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1-4

Handwritten signature and initials.

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 250714

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document

Handwritten signature and stamp: Addl. District Sub-Registrar Bidhan Nagar (Salt Lake City) 15 JUL 2011

THIS INDENTURE made this the 15th day of July, 2011 BETWEEN (1) (MR.) BIPLAB PANDEY alias BIPLAB KUMAR PANDE, and (2) (MR.) UDAY PANDEY alias UDAY KUMAR PANDEY, both sons of Sri Govind Lal Pandey, by caste- Hindu, both by occupation- Service, by Nationality- Indian, residing at Kanjalpara, P. S. Rajarhat, District



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168214

Sl. No. ....  
 Name : .....  
 Address : .....  
 Rs. ....  
 Calcutta Collectorate,  
 11, Netaji Subhas Rd., Calcutta  
 Date: .....

**SUPROTIM SAHA**  
**ADVOCATE**  
**JUDGES COURT BARASAT**

*[Handwritten Signature]*

Licensed Stamp Vendor.

9 MAR 2011

15 JUL 2011



Tapas Das  
 S/o Upendro Nath Das  
 Rajarhat, Kanjilalpara  
 KOL - 135  
 Business,

15 JUL 2011  
 Addl District Sub-Registrar  
 Bidhanagar (Salt Lake City)

North 24-Parganas, hereinafter 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-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **FIRST PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory **(Mr.) Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, PIN - 700 059, 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 **OTHER PART**;

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

**AND WHEREAS** while the said **Netai Chandra Pal, Akhaya Kumar Pal** and **Prahalad Chandra Pal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they amicably settled/ pertitioned the aforesaid properties among themselves;

**AND WHEREAS** by virtue of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 262, Pages 227 to 250, Being No. 10073 for the year 1981, said **Netai Chandra Pal**, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra**

**Nath Pal**, and (4) **(Smt.) Sandhya Pal** (wife of Sri Manoranjan Pal), including the aforesaid R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza- REKJOANI, Police Station- Rajarhat, District North 24-Parganas.

**AND WHEREAS** thus while the said (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra Nath Pal**, and (4) **(Smt.) Sandhya Pal**, were jointly enjoying the aforesaid properties, the said **Manoranjan Pal** and **(Smt.) Sandhya Pal** died, leaving behind their only daughter RUMA PAL, as their only legal heirs towards the estates left by them.

**AND WHEREAS** thus 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, made a master Plan and divided the aforesaid properties under several plots and by execution of a Saf Bikray Kobala dated 18 th day of June, 1999 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of (1) **(Mr.) Biplab Pandey**, and (2) **(Mr.) Uday Pandey**, the Vendors herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 41, Pages 161 to 168, Being No. 1647 for the year 2000, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** by virtue of aforesaid Deed, the said (1) **(Mr.) Biplab Pandey**, and (2) **(Mr.) Uday Pandey**, the Vendors herein, became the joint and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas **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 written hereunder, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

**AND WHEREAS** after the aforesaid purchase, the said (1) **(Mr.) Biplab Pandey**, and (2) **(Mr.) Uday Pandey**, the Vendors herein, recorded the Said Property in Record Of Rights vide L.R. Khatian No. 4912 and 4913, respectively;

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sell and the Purchaser herein has agreed to Purchase **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, identified as Scheme Plot No.14, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, then corresponding to L.R. Khatian No. 4912 and 4913, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, 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, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] 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 a plot of land measuring about 2 (Two) Cottah, more or less, identified as Scheme Plot No.14, comprised under R. S. Dag No. 425 appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, then corresponding to L.R. Khatian No. 4912 and 4913, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, 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 or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured 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, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDORS DOTH 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 or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) **THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- (IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, 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 Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- (VIII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the 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, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting

adversely the property hereditaments and premises hereby granted, transferred and conveyed to the 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' 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.

#### **SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah, more or less, identified as Scheme Plot No. 14, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to Kri Khatian No. 4242, 4243 and 4244, then corresponding to L.R. Khatian No. 4912 and 4913, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** 700 (Seven Hundred) Square Feet Brick Building constructed thereon **AND 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 8'-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 : 8'-0" wide Common Passage;

ON THE SOUTH : Land under R. S. Dag No. 424;

ON THE EAST : Plot No. 15 in same dag;

ON THE WEST : Plot No. 13 in same dag;

IN WITNESS WHEREOF the VENDORS has set and subscribed his hand and seal on the day month and year above written.

