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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 192410

19

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

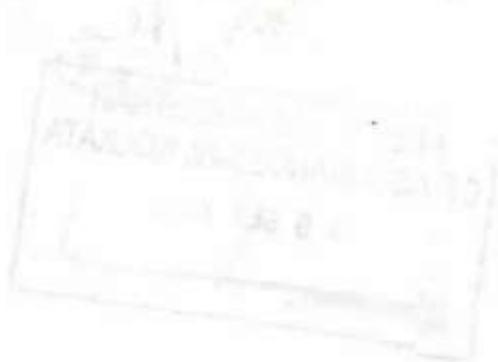
[Signature]
Additional Registrar
of Assurance-IV, Kolkata

27 SEP 2016

visit
19.9.16
2.18.16
19.9.16
C.No-2498/16
250-
250-
19/9/16

0-1268008/16
Additional Registrar of
Assurances-IV, Kolkata

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



9292

SL. NO
NAME
REF
AMOUNT	1057
09 SEP 2016	
<i>je</i>	
Soumitra Chanda Licensed Stamp Vendor 8/8, K. S. Roy Rd., Kol-1	



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
19 SEP 2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE
LIMITED

18/10/2008
Permanent Account Number

AACCT5379G



आयकर विभाग
INCOME TAX DEPARTMENT

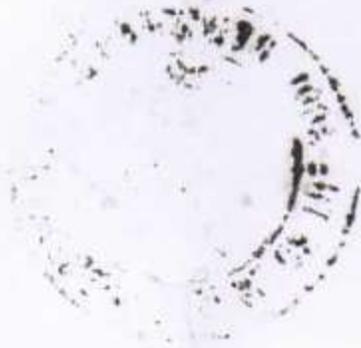
भारत सरकार
GOVT. OF INDIA

VISTA TOWERS PRIVATE LIMITED

03/07/2007
Permanent Account Number

AACCV5098A

31072007



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

GRN: 19-201617-002322630-1 Payment Mode Online Payment
GRN Date: 16/09/2016 15:23:38 Bank : State Bank of India
BRN : CKA4770082 BRN Date: 16/09/2016 15:41:20

DEPOSITOR'S DETAILS

Id No. : 19040001268008/1/2016
[Query No./Query Year]

Name : VISTA TOWERS PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC 9/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-59
Applicant Name : Ms VISTA TOWERS 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	19040001268008/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	36937 ✓
2	19040001268008/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	167420 ✓

Total

204357

In Words : Rupees Two Lakh Four Thousand Three Hundred Fifty Seven only





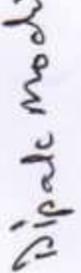
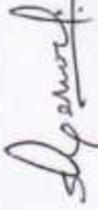
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001268008/2016

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,]		5409 	
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 Anand Kumar Shah		 19.2.16	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

TARA HOME SEARCH PRIVATE LIMITED

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

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 4 [Four] Cottah and 3 (Three) Chittack, equivalent to 6.9215 Decimal, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S./ L.R. Dag No. 424, under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

KKM
✓ Kishan Kumar Modi
Kishan Kumar Modi
Director
DIN: 00052423

Dipak
✓ Dipak Modi
Dipak Kumar Modi
Director
DIN: 00052468

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 jointly and/or collectively referred to and called as “the **VENDOR**” [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND VISTA TOWERS PRIVATE LIMITED**, the Company, (PAN NO. AACCV5098A), 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 Shraavan 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 Kalipada Ghosh was the sole and absolute owner of **ALL THAT** piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No.398, corresponding to R.S. Dag No.424, under C. S. Khatian No. 594, corresponding to R.S. Khatian No. 631, under Police Station- Rajarhat, District North 24-Parganas;

AND WHEREAS While thus the said Kalipada Ghosh, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only son namely **(Sri) Sristidhar Ghosh**, and 5 [five] daughters namely [1] **(Srimati) Anna Ghosh**, [2] **(Srimati) Laksmi Rani Ghosh**, [3] **(Srimati) Saraswati Ghosh**, [4]

