

8219/16

8778/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192427



Certified that the Document is in conformity with the Registration. The Signatory Sheet and the endorsement are attached to the document as the part of the document.

Additional Registrar
of Assurances-IV, Kolkata

17 SEP 2016

visit
15.9.16
3388
105.76
e.m.-2457/16
Jev 250 -
Jev 50 -
300 -

1272291/16
AC
Additional Registrar of
Assurances-IV, Kolkata

15/9/16

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

9309

Sl. No.
Name
ADC.
Amount	100/-
09 SEP 2016	
 SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
 15 SEP 2016

Soumitra Chanda
 98, G. G. Road
 Howrah-711202

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE
LIMITED

18/10/2008
Permanent Account Number

AACCT5379G



18112008

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEAMARINE DISTRIBUTORS PRIVATE
LIMITED

12/05/2011

Personnel Account Number

AAPCS7900K



34092014



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 19040001272291/2016

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]		5339 	Dipak modi 15.9.16
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sunil Agarwal Son of Late Kishanlal Agarwal 98, Girish Ghosh Road, P.O:- Belur Math, P.S:- Bally, Bally, District:- Howrah, West Bengal, India, PIN - 711202	Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI			

(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: 19-201617-002291523-1 Payment Mode Online Payment
GRN Date: 14/09/2016 18:35:06 Bank : State Bank of India
BRN : CKA4626291 BRN Date: 14/09/2016 18:52:32

DEPOSITOR'S DETAILS

Id No. : 19040001272291/1/2016
(Tender Number)

Name : SEAMARINE DISTRIBUTORS PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC-9/28, SHASTRI BAGAN, DESBANDHU NAGAR, KOL-59
Applicant Name : Ms SEAMARINE DISTRIBUTORS 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	19040001272291/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43955 ✓
2	19040001272291/1/2016	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



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 SEAMARINE DISTRIBUTORS PRIVATE LIMITED**, the Company, (PAN- AAPCS7900K), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Anand Kumar Shah, (PAN- 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.

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020
Phone no. 033-64991532
Email Id. thsp106@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

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 North 24-Parganas;

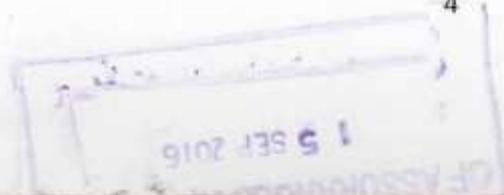
AND WHEREAS the said Dasu Bhushan Das, son of Manik Lal Das legally married with one Golap Basini Dasi, and out of the said wedlock they got no issue and to that effect the said Dasu Bhushan Das made and executed a Will on 03.08.1962 and same being registered with the Office of the District Registrar of the District North 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./ 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, 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 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.

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, lispensense 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, 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;

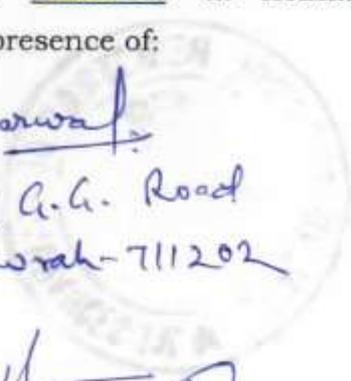
ON THE WEST : By land in R.S. Dag No. 446 & 447;

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:


Dipankar
98, G.G. Road
Howrah-711202

Atul
1st Floor, M.B. Road
Bellur Howrah-711202

SARA HOME SEARCH PVT. LTI.

Dipankar Modi

01/06/08

Drafted by
Varun Garg
Advocate
High Court, Calcutta
F/1023/2008.

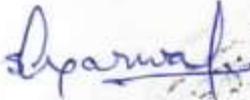
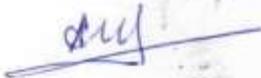
RECEIPT

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

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	12.09.2016	692705	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
19,88,000/-	12.09.2016	692706	-do-	Tara Home Search Pvt. Ltd.
39,88,000/-	Rupees Thirty Nine Lac And Eighty Eight Thousand only.			