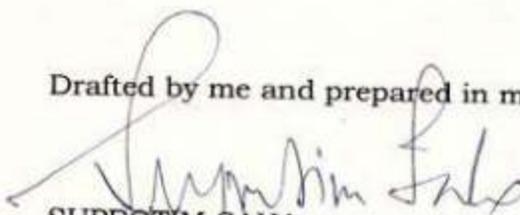
SIGNED, SEALED & DELIVERED  
by the VENDORS at Kolkata in the  
presence of:

1. Tapas Das  
Rajachhat, Kanyalalpara  
KOL - 135

Biplab Kumar Pandey  
Uday Kumar Pandey

অকাতক চক্রেজী  
কামার ২৫, বকুলবাগী

Drafted by me and prepared in my office:

  
SUPROTIM SAHA  
Advocate, W.B. 134/1990  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar,  
Kolkata -700 059.

**RECEIPT**

**Received** a sum of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only from the hereinabove named Purchaser according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
12,00,000/-	05.07.2011	164463	Indian Overseas Bank Baguiati Branch	Biplab Kumar Pande
12,00,000/-	05.07.2011	164437	Indian Overseas Bank Baguiati Branch	Uday Kumar Pandey
50,000/-	PAID IN CASH to both the Owner			
<b>24,50,000/-</b>	<b>Rupees Twenty Four Lac And Fifty Thousand only.</b>			

Witnesses:

1. Tapas Das

2. *ଅନନ୍ତ ବେହେରା*

*Biplab Kumar Pandey*  
*Uday Kumar Pandey*

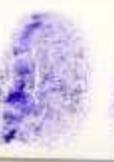
SIGNATURE OF THE VENDORS

Drafted by me and prepared in my office:

*Suprotim Saha*  
SUPROTIM SAHA  
Advocate, W.B. 134/1990  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar,  
Kolkata -700 059.

*Advocate*

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
	<i>Biplab Kumar Singh</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
	<i>Chot Kumar Pandey</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore (Left Hand)</b>	<b>Thumb</b>
	<i>Srinivas</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring (Right Hand)</b>	<b>Little</b>



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

**Endorsement For Deed Number : I - 08068 of 2011**  
**(Serial No. 08617 of 2011)**

**On**

**Payment of Fees:**

**On 15/07/2011**

**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 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 26953/-, on 15/07/2011

( Under Article : A(1) = 26939/- ,E = 14/- on 15/07/2011 )

**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.-2450000/-

Certified that the required stamp duty of this document is Rs.- 122520 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 121520/- is paid 10183622/06/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 15/07/2011

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

Presented for registration at 13.50 hrs on :15/07/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Biplab Pandey Alias Biplab Kr Pande, one of the Executants.

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

Execution is admitted on 15/07/2011 by

1. Biplab Pandey Alias Biplab Kr Pande, son of Govind Lal Pande , Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
2. Uday Pandey Alias Uday Kr Pandey, son of Govind Lal Pande , Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service  
Identified By Tapas Das, son of Upendra Nath Das, Rajarhat Kanjilal Para, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin - 700105, By Caste: Hindu, By Profession: Business.



*(Signature)*  
Addl. District Sub-Registrar  
Bidhan Nagar (Sait Lake City)  
**( Saikat Patra )**

**15 JUL 2011**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

15/07/2011 14:34:00

Endorsement Page 1 of 1

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 08617 / 2011, Deed No. (Book - I , 08068/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Biplab Pandey	<i>Biplab Kumar Pandey</i> 15/7/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biplab Pandey Address -Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Biplab Kumar Pandey</i>
			15/07/2011	15/07/2011	
2	Uday Pandey Address -Kanjialpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Uday Kumar Pandey</i>
			15/07/2011	15/07/2011	

**Name of Identifier of above Person(s)**

Tapas Das  
Rajarhat Kanjilal Para, Kolkata, District:-North  
24-Parganas, WEST BENGAL, India, P.O. :- Pin  
:-700135

**Signature of Identifier with Date**

*Tapas Das*  
15/7/11



*Tapas Das*  
Addl District Sub-Registrar  
Bidhanagar (Salt Lake City)

**ADDITIONAL DISTRICT SUB-REGISTRAR**  
Office of the A. D. S. R. BIDHAN NAGAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 6888 to 6902  
being No 08068 for the year 2011.



*Debasish Dhar*

(Debasish Dhar) 18-July-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

08707

J = 08155



18.7.11  
1.42  
Q-14092

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 250715

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

18 JUL 2011

**THIS INDENTURE** made this the 18th day of July, 2011  
**BETWEEN** (MR.) PRATAP KUMAR PATTANAYAK, son of Sri Basant Kumar Pattanayak, by Caste- Hindu, by Occupation- Service, by



18 JUL 2011

168215

S. No. ....  
 Name : .....  
 Address : .....  
 Rs. ....  
 Calcutta Collectorate,  
 11, Netaji Subhas Rd., Licensed Stamp  
 Calcutta - 700016 Vendor.