(Srimati) Jamuna Ghosh, and [5] (Srimati) Harani Ghosh, as the only legal heirs and successors towards the estates left by him, by virtue of law of inheritance as per Hindu Succession Act, 1956;

AND WHEREAS while thus the said [1] (Sri) Sristidhar Ghosh, and 5 [five] daughters namely [2] (Srimati) Anna Ghosh, [3] (Srimati) Laksmi Rani Ghosh, [4] (Srimati) Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh, and [6] (Srimati) Harani Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed (Saf Bikray Kobala) dated 19th day of December, 1973, the said [3] (Srimati) Laksmi Rani Ghosh, [4] (Srimati) Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh, and [6] (Srimati) Harani Ghosh, sold, transferred and conveyed their entire undivided un-demarcated 4/6th entitlement in the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring 16 (Sixteen) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of said Sri Sristidhar Ghosh, which was duly registered in the office of the Sub-Registrar at Cossipore, Dum Dum, and recorded into Book- I, Volume No. 155, Pages from 176 to 183, Being No. 8626 for the year 1973, against the valuable consideration mentioned therein, absolutely and forever;

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

AND WHEREAS by a Sale Deed dated 2nd day of February, 2000, the said (Sri) Sristidhar Ghosh, and (Srimati) Anna Ghosh jointly, sold, transferred

and conveyed **ALL THAT** piece or parcel of land measuring 4 [Four] Cottah and 3 (Three) Chittack, equivalent to 6.9215 Decimal, more or less, out of their total land measuring 24 decimal, lying and situated under Mouza-REKJOANI, J. L. No. 13, comprised in R.S. Dag No.424, under R.S. Khatian No. 631, under Police Station- Rajarhat, District 24-Parganas, more fully detailed in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", unto and in favour of one **(SRIMATI) MIRA SAHA**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded into Book- I, Volume No. 12, Pages from 293 to 300, Being No. 459 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS by a Sale Deed dated 27th day of December, 2006, the said **(SRIMATI) MIRA SAHA**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, which was duly registered in the office of the District Sub-Registrar-II, North 24-Parganas, recorded into Book- I, CD Volume No. 3, Pages from 1009 to 1023, Being No. 02062 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchases, the Vendor herein recorded 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 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.33,50,000/- [Rupees Thirty Three Lac And Fifty 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.33,50,000/- [Rupees Thirty Three Lac And Fifty Thousand] only, duly paid by the Purchasers 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 Purchasers 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 Purchasers **ALL THAT** piece or parcel of land measuring 4 [Four] Cottah and 3 (Three) Chittack, equivalent to 6.9215 Decimal, more or less, out of their total land measuring 24 decimal, lying and situated under Mouza- REKJOANI, J. L. No. 13, comprised in R.S. Dag No.424, under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, under Police Station- Rajarhat, District 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" OR **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be AND all the estate, rights , liberties, title,

interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, 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 Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any

certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

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

hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;

- (XII) THAT the 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;
- (XIV) THAT simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers and Vendor herein declares that in future he shall liable to handover those document, as and when he will collect the same from the appropriate authority, if pending.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring 4 [Four] Cottah and 3 (Three) Chittack, equivalent to 6.9215 Decimal, more or less, lying and situated at Mouza- REKJOANI, J. L. No. 13, comprised in R.S./ L.R. Dag No. 424, under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, within the local limit of Rajarhat Bishnupur No.1 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:

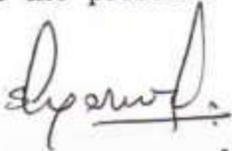
ON THE NORTH : Land under R.S. Dag No.425;
 ON THE SOUTH : Twelve Feet wide Common Passage;
 ON THE EAST : Land under R.S. Dag No.424 (Part);
 ON THE WEST : Land under R.S. Dag No.424 (Part);