Witnesses:

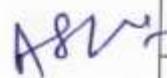
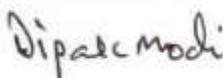

TARA HOME SEARCH PVT LTD

Dipata modi



SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-08778/2016	Date of Registration	9/17/2016 12:58:22 PM
Query No / Year	1904-0001272291/2016	Office where deed is registered	
Query Date	14/09/2016 2:09:11 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE DISTRIBUTORS PRIVATE LIMITED 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. 39,88,000/-	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 Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-443	LR-5937	Bastu	Shali	11.6667 Dec	39,88,000/-	39,88,000/-	Property is on Road
Grand Total :					11.6667Dec	39,88,000 /-	39,88,000 /-	

Seller Details :

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

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SEAMARINE DISTRIBUTORS PRIVATE LIMITED Dc-9/28, Shastri Bagan, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India PIN - 700059 PAN No. AAPCS7900K, Status : Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Anand Kumar Shah Son of Mr Shравan 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 : SEAMARINE DISTRIBUTORS 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, Girish Ghosh Road, P.O:- Belur Math, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI

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:প্রা: লি:, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.35000000 Acre,

Endorsement For Deed Number : I - 190408778 / 2016**On 15-09-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:38 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,

Identified by Mr Sunil Agarwal, , Son of Late Kishanlal Agarwal, 98, Girish Ghosh Road, P.O: Belur Math, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Service

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 6:52PM with Govt. Ref. No: 192016170022915231 on 14-09-2016, Amount Rs: 43,955/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4626291 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 9309, 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 6:52PM with Govt. Ref. No: 192016170022915231 on 14-09-2016, Amount Rs: 1,99,320/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4626291 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 326291 to 326316

being No 190408778 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 11:05:20 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 22-09-2016 11:05:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8218/16

8779/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179699



Certified that the Document is admitted to Registration. The Signature sheet and the endorsement are the part of the document

Al
Additional Registrar of Assurance-IV, Kolkata

17 SEP 2016

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

visit
15.9.16.
25020-1271995/16.
15.9.16
e.m - 2464/18
July 2016
July 50-
300-
15/9/16

7671

SL. NO.
NAME.....
ADD.
AMOUNT..... 100/-

31 AUG 2016

le
SOUMITRA CHAND
Licensed Stamp Vendor
8/2, K. S. Roy Rd., Kol-1



le

ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
15 SEP 2016

Sy arwef
98, G-G, Road,
Howrah-711202

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE
LIMITED



18/10/2008

Permanent Account Number

AACCT5379G

18/10/2008



आयकर विभाग
INCOME TAX DEPARTMENT
SEAMARINE TRADECOM
PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

12/05/2011
Permanent Account Number
AAPCS7899M

Signature



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

GRN: 19-201617-002291879-1 Payment Mode Online Payment
GRN Date: 14/09/2016 19:01:54 Bank : State Bank of India
BRN : CKA4628641 BRN Date: 14/09/2016 19:19:23

DEPOSITOR'S DETAILS

Id No. : 19040001271995/1/2016
[Query No./Query Year]

Name : SEAMARINE TRADECOM PVT. LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC-9/28, SHASTRI BAGAN, DESEBANDHU NAGAR, KOL-59
Applicant Name : Ms SEAMARINE TRADECOM 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	19040001271995/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	44010 ✓
2	19040001271995/1/2016	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: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020
Phone no. 033-64991532
Email Id. thspl06@gmail.com
CIN: U70109WB2006PTC111576

30(4)

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, 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



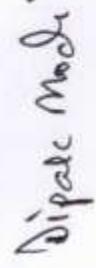
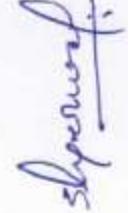
Government of West Bengal

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 19040001271995/2016

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 	 15.9.16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Mr KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dulal Sarkar, 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 SEAMARINE TRADECOM PRIVATE LIMITED**, the Company, (PAN- AAPCS7899M), 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.) Deb Dulal Sarkar, (PAN- BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, 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, 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, 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 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, lispensens, 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;
- (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 share in the land admeasuring about 12 [Twelve] Decimal, more or less, 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. 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 SEARCH PVT. LTD.