**SUPROTIM SAHA**  
**ADVOCATE**  
**JUDGES COURT BARASAT**

*[Handwritten signature]*

**1 MAR 2017**

*[Faint stamp: JUL 9 2017]*

আব্দুল হক  
 ডিভিন হক  
 সাসার ২১, বকলগাওলী  
 ফোন: ২৩৩  
 অফিস



Addl District Sub-Registrar  
 Bidhan Nagar Salt Lake City  
**18 JUL 2017**

Nationality- Indian, residing at Raigachi, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

(1) **SIDHANT VINTRADE PRIVATE LIMITED**, and (2) **SOLTY MERCANTILE PRIVATE LIMITED**, both the Companies having their registered office at 52, Weston Street, Fifth Floor, Kolkata 700 012, represented by its Authorised Signatory (**Mr. Sunil Kumar Loharuka**, son of Late Ram Bhagat Loharuka, residing at DC 9/28, Shastri Bagan, Post Office- Deshbandhu Nagar, under Police Station- Rajarhat, PIN - 700 059, 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 **OTHER PART**;

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

**AND WHEREAS** while the said **Netai Chandra Pal**, **Akhaya Kumar Pal** and **Prahalad Chandra Pal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, they amicably settled/ pertitioned the aforesaid properties among themselves;

**AND WHEREAS** by virtue of a Family Settlement Deed dated 23.09.1981, registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 262, Pages 227 to 250, Being No. 10073 for the year 1981, said **Netai Chandra Pal**, settled all the properties enjoyed by him through aforesaid settlement/ partition, unto and in favour of his son (1) **Manoranjan Pal**, (2) **Rabindra Nath Pal**, and (3) **Sachindra**

**Nath Pal**, including the aforesaid R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, lying and situated under Mouza-REKJOANI, Police Station- Rajarhat, District North 24-Parganas.

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

**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 Saf Bikray Kobala dated 20th day of December, 2000 the said (1) **Rabindra Nath Pal**, and (2) **Sachindra Nath Pal**, from their portion of land, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **(Mr.) Pratap Kumar Patnayak**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 6, Pages 176 to 188, Being No. 00119 for the year 2001, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

**AND WHEREAS** by virtue of aforesaid Deed, the said **(Mr.) Pratap Kumar Patnayak**, the Vendor herein, became the sole and absolute owner of **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425,

appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas **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 written hereunder, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto hereinafter called as the **SAID PROPERTY**;

**AND WHEREAS** the Vendor due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sell and the Purchaser herein has agreed to Purchase **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, 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, hereinafter as well as hereinbefore called as the **SAID PROPERTY**, at and for a Total Consideration of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.24,50,000/- [Rupees Twenty Four Lac Fifty Thousand] only duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT**

piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No.2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, 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 or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor 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, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:**

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

under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) **THAT** the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) **THAT** the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense 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 Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchaser.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah and 7 (Seven) Chittacks, more or less, comprised under R. S. Dag No. 425, appertaining to R. S. Khatian No. 2710, 2711 and 2712, corresponding to L. R. Khatian No. 4242 and 4243, lying and situated under Mouza-REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, Police Station Rajarhat, District North 24-Parganas **TOGETHER WITH** 1000 (One Thousand) Square Feet Brick Building constructed thereon **AND 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

8'-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 : 10'-0" wide Common Passage;  
ON THE SOUTH : Land under R. S. Dag No. 424;  
ON THE EAST : Land under R. S. Dag No. 425;  
ON THE WEST : Land under R. S. Dag No. 423;

IN WITNESS WHEREOF the VENDOR has set and subscribed his hand and seal on the day month and year above written.

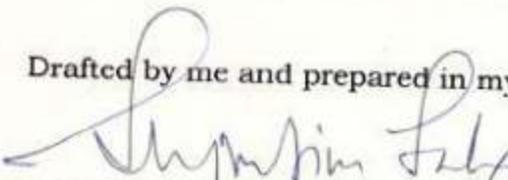
SIGNED, SEALED & DELIVERED  
by the VENDOR at Kolkata in the  
presence of:

অতীন্দ্র বসু  
সাহাব ২৫, কলকাতা-৭০০০১৯

Rajin Ghosh  
AA-20D-13  
Nagar Kol 19

Pradyum Kumar Pattanayak

Drafted by me and prepared in my office:

  
SUPROTIM SAHA  
Advocate, W.B. 134/1990  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar,  
Kolkata -700 059.  
Advocate

**RECEIPT**

**Received** a sum of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only from the hereinabove named Purchaser according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
12,00,000/-	05.07.2011	164461	Indian Overseas Bank Baguiati Branch	Pratap Kumar Pattanayak
12,00,000/-	05.07.2011	164435	Indian Overseas Bank Baguiati Branch	Pratap Kumar Pattanayak
50,000/-	PAID IN CASH to <del>both</del> the Owner			
<b>24,50,000/-</b>	Rupees Twenty Four Lac And Fifty Thousand only.			