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

SIGNED, SEALED & DELIVERED

by the VENDOR at Kolkata

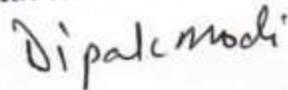
in the presence of:



98, G-G Road

Howrah - 711202

VARA HOME SEARCH PVT. LTD



0170010

SIGNATURE OF VENDOR



13/C M.B. Rd

Behar Howrah - 711202

Drafted by:-

Vasun Garg

Associate

High Court, Calcutta

F/1023/2008

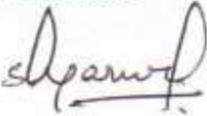
RECEIPT

RECEIVED a sum of Rs.33,50,000/- [Rupees Thirty Three Lac And Fifty Thousand] only from the herein above named Purchasers 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	703899	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
13,50,000/-	12.09.2016	703900	-do-	Tara Home Search Pvt. Ltd.
33,50,000/-	Rupees Thirty Three Lac And Fifty Thousand.			

Witnesses:



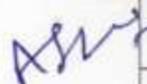
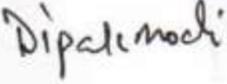

TARA HOME SEARCH PVT. LTD.

Dipak Modi

Director

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-1904-09110/2016	Date of Registration	9/27/2016 12:31:18 PM
Query No / Year	1904-0001268008/2016	Office where deed is registered	
Query Date	13/09/2016 4:56:33 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VISTA TOWERS PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar,, 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. 33,50,000/-	Rs. 33,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,67,520/- (Article:23)	Rs. 36,937/- (Article:A(1), E, M(a), M(b), l)		
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-424	LR-5937	Bastu	Shali	6.9215 Dec	33,50,000/-	33,50,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					6.9215Dec	33,50,000 /-	33,50,000 /-	

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, Acharya, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VISTA TOWERS PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCV5098A, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIPAK KUMAR MODI Son of Mr Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED,
2	Mr Anand Kumar Shah Son of Mr Shraavan Kumarshah 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 : VISTA TOWERS 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 Anand Kumar Shah	

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:- 424(Corresponding RS Plot No:- 424), LR Khatian No:- 5937	Owner:ভারা হোম সার্চ, Gurdian:প্রাঃ লিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.09000000 Acre,

Endorsement For Deed Number : I - 190409110 / 2016

On 17-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,50,000/-



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

On 19-09-2016

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

Presented for registration at 19:18 hrs on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ,

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

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

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

Asit Kumar Joarder

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

Kolkata, West Bengal

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,937/- (A(1) = Rs 36,839/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 36,937/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:41PM with Govt. Ref. No: 192016170023226301 on 16-09-2016, Amount Rs: 36,937/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4770082 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,520/- and Stamp Duty paid by by online = Rs 1,67,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:41PM with Govt. Ref. No: 192016170023226301 on 16-09-2016, Amount Rs: 1,67,420/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4770082 on 16-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

Kolkata, West Bengal

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,520/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9292, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

Asit Kumar Joarder

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 341811 to 341835

being No 190409110 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:08:56 +05:30
Reason: Digital Signing of Deed.

AL

(Asit Kumar Joarder) 05-10-2016 19:08:56
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8484/16

9111/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179700

2014 15.9.16
 19.9.16 a.w.o.
 0-1271945/16.
 Additional Registrar of
 Assurances-IV, Kolkata



38.5

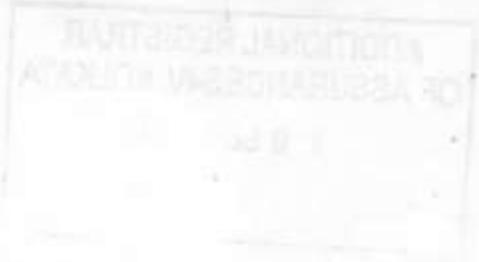
Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement are attached to this document are the part of this Document

[Signature]
 Additional Registrar
 of Assurance-IV, Kolkata

27 SEP 2016

C.M. 25/3/16
 Jul 25th
 Jul 25th
 15/9/16

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

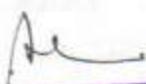


21/11/2016

762

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





ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA 19 SEP 2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE
LIMITED