Dipak Modi

0170010

Shyamal

98, G. G. Road.

Hawrah-711202

Auf

13/C MLBRD

Behar Hawrah-711202

Drafted by :-

Vareem Gary

Advocate

High Court, Calcutta

F/1023/2008.

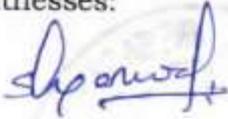
RECEIPT

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:

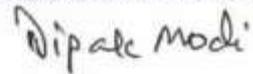
MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
25,00,000/-	25.08.2016	692755	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,93,000/-	12.09.2016	692756	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:




TARA HOME SEARCH PVT LTD




SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Dipak Modi</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Subodh Sanyal</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Major Information of the Deed

Deed No :	I-1904-08779/2016	Date of Registration	9/17/2016 12:59:23 PM
Query No / Year	1904-0001271995/2016	Office where deed is registered	
Query Date	14/09/2016 1:34:10 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE TRADECOM PRIVATE LIMITED DC-9/28, Shastri Bagan, 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. 39,93,000/-	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-449	LR-5937	Bastu	Shali	12 Dec	39,93,000/-	39,93,000/-	Property is on Road
Grand Total :					12Dec	39,93,000 /-	39,93,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	SEAMARINE TRADECOM PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O:- DESH BANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7899M, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Deb Dulal Sarkar Son of Mr Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SEAMARINE TRADECOM 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 Mr 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 Deb Dulal Sarkar, 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:- 449(Corresponding RS Plot No:- 449), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রাঃ লিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:বাগান, Area:0.30000000 Acre,

Endorsement For Deed Number : I - 190408779 / 2016

On 15-09-2016

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

Presented for registration at 19:50 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,

Identified by Mr SUNIL AGARWAL, , Son of Mr 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 7:19PM with Govt. Ref. No: 192016170022918791 on 14-09-2016, Amount Rs: 44,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4628641 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 7671, 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 7:19PM with Govt. Ref. No: 192016170022918791 on 14-09-2016, Amount Rs: 1,99,570/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4628641 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 326317 to 326342
being No 190408779 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 11:07:32 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 22-09-2016 11:07:32
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

9286

Sl. No
Name
EDF
Amount	100/-
09 SEP 2016	
<i>je</i> SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



ADASPI X



Signature
 98 G.G. Road.
 Howrah - 711202

Signature

ADDITIONAL REGISTRAR OF ASSURANCES - IV, KOLKATA 15 SEP 2016
--

DIPAK KUMAR MODI

FRONT

आयकर विभाग
INCOME TAX DEPARTMENT
DIPAK KUMAR MODI
GOPAL KUMAR MODI
21/05/1979
Permanent Account Number
ADYPM7155M
Dipak Modi
Signature

भारत सरकार
GOVT OF INDIA



07012006

BACK

आयकर विभाग - नई दिल्ली
आयकर सेवा केंद्र, प्लॉट 20 ए
बीडी ब्लॉक, ए. टी. रोड, इंदौर रोड, नया दिल्ली-110002.
एन. टी. नं., 100/101, एन. टी. - 110002

If this card is lost / someone's card used to send
please inform us at:-
Income Tax PAN Services Unit, NSIT,
4th Floor, 'A' Wing, Trade World
Kansal Mills Compound,
S. B. Marg, Lower Park, Mayapuri - 110017.
Tel: 71-22-2499-4000, Fax: 71-22-2493-0956,
e-mail: taxit09@nic.in