Witnesses:

সত্যতা প্রমাণ

Pratap Kumar Pattanayak

SIGNATURE OF THE VENDOR

Raju Choudhary

Drafted by me and prepared in my office:

SUPROTIM SAHA  
Advocate, W.B. 134/1990  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar,  
Kolkata -700 059.

Advocate



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

Endorsement For Deed Number : I - 08159 of 2011  
(Serial No. 08707 of 2011)

On

Payment of Fees:

On 18/07/2011

**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 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 26953/-, on 18/07/2011

( Under Article : A(1) = 26939/- ,E = 14/- on 18/07/2011 )

**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.-2450000/-

Certified that the required stamp duty of this document is Rs.- 122520 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 121520/- is paid 10183522/06/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 18/07/2011

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

Presented for registration at 13.42 hrs on :18/07/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Pratap Kr Pattanayak ,Executant.

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

Execution is admitted on 18/07/2011 by

1. Pratap Kr Pattanayak, son of Basant Kr Pattanayak , Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service

Identified By Ashok Chakraborty, son of Bimal Chakraborty, Reckjoani, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste: Hindu, By Profession: Business.



( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

18 JUL 2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 1

18/07/2011 15:34:00

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 08707 / 2011, Deed No. (Book - I , 08159/2011)**

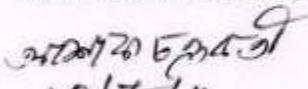
I . Signature of the Presentant

Name of the Presentant	Signature with date
Pratap Kr Pattanayak	<p align="center">Pratap Kumar pattanayak 18/07/2011</p>

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

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Pratap Kr Pattanayak Address -Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<p align="center">Pratap Kumar pattanayak 18/07/2011</p>
		18/07/2011	18/07/2011	

**Name of Identifier of above Person(s)**  
 Ashok Chakraborty  
 Reckjoani, Thana:-Rajarhat, District:-North  
 24-Parganas, WEST BENGAL, India, P.O. :- Pin  
 :-700135

**Signature of Identifier with Date**  
  
 18/7/11



  
 Addl District Sub-Registrar  
 Bidhan Nagar (Salt Lake City)  
 (Debasish Dhar)

**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A. D. S. R. BIDHAN NAGAR**

18/07/2011 JUL 20 2011

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Basant Kumar Pattnayak</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Sudhansu</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 8637 to 8651  
being No 08159 for the year 2011.



*adk*  
(Debasish Dhar) 19 July-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

8194/16

8738/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179697



Certified that the Document is admitted to Registration. The Signatures, Stamps and the endorsement are the part of this Document.

*Al*  
Additional Registrar  
of Assurance-IV, Kolkata

17 SEP 2016

visit  
15.9.16.  
2306  
15.9.16  
no-1272157/16.

Additional Registrar of  
Assurances-IV, Kolkata

C.No-2463/16

JUL 250  
JUL 50-  
300

*Al*  
15/9/16

THIS INDENTURE made this the 15<sup>th</sup> day of September, 2016  
BETWEEN TARA HOME SEARCH PRIVATE LIMITED, (PAN-  
AACCT5379G), the Company, registered under the Companies Act 1956

7669

SL. NO	.....
NAME	.....
ADD.	.....
AMOUNT	100/-
31 AUG 2016	
<i>[Signature]</i>	
SOUMITRA CHAK.	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Howrah	



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



*[Signature]*

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
15 SEP 2016

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED



18/10/2006

Permanent Account Number

AACGT5379G

18112006

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DHANSHREE COMMOTRADE PRIVATE  
LIMITED



12/05/2011

Permanent Account Number

AADC08328C

04052014



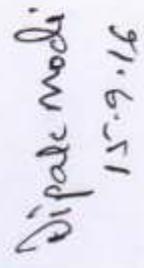
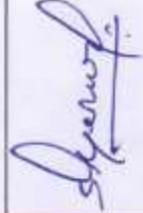
Government of West Bengal

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 19040001272157/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DiPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED ]		 5337	 Dipak Modi 15.9.16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mr DIPAK KUMAR MODI, Mr BIKRAM KUMAR JHA			

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

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

GRN: 19-201617-002291826-1 Payment Mode Online Payment  
GRN Date: 14/09/2016 18:57:12 Bank : State Bank of India  
BRN : CKA4628537 BRN Date: 14/09/2016 19:14:50

DEPOSITOR'S DETAILS

Id No. : 19040001272157/1/2016

[Query No./Query Year]