18/10/2006
Permanent Account Number

AACCT5379G

18/10/2006



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEAMARINE VINCOM
PRIVATE LIMITED

12/05/2011

Permanent Account Number
AAPCS7901J

Signature



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

38 (5)

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

38.5

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

GRN: 19-201617-002285435-1 Payment Mode Online Payment
GRN Date: 14/09/2016 13:58:38 Bank : State Bank of India
BRN : CKA4573494 BRN Date: 14/09/2016 14:16:12

DEPOSITOR'S DETAILS

Id No. : 19040001271945/1/2016
[Query No./Query Year]

Name : SEAMARINE VINCOM PVT. LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC-9/28, SHASTRI BAGAN, D B NAGAR, KOL-59
Applicant Name : Ms SEAMARINE VINCOM 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	19040001271945/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	44010 ✓
2	19040001271945/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	199570 ✓

Total

243580

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



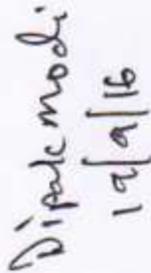
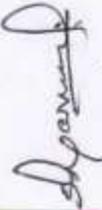
Government of West Bengal

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 19040001271945/2016

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:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]		5409 	 19/9/16
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 Deb DulaL Sarkar, Mr DIPAK KUMAR MODI		 19.9.16	

(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 VINCOM PRIVATE LIMITED**, the Company, (PAN- AAPCS7901J), 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-700039, 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 their respective 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 doth 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 remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever

in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

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

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, 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 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 has 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:

Dipakmodi

98, G. G. Road

Howrah - 711202

VARA HOME SEARCH PVT LTD
Dipakmodi
0170010

~~*AM*~~

MC MUB RO

Bales Harish - 711202

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

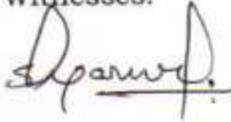
RECEIPT

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

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
25,00,000/-	25.08.2016	692880	Vijaya Bank, Gopalpur- Rajarhat Branch	Tara Home Search Pvt. Ltd.
14,93,000/-	12.09.2016	692881	-do-	Tara Home Search Pvt. Ltd.
39,93,000/-	Rupees Thirty Nine Lac And Ninety Three Thousand only.			

Witnesses:



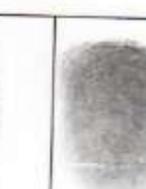
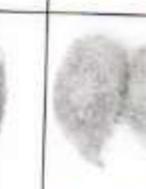

TARA HOME SEARCH PVT LTD

Dipak Modi



SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-09111/2016	Date of Registration	9/27/2016 12:32:21 PM
Query No / Year	1904-0001271945/2016	Office where deed is registered	
Query Date	14/09/2016 1:30:02 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE VINCOM PRIVATE LIMITED Dc-9/28, Shastri Bagan, 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/-		
Stamp duty 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	Land 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 :

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 VINCOM 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. AAPCS7901J, Status :Organization

Representative Details :

SI 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-700039, P.O:- TILJAL, 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 VINCOM PRIVATE LIMITED

2 Mr DIPAK KUMAR MODI

Son of Mr Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED

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 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:ভারা হোম সার্চ, Gurdian:প্রাঃ দিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:বাগান, Area:0.30000000 Acre,

Endorsement For Deed Number : I - 190409111 / 2016**On 17-09-2016****Certificate of Market Value(WB PUVI rules of 2001)**

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



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

On 19-09-2016**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:14 hrs on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ,

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

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

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



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

On 26-09-2016

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 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 2:16PM with Govt. Ref. No: 192016170022854351 on 14-09-2016, Amount Rs: 44,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4573494 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 by online = Rs 1,99,570/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/09/2016 2:16PM with Govt. Ref. No: 192016170022854351 on 14-09-2016, Amount Rs: 1,99,570/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA4573494 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