Dipak Modi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPAK KUMAR MODI

GOPAL KUMAR MODI

21/05/1979

Permanent Account Number
ADYPM7155M

Dipak Modi
Signature



94013089



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAUL BUILDCON PRIVATE LIMITED



21/03/2007
Permanent Account Number

AADCBI223G

17032007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GREEN MANSION PRIVATE LIMITED



03/07/2007

Permanent Account Number

AACCG8916E

03/07/2007



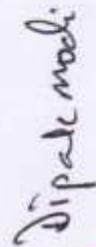
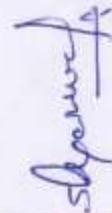
Government of West Bengal

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 19040001273123/2016

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 Alias Mr Dipak Modi 243-G, Block- J, New Alipore, Kolkata, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 5337	 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: 19-201617-002310016-1 Payment Mode Online Payment
GRN Date: 15/09/2016 19:31:59 Bank : State Bank of India
BRN : CKA4727271 BRN Date: 15/09/2016 19:49:21

DEPOSITOR'S DETAILS

Name : BAUL BUILDCON PVT LTD Id No. : 19040001273123/1/2016
[Query No./Query Year]
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC 9/28, SHASTRI BAGAN
D B NAGAR, KOL-59
Applicant Name : Ms BAUL BUILDCON PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001273123/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	42173 ✓
2	19040001273123/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	191220 ✓

In Words : Rupees Two Lakh Thirty Three Thousand Three Hundred Ninety Three only
Total 233393

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 his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **BAUL BUILDCON PRIVATE LIMITED**, the Company, (PAN NO. AADCB1223G), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **GREEN MANSION PRIVATE LIMITED**, the Company, (Pan No. AACCG8916E), the Company, (Pan No. AALCS0125J), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN NO. AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

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

PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

- A (ii) In the span of time, said SATISH CHANDRA PAL died on 02.02.1952, leaving behind two son (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas. After some time said Durgesh Nandini Paul also died leaving behind her aforesaid two sons and five daughters as her only legal heirs towards the estates left by him, including the land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, as aforesaid, absolutely and forever;
- A (iii) In the span of time, said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Paresh Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, and two sisters (5) Sova Paul, and (6) Manjuri Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;
- A (iv) In the span of time, said KARTICK CHANDRA PAUL also died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhowmik, and wife (3) Dipali Paul, as his only

legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

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

A (vi) By virtue of a Sale Deed dated 13th November, 1995, the said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresh Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 3

(Three) Cottah 12 (Twelve) Chittack and 18 (Eighteen) Square Feet, equivalent to 6.2397 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, under Police Station- Rajarhat, District North North 24-Parganas, unto and in favour of **BHABATOSH DAS**, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- I, Volume No. 129, Pages from 74 to 84, Being No. 7093 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever;

- B (i) One [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, were recorded owner of **ALL THAT** piece or parcel of land measuring about 23 [Twenty three] Decimal, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded under R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas;
- B (ii) While thus the said [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, the said **Satish Chandra Mondal** died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;
- B (iii) Thus the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly by execution of another Saf Bikray Kobala dated 22nd day of April, 1974 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 23 (Twenty Three) Decimal, lying and situated

under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas, along with other properties, unto and in favour of one Srimati **Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;

- B (iv) After the aforesaid purchases, said Srimati **Sabita Bose** recorded her name in the Record Of Rights (ROR) vide L.R. Khatian No. 4541;
- B (v) While thus the said Srimati **Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property Saf Bikray Kobala dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of a plot of land measuring about 23 (Twenty Three) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, under Police Station- Rajarhat, District North 24-Parganas, along with other properties, unto and in favour of Sri **Madan Mohan Goswami**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 105, Pages 447 to 454, Being No. 5509 for the year 1986, against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;
- B (vi) While thus the said Sri **Madan Mohan Goswami**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, by virtue of a Saf Bikray Kobala dated 22nd day

of June, 1994 sold, transferred and conveyed **ALL THAT** piece or parcel of land, measuring about 1 (One) Cottah 9 (Nine) Chittack and 9 (Nine) Square Feet, equivalent to 2.6033 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of one Sri **Amaresh Banerjee**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded into Book- I, Being No. 4034 for the year 1994, against the valuable consideration mentioned therein, absolutely and forever;