Name : DHANSHREE COMMOTRADE PVT. LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC-9/28, SHASTRI BAGAN, DESBANDHU NAGAR, KOL-59  
Applicant Name : Mr Dhanashree Commotrade Pvt Ltd  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001272157/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	44010
2	19040001272157/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	199570

Total

243580

In Words : Rupees Two Lakh Forty Three Thousand Five Hundred Eighty only

# TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagdish Chandra Bose Road, Kolkata – 700020  
Phone no. 033-64991532  
Email Id. thspl06@gmal.com  
CIN: U70109WB2006PTC111576

302 (2)

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas (N), concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

Kishan Kumar Modi

Kishan Kumar Modi  
Director  
DIN: 00052423

Dipak Modi

Dipak Kumar Modi  
Director  
DIN: 00052468

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, hereinafter referred to and called as “the **VENDOR**” [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DHANSHREE COMMOTRADE PRIVATE LIMITED**, the Company, (PAN- AADCD8328C), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700056, 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 Dasu Bhushan Das was the recorded owner of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at

Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas;

**AND WHEREAS** the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golap Basini Dasi, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District North 24-Parganas, at Alipore and recorded into Book No. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

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

**AND WHEREAS** by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven]

Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and henceforth recorded their name in Records Of Rights (ROR) vide (1) L.R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levis and other outgoings against their name regularly and punctually;

**AND WHEREAS** by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri Gopal Chandra Das, [2] Sri Gobinda Chandra Das, [3] Sri Sourendra Kumar Das and [4] Sri Shyamal Kumar Das, (all through Mohammad Jalaluddin, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 52 [Fifty Two] Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and

situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, (all through **Mohammad Jalaluddin**, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 55 [Fifty Five] Decimal, more or less, out of which **land measuring** 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448 and **land measuring** 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 3, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** by virtue of a Sale Deed dated 8th December, 2006, the said **APTABADDIN MONDAL**, sold, transferred and conveyed **ALL**

**THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S./ L.R. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S./ L.R. Dag No. 446, land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, land measuring 21 (Twenty One) Decimal, comprised in R.S./ L.R. Dag No. 448, and land measuring 34 (Thirty Four) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, all lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, the Vendor herein, which was duly registered in the office of the District Registrar-II, Barasat, North 24 Parganas, recorded into Book- I, CD Volume No. 2, Pages from 10906 to 10930, Being No. 01847 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, being the sole and absolute owner of the aforesaid property, free from all encumbrances, mutated its name in Record Of Rights vide L.R. Khatian No. 5937;

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties **ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", and the

Purchaser herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or

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

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
  
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey,

transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and

to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense 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 Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of undivided share in the land admeasuring about 12 [Twelve] Decimal, more or less, out of which land measuring 2 (Two) Decimal, comprised in R.S./ L.R. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 5937, lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 446 is butted and bounded as follows:

ON THE NORTH : By land in R.S. Dag No. 445;  
ON THE SOUTH : By land in R.S. Dag No. 447;  
ON THE EAST : By land in R.S. Dag No. 443;  
ON THE WEST : By land in R.S. Dag No. 448;

R.S./ L.R. Dag No. 449 is butted and bounded as follows:

ON THE NORTH : By land in R.S. Dag No. 451;  
ON THE SOUTH : By land in R.S. Dag No. 417 & 416;  
ON THE EAST : By land in R.S. Dag No. 448;  
ON THE WEST : By land in R.S. Dag No. 455;

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

**SIGNED, SEALED & DELIVERED**

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

SARA HOME SPARCH PVT. LTD.

Dipak Modi

~~Director~~

Shri  
98, G.L. Road  
Howrah-711202

Shri  
131C MCB Rd  
Bales Harwar-711202

Drafted by :-

Vijay Garg

Advocate

High Court, Calcutta

F/1023/2008.

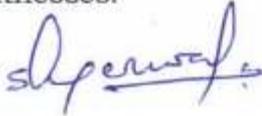
**RECEIPT**

**RECEIVED** a sum of Rs.39,93,000/- (Rupees Thirty Nine Lac And Ninety Three Thousand) only, from the within named Purchaser, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
20,00,000/-	12.09.2016	692806	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
19,93,000/-	12.09.2016	692807	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:




TARA HOME SEARCH PVT. LTD.