On 27-09-2016

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

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 7672, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 341836 to 341862
being No 190409111 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.05 19:09:50 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 05-10-2016 19:09:50
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8485/16

21/2/2016



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

X 192411



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurance-IV, Kolkata

27 SEP 2016

THIS INDENTURE made this the 19th day of September, 2016
BETWEEN SUNITA DEVI MODI, (PAN- ADYPM7156J), wife of Kishan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053,

3.12.16
 19.9.16
 21.9.16
 0-1278088/16
 NV=19,12,000/-
 Additional Registrar of Assurance-IV, Kolkata
 C.No. 2499/16
 Jul 250-
 Jul 250-
 250-
 19/9/16

9293

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



ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 19 SEP 2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUNITA DEVI MODI

BIJAY KUMAR CHURIWAL

10/10/1968
Permanent Account Number
ADYPM7156J

Sunita Devi Modi
Signature



19952028

भारत सरकार
आयकर विभाग
नया दिल्ली

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SEAMARINE SALES PRIVATE
LIMITED



12/05/2011

Permanent Account Number

AAPCS7898L

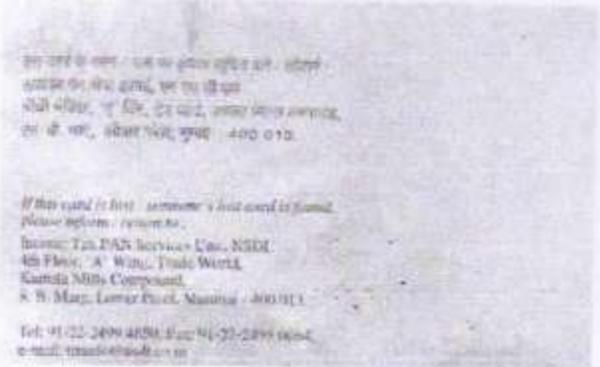
Signature

SUNITA DEVI MODI

FRONT



BACK



Sunita Devi Modi

(20)

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

GRN: 19-201617-002322914-1 Payment Mode Online Payment
GRN Date: 16/09/2016 15:35:33 Bank : State Bank of India
BRN : CKA4771503 BRN Date: 16/09/2016 15:52:57

DEPOSITOR'S DETAILS

Id No. : 19040001278088/1/2016
(Query No./Query Year)

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001278088/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	21119 ✓
2	19040001278088/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	95520 ✓

In Words : Rupees One Lakh Sixteen Thousand Six Hundred Thirty Nine only
Total 116639



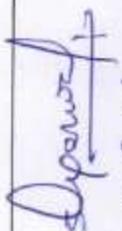
Government of West Bengal

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 19040001278088/2016

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	Mrs SUNITA DEVI MODI 243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Seller		5408 	Sumita Devi Modi 19/9/16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mrs SUNITA DEVI MODI, Mr Bikram Kumar Jha		 19.9.16	

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

hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory **(Mr.) Bikram Kumar Jha**, (PAN 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 and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

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

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

AND WHEREAS out of the aforesaid property, by execution of a Sale Deed (Saf Bikray Kobala) dated 13th day of March, 1996 the said (1) **Rabindra Nath Pal**, (2) **Sachindra Nath Pal**, (3a.) **(Srimati) Sandhya Pal** and (3b.) **Kumari Ruma Pal**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 2 (two) Cottah and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **SCHEDULE** written hereunder, hereinafter called as "**the SAID PROPERTY**", unto and in favour of **(Sri) Madan Sarkar**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 21, Pages from 397 to 404, Being No. 944 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (Sri) Madan Sarkar mutated his name in Record Of Rights vide L.R. Khatian No. 850;

AND WHEREAS by execution of a Sale Deed dated 30th day of March, 2007, the said **(Sri) Madan Sarkar**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **Sunita Devi Modi**, the Vendor herein, which was duly registered in the office of the District Sub-Registrar-II, North 24-Parganas, recorded into Book- I, CD Volume No. 4, Pages from 1914 to 1926, Being No. 02819 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After

the aforesaid purchase, said Sunita Devi Modi mutated her name in Record Of Rights vide L.R. Khatian No. 5940;

