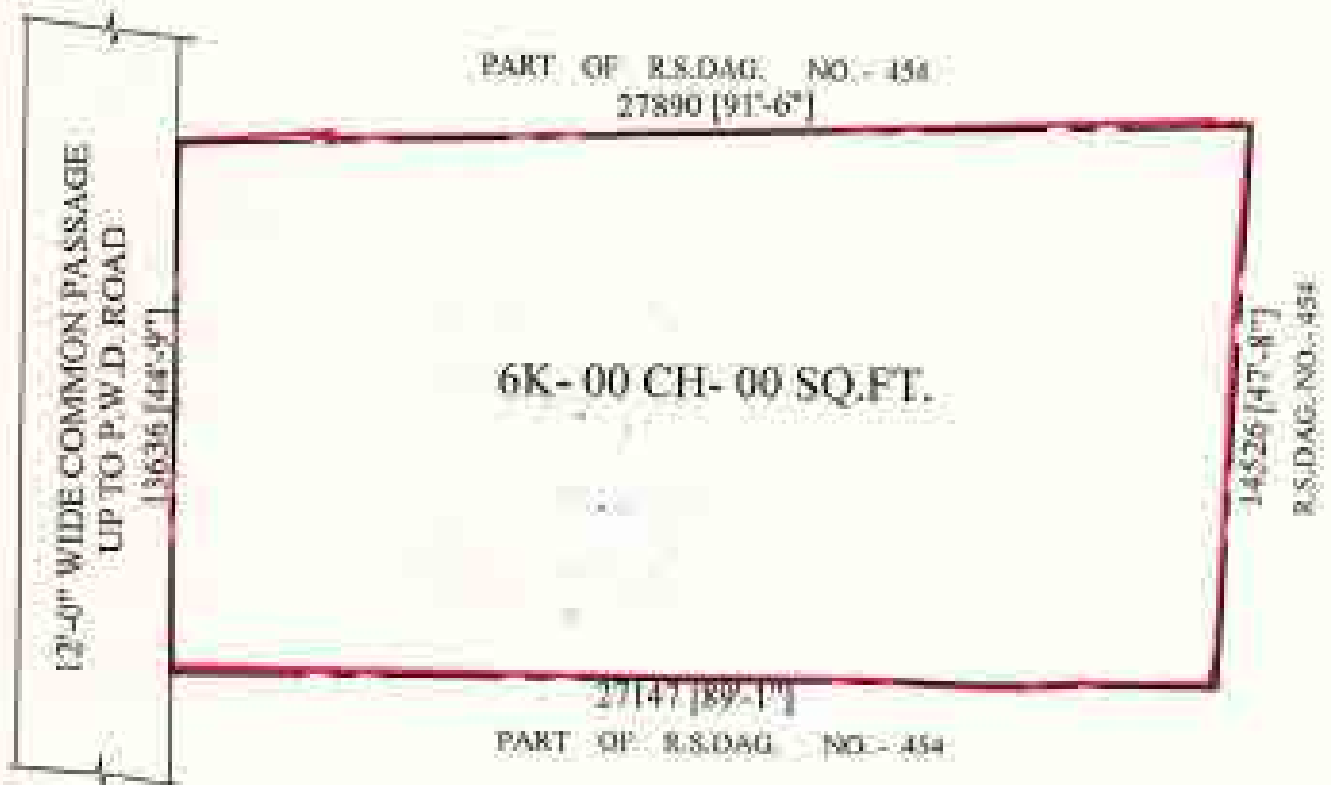
[Handwritten Signature]
Proprietor

(MR.) RAJESH DUBEY

(SIGNATURE OF CONFIRMING PARTY)

SITE PLAN OF R.S.DAG. NO.-454(PART) AT MOUZA - RECKJOANI,
J.L.NO.-13, R.S.NO.-198, L.R.KH. NO.- P-634, R.S.KH. NO.-1377,
C.S. DAG NO.- 426 (PART), TOUZI NO.- 2998, C.S.KH.NO.-1632,
P.S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.

VENDEE :- SRI. RAMESH MAHESHWARI (MOONDRA)
SMT. PARMESHWARI MORER (MOONDRA)



SITE PLAN

SCALE - 1:100

DUBEY PROJECT

Proprietor

VENDOR'S SIG.