Dipak Modi

Director

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> Hand)	<b>Little</b>

*Dipate modi*

*Surya*

### Major Information of the Deed

Deed No :	I-1904-08738/2016	Date of Registration	9/17/2016 11:27:44 AM
Query No / Year	1904-0001272157/2016	Office where deed is registered	
Query Date	14/09/2016 1:50:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dhanashree Commotrade Pvt Ltd DC-9/28, Shastri Bagan, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 39,93,000/-	Rs. 39,93,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,99,670/- (Article:23)	Rs. 44,010/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-446	LR-5937	Bastu	Shali	2 Dec	6,65,500/-	6,65,500/-	Property is on Road
L2	LR-449	LR-5937	Bastu	Shali	10 Dec	33,27,500/-	33,27,500/-	Property is on Road
		<b>TOTAL :</b>			<b>12Dec</b>	<b>39,93,000 /-</b>	<b>39,93,000 /-</b>	
	<b>Grand Total :</b>				<b>12Dec</b>	<b>39,93,000 /-</b>	<b>39,93,000 /-</b>	

#### Seller Details :

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

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DHANSHREE COMMOTRADE PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCE7615A, Status : Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DIPAK KUMAR MODI</b> Son of Mr Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED
2	<b>Mr BIKRAM KUMAR JHA</b> Son of Mr CHANDI CHARAN JHA FLAT 3A, 3RD FLOOR, INDIRA APARTMENT, 379/1, BHAGAWATI CHARAN CHATTERJEE STREET, P.O:- KAMARHATI, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : DHANSHREE COMMOTRADE PRIVATE LIMITED

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE COMMOTRADE PRIVATE LIMITED-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	DHANSHREE COMMOTRADE PRIVATE LIMITED-10 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 446(Corresponding RS Plot No:- 446), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রা: লি:, Address:220 ব্লক জে নিউআলিপুর, Classification:ডাঙ্গা, Area:0.07000000 Acre,
L2	LR Plot No:- 449(Corresponding RS Plot No:- 449), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রা: লি:, Address:220 ব্লক জে নিউআলিপুর, Classification:বাগান, Area:0.30000000 Acre,

**Endorsement For Deed Number : I - 190408738 / 2016**

**On 15-09-2016**

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

Presented for registration at 19:30 hrs on 15-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,93,000/-

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

Execution is admitted on 15-09-2016 by Mr DIPAK KUMAR MODI,

Indetified 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 17-09-2016**

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 44,010/- ( A(1) = Rs 43,912/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,010/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/09/2016 7:14PM with Govt. Ref. No: 192016170022918261 on 14-09-2016, Amount Rs: 44,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4628537 on 14-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,670/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,99,570/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7669, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/09/2016 7:14PM with Govt. Ref. No: 192016170022918261 on 14-09-2016, Amount Rs: 1,99,570/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4628537 on 14-09-2016, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 325244 to 325269  
being No 190408738 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.09.20 16:36:42 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 20-09-2016 16:36:41  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

8203/16

8757/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192428



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement made on this document are the part this Document.

*Me*  
 Additional Registrar  
 of Assurance-IV, Kolkata  
 17 SEP 2016

**THIS INDENTURE** made this the 15<sup>th</sup> day of September, 2016  
 BETWEEN **TARA HOME SEARCH PRIVATE LIMITED**, (PAN-  
 AACCT5379G), the Company, registered under the Companies Act 1956

15.9.16  
 visit  
 ANO-1272271/16  
 MV-39,880001  
 Additional Registrar of  
 Assurances-IV, Kolkata  
 2.4002  
 15.9.16  
 c.no-2470/16  
 Jul 250-  
 Jul 50-  
 300-  
*Me*  
 15/9/16

9310

SL. NO.	.....
NAME	.....
ADD.	.....
AMOUNT	100/-
09 SEP 2016	
SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



*Sparrow*  
98, G. h. Road.  
Howrah - 711202



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
05 SEP 2016

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DHANSHREE COMMOSE  
PRIVATE LIMITED



12/05/2011

Permanent Account Number

AADC08326N

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED



18/10/2006

Permanent Account Number

AACCT5379G

81112006

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

GRN: 19-201617-002291599-1 Payment Mode Online Payment  
GRN Date: 14/09/2016 18:39:51 Bank : State Bank of India  
BRN : CKA4626957 BRN Date: 14/09/2016 18:57:21

DEPOSITOR'S DETAILS

Id No. : 19040001272271/1/2016

[Query No./Query Year]

Name : DHANSHREE COMMOSALE PVT. LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : CA-16/2A, RAILPUKUR ROAD, KOL-59  
Applicant Name : Ms DHANSHREE COMMOSALE PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001272271/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43955
2	19040001272271/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	199320

Total

243275

In Words : Rupees Two Lakh Forty Three Thousand Two Hundred Seventy Five only

# TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64991532  
Email Id. [thspl06@gmail.com](mailto:thspl06@gmail.com)  
CIN: U70109WB2006PTC111576

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece and parcel of undivided land measuring about 11.6667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas (N), concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*Kishan Kumar Modi*  
Kishan Kumar Modi  
Director  
DIN: 00052423