AND WHEREAS the Vendor has agreed to sale and the Purchasers herein has agreed to Purchase the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto, at and for a Total Consideration of Rs.19,12,000/- [Rupees Nineteen Lac And Twelve 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.19,12,000/- [Rupees Nineteen Lac And Twelve Thousand] only, duly paid by the Purchasers 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 Purchasers 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 Purchasers **ALL THAT** piece or parcel of land measuring about 2 (two) Cottah and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. / L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. khatian No. 5940, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER**

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

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

- (X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the 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;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 2 (two) Cottah and 4 (Four) Chittack, equivalent to 3.7190 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. khatian No. 5940, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

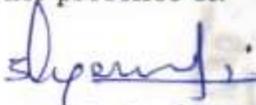
ON THE NORTH : By Land under R. S. Dag No. 442;
ON THE SOUTH : By 8 feet wide common passage;
ON THE EAST : By Land under R. S. Dag No. 430;
ON THE WEST : By Land under R. S. Dag No. 425 (Part);

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

SIGNED, SEALED & DELIVERED

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

sunila devi Madi


98, G. G. Road
Howrah - 711202


137C MED RD
Bels Bhoorah - 711202

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

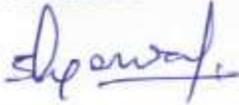
RECEIPT

Received a sum of Rs.19,12,000/- [Rupees Nineteen Lac And Twelve Thousand] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
9,56,000/-	12.09.2016	892755	State Bank Of India, Tegharia Raghunathpur Branch	Sunita Devi Modi
9,56,000/-	12.09.2016	334953	Indian Overseas Bank, Baguiati Branch	Sunita Devi Modi
19,12,000/-	Rupees Nineteen Lac And Twelve Thousand only.			

Witnesses:







Sunita Devi Modi

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>Sivraj</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
						
	<i>sunita devi maali</i>	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Major Information of the Deed

Deed No :	I-1904-09112/2016	Date of Registration	9/27/2016 12:33:16 PM
Query No / Year	1904-0001278088/2016	Office where deed is registered	
Query Date	15/09/2016 1:41:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, 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. 19,12,000/-	Rs. 19,12,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 95,620/- (Article:23)	Rs. 21,119/- (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-425	LR-5940	Bastu	Shali	3.719 Dec	19,12,000/-	19,12,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					3.719Dec	19,12,000 /-	19,12,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs SUNITA DEVI MODI Wife of Mr Kishan Kumar Modi Executed by: Self, Date of Execution: 19/09/2016 , Admitted by: Self, Date of Admission: 19/09/2016 ,Place : Pvt. Residence			
243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM7156J, Status :Individual				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7898L, Status :Organization			

2	PLANET MARCOM PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCP8932J, Status :Organization
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Representative Details :

Sl 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, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED , PLANET MARCOM PRIVATE LIMITED

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 Mrs SUNITA DEVI MODI, Mr Bikram Kumar Jha	

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:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 5940	Owner:সুনীতা দেবী মোদি, Gurdian:কৃষ্ণকুমার, Address:নিজ, Classification:শালি, Area:0.07000000 Acre,

Endorsement For Deed Number : I - 190409112 / 2016

On 17-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,12,000/-

Asit Kumar Joarder

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

On 19-09-2016

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

Presented for registration at 19:12 hrs on 19-09-2016, at the Private residence by Mrs SUNITA DEVI MODI ,Executant.