- B (vii) By virtue of a Saf Bikray Kobala dated 9th day of November, 1995, said Sri **Amaresh Banerjee**, out of his aforesaid purchase, sold, transferred and conveyed **ALL THAT** piece or parcel of land, measuring about 11 (Eleven) Chittack and 28 (Twenty Eight) Square Feet, equivalent to 1.2006 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of one Sri **Bhabatosh Das**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 95, Pages from 169 to 176, Being No. 4333 for the year 1995, against the valuable consideration mentioned therein, absolutely and forever;
- C (i) After the aforesaid purchases, by virtue of a Sale Deed dated 11th day of April, 2007, said Sri **Bhabatosh Das**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack 1 (One) Square Feet, equivalent to 7.4403 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423 (Area- 6.2397 Decimal) and

417 (Area- 1.2006 Decimal), recorded under R.S. Khatian No. 2338 to 2343 and 1502, corresponding to L.R. Khatian No. 4108 and 4541, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the **SAID PROPERTY**", more fully described in the **SCHEDULE**, hereunder written, unto and in favour of **(SRI) DIPAK KUMAR MODI**, which was duly registered in the office of the District Sub-Registrar-II, Barasat, North 24 Parganas, and recorded into Book- I, CD Volume No. 14, Pages from 2195 to 2208, Being No. 07241 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRI) DIPAK KUMAR MODI, recorded his name (only in respect of R.S./ L.R. Dag No. 423) in Record Of Rights vide L.R. Khatian No. 5946;

- C (ii) The Vendor due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.38,26,000/- [Rupees Thirty Eight Lac And Twenty Six Thousand] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.38,26,000/- [Rupees Thirty Eight Lac And Twenty Six Thousand] only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack 1 (One) Square Feet,

equivalent to 7.4403 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423 (Area of land- 6.2397 Decimal) and 417 (Area of land- 1.2006 Decimal), recorded under R.S. Khatian No. 2338 to 2343 and 1502, corresponding to L.R. Khatian No. 5946 and 4541, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever 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.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

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

- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- (VIII) THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or

over the said property and all other rights of easements at law and in equity; and

- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack 1 (One) Square Feet, equivalent to 7.4403 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423 (Area of land- 6.2397 Decimal) and 417 (Area of land- 1.2006 Decimal), recorded under R.S. Khatian No. 2338 to 2343 and 1502, corresponding to L.R. Khatian No. 5946 and 4541, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 447& 448;
 ON THE SOUTH : 12 feet wide Common Passage;
 ON THE EAST : 12 feet wide Common Passage;
 ON THE WEST : Land under R.S. Dag No. 417 (Part);

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

SIGNED, SEALED & DELIVERED

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

Signature
 98, G. G. Road
 Howrah - 711202

Signature
 13/12/08
 Belur Howrah - 711202

Dipal Modi

SIGNATURE OF VENDOR

Drafted by
 Varun Gang
 Advocate
 High Court Calcutta
 F/1023/2008.

RECEIPT

RECEIVED a sum of Rs.38,26,000/- [Rupees Thirty Eight Lac And Twenty Six Thousand] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
19,13,000/-	12.09.2016	703577	Corporation Bank, Baguiati Branch	Dipak Kumar Modi
19,13,000/-	12.09.2016	703777	-do-	Dipak Kumar Modi
38,26,000/-	Rupees Thirty Eight Lac And Twenty Six Thousand only .			