*Dipak Modi*  
Dipak Kumar Modi  
Director  
DIN: 00052468



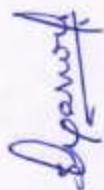
Government of West Bengal

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 19040001272271/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED ]		5337 	Dipak modi 15.9.16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sunil Agarwal Son of Late Kishanlal Agarwal 98, Giroish Ghosh Road, P.O:- Belur Math, P.S:- Bally, Bally, District:- Howrah, West Bengal, India, PIN - 711202	Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI			

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

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, hereinafter referred to and called as “the **VENDOR**” [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND DHANSHREE COMMOSALE PRIVATE LIMITED**, the Company, (PAN- AADCD8326N), 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 Authorised Signatory (Mr.) Anand Kumar Shah, (PAN- ATDPS6861R), son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kaikhali, 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 Dasu Bhushan Das was the recorded owner of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Four) Decimal, comprised in R.S.

Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas;

**AND WHEREAS** the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golap Basini Dasi, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District North 24-Parganas, at Alipore and recorded into Book No. III, Volume No. 2, Pages 65 to 70, Being No. 29 for the year 1962, wherein the said Dasu Bhushan Das had appointed his brother namely Jogendra Nath Das as an Executor of his last Will and Testament.

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

**AND WHEREAS** by virtue of the said Will duly Probated by the proper forum, the said 4 [four] nephews of deceased Dasu Bhushan Das, namely [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, the Beneficiaries, became absolute joint owners of **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven]

Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, recorded in R.S. Khatian No. 1539 and 1548, land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in R.S. Khatian No. 1539 and 1548, land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448, recorded in R.S. Khatian No. 1418, and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in R.S. Khatian No. 1417, all lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and henceforth recorded their name in Records Of Rights (ROR) vide (1) L.R. Khatian No. 4555 in the name of Gopal Chandra Das, (2) L. R. Khatian No. 774 in the name of Gobinda Chandra Das, (3) L. R. Khatian No. 773 in the name of Sourendra Kumar Das, and (4) L. R. Khatian No. 4556 in the name of Shyamal Kumar Das, and used to pay proper rates, taxes, rents, levis and other outgoings against their name regularly and punctually;

**AND WHEREAS** by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri Gopal Chandra Das, [2] Sri Gobinda Chandra Das, [3] Sri Sourendra Kumar Das and [4] Sri Shyamal Kumar Das, (all through Mohammad Jalaluddin, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 52 [Fifty Two] Decimal, more or less, out of which land measuring 35 (Thirty Five) Decimal, comprised in R.S. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S. Dag No. 446, and land measuring 10 (Ten) Decimal, comprised in R.S. Dag No. 447, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat

Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of one **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 579, Pages from 14 to 27, Being No. 10176 for the year 2003, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** by virtue of a Sale Deed dated 1st August, 2003, the said [1] Sri **Gopal Chandra Das**, [2] Sri **Gobinda Chandra Das**, [3] Sri **Sourendra Kumar Das** and [4] Sri **Shyamal Kumar Das**, (all through **Mohammad Jalaluddin**, as his constituted attorney, appointed through a Power of Attorney dated 30th April, 2003 duly registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded into Book No. IV, Volume No. 5, Pages 29 to 40, Being No. 00179 for the year 2003) jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 55 [Fifty Five] Decimal, more or less, out of which land measuring 21 (Twenty One) Decimal, comprised in R.S. Dag No. 448 and land measuring 34 (Thirty Four) Decimal, comprised in R.S. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **APTABADDIN MONDAL**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 3, Pages from 1 to 13, Being No. 00033 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** by virtue of a Sale Deed dated 8th December, 2006, the said **APTABADDIN MONDAL**, sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 107 [One Hundred And Seven] Decimal, more or less, out of which land measuring 35

(Thirty Five) Decimal, comprised in R.S./ L.R. Dag No. 443, land measuring 7 (Seven) Decimal, comprised in R.S./ L.R. Dag No. 446, land measuring 10 (Ten) Decimal, comprised in R.S./ L.R. Dag No. 447, land measuring 21 (Twenty One) Decimal, comprised in R.S./ L.R. Dag No. 448, and land measuring 34 (Thirty Four) Decimal, comprised in R.S./ L.R. Dag No. 449, recorded in L.R. Khatian No. 4555, 774, 773 and 4556, all lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, the Vendor herein, which was duly registered in the office of the District Registrar-II, Barasat, North 24 Parganas, recorded into Book- I, CD Volume No. 2, Pages from 10906 to 10930, Being No. 01847 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, being the sole and absolute owner of the aforesaid property, free from all encumbrances, mutated its name in Record Of Rights vide L.R. Khatian No. 5937;