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

Execution is admitted on 19/09/2016 by Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others

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

Asit Kumar Joarder

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

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,119/- (A(1) = Rs 21,021/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21,119/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:52PM with Govt. Ref. No: 192016170023229141 on 16-09-2016, Amount Rs: 21,119/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4771503 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 95,620/- and Stamp Duty paid by by online = Rs 95,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 3:52PM with Govt. Ref. No: 192016170023229141 on 16-09-2016, Amount Rs: 95,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4771503 on 16-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

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

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 95,620/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9293, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339310 to 339333
being No 190409112 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 16:57:12 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 03-10-2016 16:57:12
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8486/16

9/13/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192413

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

Signature
Additional Registrar of Assurances-IV, Kolkata

27 SEP 2016

19.9.16
7108-1278186/16
19.9.16 MV=176cs: *Signature*
Additional Registrar of Assurances-IV, Kolkata

C.N - 2516/16
JW 250-
JW NIL
250-

Signature
19/9/16

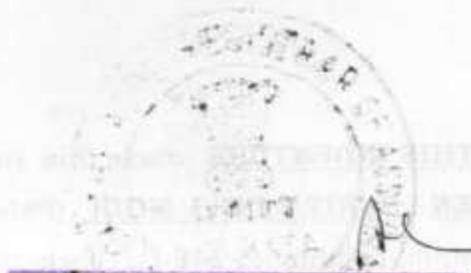
THIS INDENTURE made this the 19th day of September, 2016

BETWEEN SUNITA DEVI MODI, (PAN- ADYPM7156J), wife of Kishan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053,

2100/2110

9295

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



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA	
19 SEP 2016	

22

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

GRN: 19-201617-002323059-1 Payment Mode Online Payment
GRN Date: 16/09/2016 15:43:14 Bank : State Bank of India
BRN : CKA4772323 BRN Date: 16/09/2016 16:00:45

DEPOSITOR'S DETAILS

Id No. : 19040001278186/1/2016
(Query No./Query Year)

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001278186/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	18787 ✓
2	19040001278186/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	84920 ✓

Total 103707

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

SUNITA DEVI MODI

FRONT



BACK



Sunita Devi Modi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNITA DEVI MODI

BIJAY KUMAR CHURIWAL

10/10/1968
Permanent Account Number
ADYPM7156J

Sunita Devi Modi
Signature



16052909









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 19040001278186/2016

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	Mrs SUNITA DEVI MODI 243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Seller		5468 	Sunita Devi Modi 19/9/16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sunil Agarwal Son of Late Kishan Lal Agarwal 98, Girish Ghosh Road, P.O:- Belur Math, P.S:- Bally, Bally, District:- Howrah, West Bengal, India, PIN - 711202	Mr Bikram Kumar Jha, Mrs SUNITA DEVI MODI		 19.9.16	

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

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

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

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

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

AND WHEREAS by execution of a Sale Deed dated 6th day of March, 2000, the said (1) **Rabindra Nath Pal**, (2) **Sachindra Nath Pal**, and (3) **Kumari Ruma Pal**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack and 17 (Seventeen) Square Feet, equivalent to 3.1382 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of **(SRI) DILIP KUMAR CHANDRA**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 29, Pages from 113 to 120, Being No. 1131 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (Sri) Madan Sarkar mutated his name in Record Of Rights vide L.R. Khatian No. 4917 and 4929;

AND WHEREAS by execution of a Sale Deed dated 23rd day of August, 2006, the said **(SRI) DILIP KUMAR CHANDRA**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **(SRIMATI) KALPANA GHOSH**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, CD Volume No. 1, Pages from 4917 to 4932, Being No. 01777 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever.

AND WHEREAS by execution of a Sale Deed dated 27th day of June, 2007, the said **(SRIMATI) KALPANA GHOSH**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **(SRIMATI) SUNITA DEVI MODI**, the Vendor herein, which was duly registered in the office of the District Sub-Registrar-II, Barasat, North 24 Parganas, recorded into Book- I, CD Volume No. 16, Pages from 5736 to 5752, Being No. 08302 for the year 2007, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRIMATI) SUNITA DEVI MODI recorded her name in Record of Rights, vide L.R. Khatian No. 5940;