Witnesses:

[Handwritten signature]

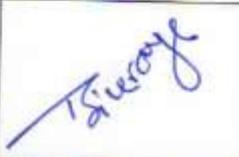
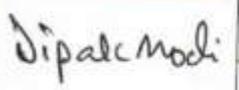
[Handwritten signature]

Dipak Modi

SIGNATURE OF THE VENDOR



FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-08780/2016	Date of Registration	9/17/2016 1:00:26 PM
Query No / Year	1904-0001273123/2016	Office where deed is registered	
Query Date	14/09/2016 4:33:42 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BAUL BUILDCON PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, 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. 38,26,000/-	Rs. 38,26,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,91,320/- (Article:23)	Rs. 42,173/- (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-423	LR-5946	Bastu	Shali	6.2397 Dec	32,08,600/-	32,08,600/-	Width of Approach Road: 12 Ft.,
L2	LR-417	LR-5946	Bastu	Shali	1.2006 Dec	6,17,400/-	6,17,400/-	Width of Approach Road: 12 Ft.,
		TOTAL :			7.4403Dec	38,26,000 /-	38,26,000 /-	
		Grand Total :			7.4403Dec	38,26,000 /-	38,26,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	Mr DIPAK KUMAR MODI, (Alias: Mr Dipak Modi) Son of Mr Gopal Kumar Modi Executed by: Self, Date of Execution: 15/09/2016 , Admitted by: Self, Date of Admission: 15/09/2016 ,Place : Pvt. Residence			
243-G, Block- J, New Alipore, Kolkata, 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, PAN No. ADYPM7155M, Status :Individual				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BAUL BUILDCON PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACDB1223G, Status :Organization
2	GREEN MANSION PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8916E, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Bikram Kumar Jha Son of Mr Chandi Charan Jha Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- KAMARHATI, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : BAUL BUILDCON PRIVATE LIMITED , GREEN MANSION PRIVATE LIMITED

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

SI.No	From	To. with area (Name-Area)
1	Mr DIPAK KUMAR MODI	BAUL BUILDCON PRIVATE LIMITED-3.11985 Dec, GREEN MANSION PRIVATE LIMITED-3.11985 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr DIPAK KUMAR MODI	BAUL BUILDCON PRIVATE LIMITED-0.6003 Dec, GREEN MANSION PRIVATE LIMITED-0.6003 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:- 423(Corresponding RS Plot No:- 423), LR Khatian No:- 5946	Owner:দীপক কুমার মোদি, Gurdian:গোপাল কুমার, Address:243 বক জে নিউআলিপুর, Classification:শালি, Area:0.06000000 Acre,

L2	LR Plot No:- 417(Corresponding RS Plot No:- 417), LR Khatian No:- 5946	
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Endorsement For Deed Number : I - 190408780 / 2016

On 15-09-2016

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

Presented for registration at 19:27 hrs on 15-09-2016, at the Private residence by Mr DIPAK KUMAR MODI Alias Mr Dipak Modi, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,26,000/-

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

Execution is admitted on 15/09/2016 by Mr DIPAK KUMAR MODI, Alias Mr Dipak Modi, Son of Mr Gopal Kumar Modi, 243-G, Block- J, New Alipore, Kolkata, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

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

Al

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 42,173/- (A(1) = Rs 42,075/- ,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 42,173/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2016 7:49PM with Govt. Ref. No: 192016170023100161 on 15-09-2016, Amount Rs: 42,173/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4727271 on 15-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,91,320/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,91,220/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9286, 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 15/09/2016 7:49PM with Govt. Ref. No: 192016170023100161 on 15-09-2016, Amount Rs: 1,91,220/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4727271 on 15-09-2016, Head of Account 0030-02-103-003-02

Al

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 326343 to 326370
being No 190408780 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.22 11:08:55 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 22-09-2016 11:08:54
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