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties **ALL THAT** piece and parcel of undivided land measuring about 11.6667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", and the Purchaser herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.39,88,000/- (Rupees Thirty Nine Lac And Eighty

Eight Thousand) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.39,88,000/- (Rupees Thirty Nine Lac And Eighty Eight Thousand) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided land measuring about 11.6667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, more fully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended

so to be **AND** all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the

manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public

demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor 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 Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense 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 Vendor have delivered peaceful vacant possession of the Said Property, described in the Schedule below unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof and all rights, title, interest over the Said Property hereby vests unto the

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

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

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece and parcel of undivided land measuring about 11.6667 [Eleven point triple Six Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 443, recorded in R.S. Khatian No. 406, corresponding to L.R. Khatian No. 5937, lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24- Parganas, **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 443 is butted and bounded as follows:

- ON THE NORTH : By land in R.S. Dag No. 445;  
ON THE SOUTH : By land in R.S. Dag No. 423 & 425;  
ON THE EAST : By land in R.S. Dag No. 442;  
ON THE WEST : By land in R.S. Dag No. 446 & 447;

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

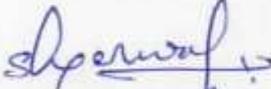
**SIGNED, SEALED & DELIVERED**

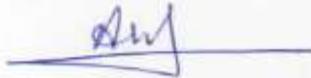
by the **VENDOR** at Kolkata  
in the presence of:

VARA HOME SEARCH PVT. LTD.

Dipak Modi

0170010

  
98, C.G. Road  
Howrah-711202

  
13/C M.C.B.Rd  
Bally - Howrah-711202

Drafted by:-  
Vijay Garg  
Advocate  
High Court, Calcutta  
F/1023/2008.

**RECEIPT**

**RECEIVED** a sum of Rs.39,88,000/- (Rupees Thirty Nine Lac And Eighty Eight Thousand) only, from the within named Purchaser, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
25,00,000/-	25.08.2016	692655	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,88,000/-	12.09.2016	692657	-do-	Tara Home Search Pvt. Ltd.
39,88,000/-	Rupees Thirty Nine Lac And Eighty Eight Thousand only.			

Witnesses:



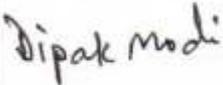
TARA HOME SEARCH PVT. LTD.

Dipak Modi

Director

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

### Major Information of the Deed

Deed No :	I-1904-08757/2016	Date of Registration	9/17/2016 12:01:14 PM
Query No / Year	1904-0001272271/2016	Office where deed is registered	
Query Date	14/09/2016 2:06:55 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DHANSHREE COMMOSALE PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana : Baguiati, 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. 39,88,000/-	Rs. 39,88,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,99,420/- (Article:23)	Rs. 43,955/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-443	LR-5937	Bastu	Shali	11.6667 Dec	39,88,000/-	39,88,000/-	Property is on Road
<b>Grand Total :</b>					<b>11.6667Dec</b>	<b>39,88,000 /-</b>	<b>39,88,000 /-</b>	

#### Seller Details :

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

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DHANSHREE COMMOSALE PRIVATE LIMITED</b> CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADCD8326N, Status :Organization

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Anand Kumar Shah</b> Son of Mr. Shravan Kumar Shah Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kaikhali, Kolkata 700136, P.O:- Airport, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : DHANSHREE COMMOSALE 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

**Identifier Details :**

Name & address
Mr Sunil Agarwal Son of Late Kishanlal Agarwal 98, Giroish Ghosh Road, P.O:- Belur Math, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 443(Corresponding RS Plot No:- 443), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রাঃ লিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.35000000 Acre,

**Endorsement For Deed Number : I - 190408757 / 2016**

On 15-09-2016

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

Presented for registration at 19:40 hrs on 15-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,88,000/-

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

Execution is admitted on 15-09-2016 by Mr DIPAK KUMAR MODI,

Indetified by Mr Sunil Agarwal, , Son of Late Kishanlal Agarwal, 98, Giroish 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 17-09-2016

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 43,955/- ( A(1) = Rs 43,857/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,955/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/09/2016 6:57PM with Govt. Ref. No: 192016170022915991 on 14-09-2016, Amount Rs: 43,955/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4626957 on 14-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,99,420/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,99,320/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9310, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/09/2016 6:57PM with Govt. Ref. No: 192016170022915991 on 14-09-2016, Amount Rs: 1,99,320/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4626957 on 14-09-2016, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 325540 to 325565

being No 190408757 for the year 2016.



*Al*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.09.20 17:16:56 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 20-09-2016 17:16:55  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

**(This document is digitally signed.)**