AND WHEREAS the Vendor has agreed to sale and the Purchasers have agreed to Purchase the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto, at and for a Total Consideration of Rs.17,00,000/- [Rupees Seventeen Lac] only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.17,00,000/- [Rupees Seventeen Lac] only, duly paid by the Purchasers 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 Purchasers 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 Purchasers **ALL THAT** piece or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack and 17 (Seventeen) Square Feet, equivalent to 3.1382 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5940, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever 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 Purchasers 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 has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits

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

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

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

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

- (XII) **THAT** the 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;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 1(One) Cottah 14 (Fourteen) Chittack 'and 17 (Seventeen) Square Feet, equivalent to 3.1382 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5940, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas butted and bounded as follows:

ON THE NORTH :	By Land under R. S. Dag No. 443;
ON THE SOUTH :	By 8 feet wide common passage;
ON THE EAST :	By Land under R. S. Dag No. 425;
ON THE WEST :	By Land under R. S. Dag No. 425;

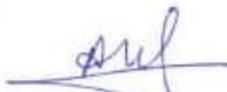
IN WITNESS WHEREOF the **VENDOR** has set and subscribed her hand and seal on the day month and year, first above written.

SIGNED, SEALED & DELIVERED

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

sunila devi Modi


98, G.G. Road
Howrah- 711202


1302 MCB Rd
Bach Howrah. 711202

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

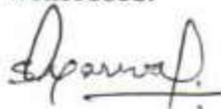
RECEIPT

Received a sum of Rs.17,00,000/- [Rupees Seventeen Lac] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
8,50,000/-	12.09.2016	892760	State Bank Of India, Tegharia Raghunathpur Branch	Sunita Devi Modi
8,50,000/-	12.09.2016	334958	Indian Overseas Bank, Baguiati Branch	Sunita Devi Modi
17,00,000/-	Rupees Seventeen Lac only.			

Witnesses:







Sunita Devi Modi

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-09113/2016	Date of Registration	9/27/2016 12:34:19 PM
Query No / Year	1904-0001278186/2016	Office where deed is registered	
Query Date	15/09/2016 1:50:20 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar,, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : 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. 17,00,000/-	Rs. 17,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 85,020/- (Article:23)	Rs. 18,787/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5940	Bastu	Shali	3.1382 Dec	17,00,000/-	17,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					3.1382Dec	17,00,000 /-	17,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefingerprint	Signature
	Mrs SUNITA DEVI MODI Wife of Mr Kishan Kumar MODI Executed by: Self, Date of Execution: 19/09/2016 , Admitted by: Self, Date of Admission: 19/09/2016 ,Place : Pvt. Residence			
243-G, Block- J, New Alipore, Kolkata- 700 053,, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM7156J, Status :Individual				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SEAMARINE SALES PRIVATE LIMITED, CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7898L, Status :Organization

2	PLANET MARCOM PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCP8932J, Status :Organization
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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bikram Kumar Jha Son of Mr Chandni Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED, , PLANET MARCOM 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 Bikram Kumar Jha, Mrs SUNITA DEVI 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:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 5940	Owner:সুনীতা দেবী মোদি, Gurdian:কৃষ্ণকুমার, Address:নিজ, Classification:শালি, Area:0.07000000 Acre,

Endorsement For Deed Number : I - 190409113 / 2016

On 17-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,00,000/-



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

On 19-09-2016

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

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

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

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

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

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 26-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,787/- (A(1) = Rs 18,689/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 18,787/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 4:00PM with Govt. Ref. No: 192016170023230591 on 16-09-2016, Amount Rs: 18,787/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4772323 on 16-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by by online = Rs 84,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2016 4:00PM with Govt. Ref. No: 192016170023230591 on 16-09-2016, Amount Rs: 84,920/-, Bank: State Bank of India (SBIN0000001), Ref. No..CKA4772323 on 16-09-2016, Head of Account 0030-02-103-003-02

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 27-09-2016

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9295, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda

Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339334 to 339358
being No 190409113 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.10.03 16:58:08 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 03-10-2016 16:58:08
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)