09448

1=08884



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6.20
R 17484

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 762124

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

[Signature]
Addl District Sub-Registrar
Bidhan Nagar, Lake City
2 AUG 2011

THIS INDENTURE made this the 1st day of August, 2011
BETWEEN SOUMENDRA MAZUMDER, son of Late Suresh Chandra Mazumder, by Caste- Hindu, by Occupation- Service, by Nationality- Indian, residing at Rekjoani Ghoshpara, P.O. & P.S. Rajarhat, District



পশ্চিমবঙ্গ সরকার
পশ্চিমবঙ্গ রাজস্ব
পশ্চিমবঙ্গ সরকার

32574

4 JUL 2011

No. Date
Sold to
Address
Rs. 1000/- N.P.

L. S. VENKAT
HIGH COURT



- Soumendram Mazumdar



v/s 6059

- Soumendram Mazumdar

Handwritten notes and stamps, partially illegible.

Sukla Mazumdar,
w/o Soumendram Mazumdar,
Reckjoani Rajarhat,
P.S. Rajarhat,
Pin - 700135
House wife.



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
AUG 2011

North 24 Parganas, Pin 700 135, 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) DHANRISHI MERCHANDISE PRIVATE LIMITED, and (2) **NIFTY MARKETING PRIVATE LIMITED**, both the Company, having their registered office at 1, Ganesh Chandra Avenue, Room No. 601, Sixth Floor, Kolkata 700 013, represented by its Authorised Signatory **(Mr.) Anand Kumar Shah**, son of Sri Shraavan Kumar Shah, residing at Green Valley Housing Complex, Block-A, Flat No.505, Chiriamore, Kaikhali, Kolkata-700 136, hereinafter referred to and called as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **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 23 [Twenty Three] Decimals, more or less, comprised under R. S. Dag No. 426 (Area- 8 Decimal), 427 (Area- 9 Decimal) and 428 (Area- 6 Decimal), appertaining to R. S. Khatian No. 1971 and 1970, 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/ partitioned 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. 426, 427 and 428, appertaining to R. S. Khatian No. 1971 and 1970, 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** died, leaving behind his wife **(Smt.) Sandhya Pal** and only daughter **RUMA PAL**, as his only legal heirs, towards the estates left by him.

AND WHEREAS thus the said (1) **Rabindra Nath Pal**, (2) **Sachindra Nath Pal**, (3) **(Smt.) Sandhya Pal** and (4) **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 13th day of March, 1996 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about 1 (One) Cottah 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 426, appertaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 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 **(Mr.) Soumendra Mazumder**, 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. 22, Pages 7 to 12, Being No. 946 for the year 1996, 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.) Soumendra Mazumder**, 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 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 426, appertaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 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 8'-0" wide 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 and thereafter constructed a one storied Brick Building, admeasuring 700 (Seven Hundred) Square Feet, more or less, thereon, all hereinafter called as "the **SAID PROPERTY**";

AND WHEREAS after the aforesaid purchase, the said **(Mr.) Soumendra Mazumder**, the Vendor herein, partly recorded the Said Property in Record Of Rights vide L.R. Khatian No. 1895;

AND WHEREAS the Vendor 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 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 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 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 426, appertaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 4242, 4243, and 4244, 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, under Police Station-
Rajarhat, District North 24-Parganas **TOGETHER WITH** a one storied
Brick Building, admeasuring 700 (Seven Hundred) Square Feet, more
or less, constructed thereon **AND TOGETHER WITH** the right to use
the 8'-0" wide 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, lispendens, charges, attachments, claimants, requisitions,
acquisitions and alignment whatsoever.