FORM FOR TEN FINGERPRINTS

1						
	<p>Little Ring Middle (Left Hand) Fore Thumb</p>					
2						
	<p>Little Ring Middle (Left Hand) Fore Thumb</p>					
3						
	<p>Little Ring Middle (Left Hand) Fore Thumb</p>					
4						
	<p>Little Ring Middle (Left Hand) Fore Thumb</p>					

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 10818 / 2014, Deed No. (Book - I , 09862/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ramesh Maheswar (Moondra) 62 A, Hari Ghosh Street, Kolkata, District- Kolkata, WEST BENGAL, India, Pin- 700006	 04/09/2014	 LTI 04/09/2014	

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ramesh Maheswar (Moondra) Address - 62 A, Hari Ghosh Street, Kolkata, District - Kolkata, WEST BENGAL, India, Pin - 700006	Self	 04/09/2014	 LTI 04/09/2014	
2	Parameshwari Morer (Moondra) Address - 62 A, Hari Ghosh Street, Kolkata, District - Kolkata, WEST BENGAL, India, Pin - 700006	Self	 04/09/2014	 LTI 04/09/2014	
3	Rajesh Dubey Address - H B - 100, Salt Lake City, Block - EB, Sector - 11 1, District - North 24-Parganas, WEST BENGAL, India.	Confirming Party	 04/09/2014	 LTI 04/09/2014	

Name of Identifier of above Person(s)

Ainul Ahmed
Rajbari, District - North 24-Parganas, WEST BENGAL, India.

Signature of Identifier with Date:




Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

(Debashish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT

04 SEP 2014



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 09862 of 2014
(Serial No. 10818 of 2014 and Query No. 1523L000018-407 of 2014)

On 04/09/2014

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, 4, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 50850/- is paid , by the draft number 282218, Draft Date 04/09/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 04/09/2014

(Under Article : A(1) = 30789/- B = 19789/- E = 14/- , Excess amount = 58/- on 04/09/2014)

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. -28,00,000/-

Certified that the required stamp duty of this document is Rs. - 140021 /- and the Stamp duty paid as impshe Rs. - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 140000/- is paid , by the draft number 282219, Draft Date 04/09/2014, Bank State Bank of India, TEGHORIA RAGHUNATHPUR, received on 04/09/2014

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

Presented for registration at 13:55 hrs on 04/09/2014 at the Office of the A.D.S.R. RAJARHAT by Ramesh Maheswari (Moondra) , one of the Executants.


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

Execution is admitted on 04/09/2014 by

1. Ramesh Maheswari (Moondra), son of Hariram Moondra , 62 A, Hari Ghosh Street, Kolkata, District-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste-Hindu, By Profession : Business
2. Parameswari Moer (Moondra) Alias Parameswari Moondra, wife of Hariram Moondra , 62 A, Hari Ghosh Street, Kolkata, District-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
3. Rajesh Dubey
Propriator, M/s. Dubey Project, 1, Amalansu Sen Road, Flat No. - C - 4 C, Kolkata, Thane: Lake Town, District-North 24-Parganas, WEST BENGAL, India, Pin :-700048
, By Profession : Business

Identified By Anul Ahmed, son of Najruddin, Rajbari, District-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

04 SEP 2014


Additional District Sub-Registrar
Rajarhat, New Nhat, North 24 Pgs.
(Debasis Dhar)
Additional District Sub-Registrar
Endorsement Page 1 of 2

04/09/2014 14:39:00



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 09862 of 2014
(Serial No. 10818 of 2014 and Query No. 1523L000018407 of 2014)

(Debasish Dhar)
Additional District Sub-Registrar



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parg.

(Debasish Dhar)
Additional District Sub-Registrar


Endorsement Page 2 of 2

04 SEP 2014

Certificate of Registration under section 60 and Rule 69

Registered in Book - I
CD Volume number 15
Page from 12803 to 12819
being No 09862 for the year 2014.




(Debasish Dhar) 05-September-2014
Additional District Sub-Registrar
Office of the A.D. S.R. RAJARHAT
West Bengal