2. **THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:**

- (1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully

and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now 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, lispendences and attachments whatsoever; and
- (V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better

and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

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

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of a plot of land measuring about 1 (One) Cottah 5 (Five) Chittacks and 20 (Twenty) Square Feet, more or less, comprised under R. S. Dag No. 426, appertaining to R. S. Khatian No. 1971, corresponding to L.R. Khatian No. 1895, 4242, 4243, and 4244, 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, under Police Station- Rajarhat, District North 24-Parganas, 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 : Land under R. S. Dag No. 425;

ON THE SOUTH : Land under same dag;

ON THE EAST : 8'-0" wide Common Passage in same dag;

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

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:

Suprotim Saha
Advocate

Soumitra Mazumdar

Sukla Mazumdar,
Reekjoani Rajarhat
P.O. Rajarhat.
Pin. 700135.

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

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

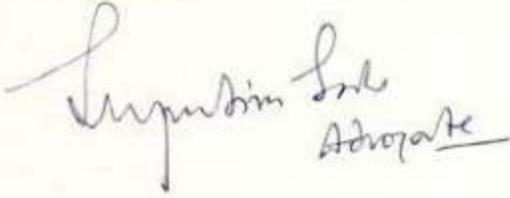
RECEIPT

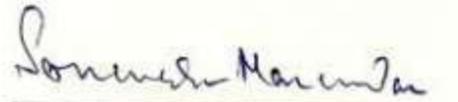
Received a sum of Rs.24,50,000/- [Rupees Twenty Four Lac And Fifty Thousand] only from the hereinabove named Purchaser according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
5,50,000/-	25.07.2011	164559	Indian Overseas Bank Baguiati Branch	Soumendra Mazumder
6,00,000/-	25.07.2011	164558	Indian Overseas Bank Baguiati Branch	Soumendra Mazumder
6,00,000/-	25.07.2011	164538	Indian Overseas Bank Baguiati Branch	Soumendra Mazumder
6,00,000/-	25.07.2011	164537	Indian Overseas Bank Baguiati Branch	Soumendra Mazumder
1,00,000/-	PAID IN CASH to Soumendra Mazumder			
24,50,000/-	Rupees Twenty Four Lac And Fifty Thousand only.			

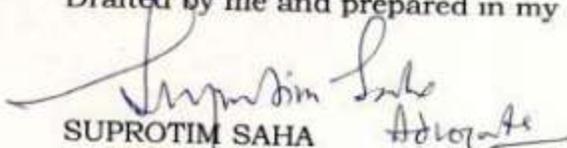
Witnesses:


Suprotim Saha
Advocate


Soumendra Mazumder
SIGNATURE OF THE VENDOR

Sukla Mazumdar.

Drafted by me and prepared in my office:


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



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

Endorsement For Deed Number : I - 08894 of 2011
(Serial No. 09448 of 2011)

On

Payment of Fees:

On 01/08/2011

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

Presented for registration at 18.20 hrs on :01/08/2011, at the Private residence by Soumendra Mazumder ,Executant.

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

Execution is admitted on 01/08/2011 by

1. Soumendra Mazumder, son of Lt Suresh Ch Mazumder , Reckjoani Ghosh Para, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : Service

Identified By Sukla Mazumdar, wife of S Mazumdar, Reckjoani, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste: Hindu, By Profession: House wife.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 02/08/2011

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 02/08/2011

(Under Article : A(1) = 26939/- ,E = 14/- on 02/08/2011)

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 the document is Rs.- 122520 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 121520 is paid, by the draft number 102272, Draft Date 26/07/2011, Bank Name State Bank of India, TEJGARIA RAGHUNATHPUR, received on 02/08/2011



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake Circle)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

02/08/2011 13:51:00

2 AUG 2011



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

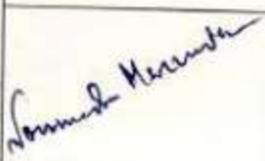
Endorsement For Deed Number : I - 08894 of 2011
(Serial No. 09448 of 2011)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




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

FORM FOR TEN FINGERPRINTS

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 7642 to 7656
being No 08894 for the year 2011.



Handwritten signature in green ink.

(Debasish Dhar) 02-August-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal