

8487/16

9114/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179691



2

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

*pe*  
 Additional Registrar  
 of Assurance-IV, Kolkata

27 SEP 2016

**THIS INDENTURE** made this the 19<sup>th</sup> day of September, 2016  
 BETWEEN **(MRS.) SARWANI DEVI MODI**, (PAN- ADUPM9995M), wife of  
 Sri Dilip Modi, by faith Hindu, by Nationality- Indian, presently residing

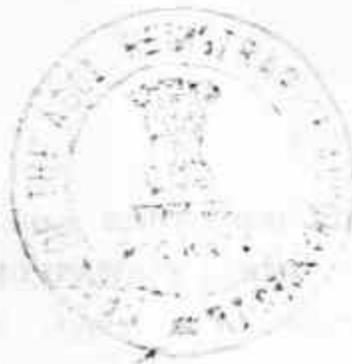
*पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL*  
*Visit 19.9.16*  
*328/2-16*  
*19.9.16*  
*0-1277028/16*  
*MV=3365*  
*pe*  
 Additional Registrar of Assurances-IV, Kolkata  
*C.M. 2506/16*  
*July 250-*  
*July NIL*  
*250-*  
*RJ*  
*19/9/16*

7663

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

31 AUG 2016

*Je*  
SOUMITRA CHANDI  
Licensed Stamp Vendor  
8/2, K. S. Roy Rd., Kol-1



*Je*  
ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA

19 SEP 2016

<b>आयकर विभाग</b> <b>INCOME TAX DEPARTMENT</b>		<b>भारत सरकार</b> <b>GOVT. OF INDIA</b>
<b>SARWANI DEVI MODI</b>		
<b>HARI RAM AGARWAL</b>		
<b>27/07/1956</b> Permanent Account Number		
<b>ADUPM9995M</b>		
<i>Sarwani Devi Modi</i> Signature		

इस कार्ड के लिये / For this card is issued / लीजिए /  
 आसपास के बैंक, डाकघर, एन एस डी एन  
 की भी सूचना, 'ए' विंग, ट्रेड वर्ल्ड, कान्हा मिल्स कंपाउंड,  
 एन. बी. मार्ग, लोअर फ्लोर, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,  
 please inform / contact to :*  
 Income Tax PAN Services Unit, NSDL,  
 4th Floor, 'A' Wing, Trade World,  
 Kanha Mills Compound,  
 N. B. Marg, Lower Floor, Mumbai - 400 013.  
 Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,  
 e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)

*Sarwani Devi Modi*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SARWANI DEVI MODI

HARI RAM AGARWAL

27/07/1956  
Permanent Account Number

ADUPM9995M

Sarwani Devi Modi  
Signature





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 19040001277028/2016

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	Mrs SARWANI DEVI MODI 243-G, Block-J, New Alipore, Kolkata 700053,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		5411 	Sarwani devi modi 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, Howrah, District:-Howrah, West Bengal, India, PIN - 711202	Mrs SARWANI DEVI MODI, Mr Deb Dulal Sarkar		 19.9.16	

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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MELODY ENCLAVE PRIVATE LIMITED



18/05/2007  
Permanent Account Number

AAFCM1502H

18/05/2007

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 her respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) MONOPOLY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1462L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **MELODY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1502R), registered Under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

- A. **WHEREAS** (1) **SATISH CHANDRA MONDAL**, and (2) **JATINDRA NATH MONDAL**, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 (Area- 13 Decimal) appertaining to R.S. Khatian Nos. 2383 and R.S. Dag No. 405 (Area- 15 Decimals), appertaining to R.S. Khatian Nos. 1476, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

- B. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 405, by virtue of a Sale Deed dated 14<sup>th</sup> day of March, 1983 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7.5 (Seven point Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of **SRI SUBIR KUMAR MONDAL** and **SRI SAMIR KUMAR MONDAL**, duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. I, Volume No. 72, Pages 223 to 229, Being No. 2655, for the year 1983, absolutely and forever ;
- C. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 404, by virtue of a Sale Deed dated 14<sup>th</sup> day of March, 1983 sold, transferred and conveyed, **ALL THAT** piece or parcel of land measuring 6.5 (Six point Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Nos. 2383, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of **SRI SUDHIR KUMAR MONDAL** duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. I, Volume No. 72, Pages 215 to 222, Being No. 2654 for the year 1983, absolutely and forever;
- D. WHEREAS, said **SATISH CHANDRA MONDAL**, being owner of the 50% share in R.S. Dag No. 404 and 405, died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal**, as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

E. After the aforesaid purchase and acquisition of the aforesaid plot of land, said **SRI SUNIL KUMAR MONDAL, SRI SUBIR KUMAR MONDAL, SRI SAMIR KUMAR MONDAL** and **SRI SUDHIR KUMAR MONDAL** became the owner of **ALL THAT** piece and parcel of land measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 (Area: 13 Decimals) and 405 (Area: 15 Decimals), appertaining to R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian No. 4522 and 4523, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, free from all encumbrances in the following manner:

R.S. /L.R. Dag No.	Name	Area
404	Sudhir Kumar Mondal	9.75 Decimals
404	Sunil Kumar Mondal	3.25 Decimals
405	Subir Kumar Mondal	3.75 Decimals
405	Samir Kumar Mondal	3.75 Decimals
405	Sudhir Kumar Mondal	3.75 Decimals
405	Sunil Kumar Mondal	3.75 Decimals

F. WHEREAS, said **SUNIL KUMAR MONDAL**, being owner of the 7.0 (Seven) Decimal land comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) and 405 (Area- 3.75 Decimal), by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7 (Seven) Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4523, and R.S./L.R. Dag No. 405 (Area- 3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4523, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MRS. ARADHANA DUTTA**, duly

registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 111 to 118, Being No. 6112 for the year 1987, absolutely and forever;

- G. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 6.50 (Six point Five Zero) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MRS. ARADHANA DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 207 to 212, Being No. 6122 for the year 1987, absolutely and forever;
- H. WHEREAS, said **SUBIR KUMAR MONDAL** and **SAMIR KUMAR MONDAL** by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7.50 (Seven point Five Zero) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station- Rajarhat, District North 24-Parganas unto and in favour of **MR. PRITHIRAJ DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124; Pages, 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- I. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 22<sup>nd</sup> Day of February, 1988 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7 (Seven) Decimal, more or less, lying and situated under Mouza- REKJOANI,

- J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area- 3.25 Decimal), appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, and 405 (Area- 3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4522, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MR. TARUN KUMAR DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 28, Pages 51 to 58, Being No. 1379 for the year 1988, absolutely and forever;
- J. WHEREAS, said **MRS. ARADHANA DUTTA**, **MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31<sup>st</sup> Day of march, 2007 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 11.57 (Eleven point Five Seven) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 405, recorded in R.S. Khatian No. 1476, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the **SAID PROPERTY**" unto and in favour of **(MRS.) SARWANI DEVI MODI**, the "**VENDOR**" herein, duly registered at the office of the District Sub Registrar II, North 24 Parganas, recorded in Book- I, CD Volume No. 4, Pages 8538 to 8553, Being No. 3200 for the year 2007, absolutely and forever;
- K. **WHEREAS** thus after the aforesaid purchase, the said **(MRS.) SARWANI DEVI MODI**, the Vendor herein, mutated her name in Record Of Rights vide L.R. Khatian No. 5941, and is sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

**AND WHEREAS** in connection with the sale of the Said Property, the Vendor has made the following representations and assurances which

have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the Said Property.
- (iv) That save and except the Vendor no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers herein have agreed to purchase the Said Property, more fully described in the **SCHEDULE**, hereunder written **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.33,30,000/- (Rupees Thirty Three Lac And Thirty Thousand) only.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.33,30,000/- (Rupees Thirty Three Lac And Thirty 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 do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 11.57 (Eleven point Five Seven) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 405, recorded in R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 5941, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully 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, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or her 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, 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 Owners 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 Record 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 the Said Property, unto the Purchasers.

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 11.57 (Eleven point Five Seven) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 405, recorded in R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 5941, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted and bounded as follows:

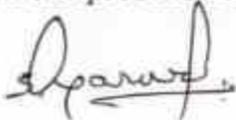
ON THE NORTH : By land under R.S./ L.R. Dag No. 406 ;  
ON THE SOUTH : By land under R.S./ L.R. Dag No. 405 (Part);  
ON THE EAST : By land under R.S./ L.R. Dag No. 402 ;  
ON THE WEST : By land under R.S./ L.R. Dag No. 408;

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

**SIGNED, SEALED & DELIVERED**

Sarwani devi Modi

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



98 G.G. Road

Howrah - 711202



1310 MLB RD

Bachhan Mandir - 711202

Drafted by

Vasun Garg

Associate

High Court, Calcutta

F/1023/2008.

**RECEIPT**

**RECEIVED** a sum of Rs.33,30,000/- (Rupees Thirty Three Lac And Thirty Thousand) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
16,65,000/-	12.09.2016	703746	Corporation Bank, Baguihati Branch	Sarwani Devi Modi
16,65,000/-	12.09.2016	703720	Corporation Bank, Baguihati Branch	Sarwani Devi Modi
33,30,000/-	Rupees Thirty Three Lac And Thirty Thousand only.			

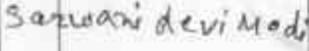
Witnesses:





Sarwani devi Modi  
SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

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

(2)

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

GRN: 19-201617-002329966-1 Payment Mode Online Payment  
GRN Date: 17/09/2016 12:44:43 Bank : State Bank of India  
BRN : CKA4828484 BRN Date: 17/09/2016 13:02:09

**DEPOSITOR'S DETAILS**

Id No. : 19040001277028/1/2016  
[Query No./Query Year]

Name : MONOPOLY ENCLAVE PVT LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-59  
Applicant Name : Mr K Agarwal  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19040001277028/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	36717 ✓
2	19040001277028/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	166420 ✓

**Total**

203137

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



### Major Information of the Deed

Deed No :	I-1904-09114/2016	Date of Registration	9/27/2016 12:38:20 PM
Query No / Year	1904-0001277028/2016	Office where deed is registered	
Query Date	15/09/2016 12:11:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	K Agarwal Baguihati, 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. 33,30,000/-	Rs. 33,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,66,520/- (Article:23)	Rs. 36,717/- (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-405	LR-5941	Bastu	Shall	11.57 Dec	33,30,000/-	33,30,000/-	Property is on Road
<b>Grand Total :</b>					<b>11.57Dec</b>	<b>33,30,000 /-</b>	<b>33,30,000 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Fringerprint</b>	<b>Signature</b>
	<b>Mrs SARWANI DEVI MODI</b> Wife of Mr Dilip 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 700053,, 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. ADUPM9995M, Status :Individual				

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MONOPOLY ENCLAVE PRIVATE LIMITED,</b> DC-9/28, Shastri Bagan, Deshbandhu Nagar,  Kolkata, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1462L, Status :Organization

2	<b>MELODY ENCLAVE PRIVATE LIMITED</b> DC-9/28, Shastri Bagan, Deshbandhu Nagar,  Kolkata, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1502R, Status :Organization
---	--

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Deb Dulal Sarkar</b> Son of Mr Banibhusan Sarkar 36-B,  Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700039,, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : MONOPOLY ENCLAVE PRIVATE LIMITED, (as AUTAUTHORISED SIGNATORY), MELODY ENCLAVE PRIVATE LIMITED (as authorized signatory)

**Identifier Details :**

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

**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:- 405(Corresponding RS Plot No:- 405), LR Khatian No:- 5941	Owner:সারওয়ানি দেবী মোদি, Gurdian:দিলীপ কুমার, Address:243 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.08000000 Acre,

**Endorsement For Deed Number : I - 190409114 / 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 33,30,000/-



**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 19:28 hrs on 19-09-2016, at the Private residence by Mrs SARWANI DEVI MODI, Executant.

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

Execution is admitted on 19/09/2016 by Mrs SARWANI DEVI MODI, Wife of Mr Dilip Modi, 243-G, Block-J, New Alipore, Kolkata 700053,, 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: HOWRAH, 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 36,717/- ( A(1) = Rs 36,619/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 36,717/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/09/2016 1:02PM with Govt. Ref. No: 192016170023299661 on 17-09-2016, Amount Rs: 36,717/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4828484 on 17-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,66,520/- and Stamp Duty paid by online = Rs 1,66,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016 1:02PM with Govt. Ref. No: 192016170023299661 on 17-09-2016, Amount Rs: 1,66,420/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4828484 on 17-09-2016, Head of Account 0030-02-103-003-02



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

**On 27-09-2016**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,66,520/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7663, 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 339359 to 339388  
being No 190409114 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.03 16:59:06 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 03-10-2016 16:59:05  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

8488/16

9/15/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192414



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

*[Signature]*  
Additional Registrar of Assurances-IV, Kolkata

23

27 SEP 2016

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

Visit  
 19.9.16  
 7468-0-1278270/16  
 Additional Registrar of Assurances-IV, Kolkata  
*[Signature]*  
 e.m. - 25/5/16  
 Jul 250-  
 Jul 250  
 2507  
 19/9/16

9296

SL. NO.	
NAME	
AMOUNT	700/-
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

**DIPAK KUMAR MODI**

**FRONT**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIPAK KUMAR MODI

GOPAL KUMAR MODI

21/05/1979  
Permanent Account Number  
ADYPA17155M

*Dipak Modi*  
Signature



**BACK**

आयकर विभाग  
Income Tax Department  
भारत सरकार  
GOVT. OF INDIA

21/05/1979  
Permanent Account Number  
ADYPA17155M

Income Tax PAN Services Ltd, NMDC  
405 Phase 'A' Wing, Jyoti World  
Kandla Mills Compound,  
S. H. Madh. Lovers Park, Mangalore - 575015

Tel: 91-22-2499-2656 Fax: 91-22-2499-8954  
e-mail: tax@taxpanl.com

*Dipak Modi*

आयुधधर विमान  
INCOMETAL IDENTIFICATION  
BPMR SAMANYA  
NAGENDRA NATH SAMANYA  
10/01/1967  
BWCP80133R  
*Bipul Samanta*

भारत सरकार  
GOVT OF INDIA



*Bipul Samanta*



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

(22)

GRN: 19-201617-002323115-1 Payment Mode Online Payment  
GRN Date: 16/09/2016 15:46:16 Bank : State Bank of India  
BRN : CKA4772443 BRN Date: 16/09/2016 16:03:40

DEPOSITOR'S DETAILS

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

Id No. : 19040001278270/1/2016  
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001278270/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	17709
2	19040001278270/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	80020

Total 97729

In Words : Rupees Ninety Seven Thousand Seven Hundred Twenty Nine 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 19040001278270/2016

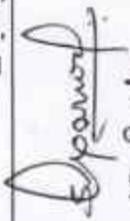
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, Indja, PIN - 700053	Representative of Seller [BARBARI K CONSTRUCTION PRIVATE LIMITED]		5909 	Dipak modi 19/9/16
1.1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED, (PAN- ]			Dipak modi 19/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	SWAPNA BANERJEE Kumore Para, Maheshtaia, South 24 Parganas, PIN- 700 141, P.O:- Maheshtaia, P.S:- Maheshtaia, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Representative of Seller [ZODIAC HEIGHTS PRIVATE LIMITED]		5414 	Swapna Banerji 19.9.16

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
3	Mr BIPUL SAMANTA 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [ULTIMATE NIWAS PRIVATE LIMITED ]		4513 	Bipul Samanta 19/9
4.0	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller [HAPPY MANSION S PRIVATE LIMITED ]		5912 	Tarak Nath Dey 19/09/16
4.1	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller [KARMA DEALERS PRIVATE LIMITED ]			Tarak Nath Dey
5	Mrs Nikita Modi Dey .6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Represent ative of Seller [ASIYANA VANIJYA PRIVATE LIMITED ]		5415 	Nikita Modi Dey 19/9/16

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
6.0	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [GLORY TIE-UP PRIVATE LIMITED ]		5418 	Dilip Kumar Modi 19/09/16
6.1	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [PRAYAS VINCOM PRIVATE LIMITED ]			Dilip Kumar Modi 19/09/16
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 Bikram Kumar Jha, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY, Mrs Nikita Modi Dey, Mr DILIP KUMAR MODI		 19.9.16	

(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: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020  
Phone no. 033-64991532  
Email Id. [thspi06@gmail.com](mailto:thspi06@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 a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed 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  
Director  
DIN: 00052423

✓ Dipak Modi  
Dipak Kumar Modi  
Director  
DIN: 00052468

23

# Karma Dealers Pvt. Ltd.

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020  
Phone no. 033-64991532  
Email Id. karmadealers@outlook.com  
CIN: U52100WB2007PTC116363

The undersigned, being the Directors of KARMA DEALERS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10:00 AM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board  
For Karma Dealers Private Limited

*TND*  
*Tarak Nath Dey*  
Tarak nath Dey  
Director  
DIN: 00058111

*Sarwani*  
*Sarwani Devi Modi*  
Sarwani Devi Modi  
Director  
DIN: 00945513

# Barbarik Construction Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.J.C.BOSE ROAD, KOLKATA-700020  
Phone No. 033-22811981  
Email Id [barbarikcons@outlook.com](mailto:barbarikcons@outlook.com)  
CIN: U45400WB2007PTC116728

The undersigned, being the Directors of BARBARIK CONSTRUCTION PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

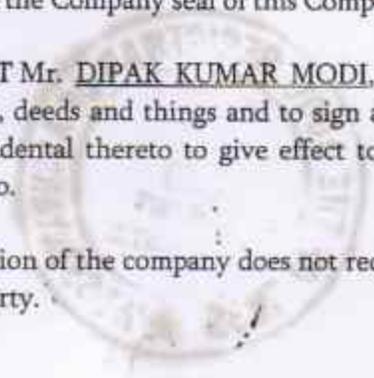
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board  
For Barbarik Construction Private Limited

  
✓ Dipak modi  
Dipak Kumar Modi  
Director  
DIN: 00052468

✓ Gayatri devi modi  
Gayatri Devi Modi  
Director  
DIN: 01264895

# Ultimate Niwas Pvt. Ltd.

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

Phone no. 033-22811981

Email Id. ultimateniwas@outlook.com

CIN: U45400WB2007PTC116730

The undersigned, being the Directors of ULTIMATE NIWAS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 01:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

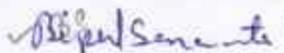
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

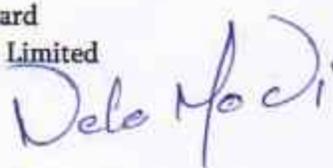
FURTHER RESOLVED, that Mr. BIPUL SAMANTA, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the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

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

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

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

  
Bipul Samanta  
Director  
DIN: 00071989

  
Neha Modi  
Director  
DIN: 01518742

23

# Glory Tie-up Pvt. Ltd.

Registered Office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020  
Phone no. 033-64991532  
Email Id. glorytieup@outlook.com  
CIN: U52100WB2007PTC116371

The undersigned, being the Directors of GLORY TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 01:30 PM at their registered office situated at 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 a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*DKM*  
*Dilip Kumar Modi*  
Dilip Kumar Modi  
Director  
DIN: 00030252

*TND*  
*Tarak Nath Dey*  
Tarak Nath Dey  
Director  
DIN: 00058111

23

# Prayas Vincom Pvt. Ltd.

Registered office: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020

Phone no. 033-64991532

Email Id. prayasvin@outlook.com

CIN: U51109WB2007PTC116452

The undersigned, being the Directors of PRAYAS VINCOM PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 11.30 AM at their registered office situated at 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 a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board  
For Prayas Vincom Private Limited

*DKM*  
*Dilip Kumar Modi*  
Dilip Kumar Modi  
Director  
DIN: 00030252

*Payal*  
*Payal Modi*  
Payal Modi  
Director  
DIN: 01518774

# Zodiac Heights Pvt. Ltd.

Registered office: 229, Acharya Jagadish Chandra Bose Road, Kolkata- 700020  
Phone no 033-22811981  
Email id. [zodaicheights@outlook.com](mailto:zodaicheights@outlook.com)  
CIN: U45400WB2007PTC116587

The undersigned, being the Directors of ZODIAC HEIGHTS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

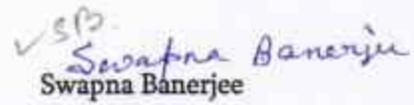
RESOLVED FURTHER THAT Mr. SWAPNA BANERJEE, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or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

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

For and on behalf of the Board  
For Zodiac Heights Private Limited



Prabal Marik  
Director  
DIN: 07086068



Swapna Banerjee  
Director  
DIN: 001991282

23

# Happy Mansions Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER,  
229, A.J.C.BOSE ROAD, KOLKATA700020

Phone no. 033-22811981

Email Id. [happy mansion@outlook.com](mailto:happy mansion@outlook.com)

CIN: U45400WB2007PTC11659

The undersigned, being the Directors of HAPPY MANSIONS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No, 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

<i>VTND</i> Tarak Nath Dey	<i>SP</i> Swapna Banerjee
Tarak Nath Dey	Swapna Banerjee
Director	Director
DIN: 00058111	DIN: 01991282



Tarak Nath Dey





Swapna Banerjee

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**

**DILIP KUMAR MODI**  
**KEDAR NATH MODI**

**18/08/1954**  
 Permanent Account Number  
**AEZPM2127B**

*Dilip Kumar Modi*  
 Signature



भारतीय आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली, नया दिल्ली  
 आयकर विभाग, नया दिल्ली, नया दिल्ली

आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली

आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली

आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली

✓ Dilip Kumar Modi

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (3) **ULTIMATE NIWAS PRIVATE LIMITED**, (PAN- AAACU9085A), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIPUL SAMANTA, (PAN- BWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (4) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (5) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADC B1702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 .020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son

of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (6) **ASIYANA VANIJYA PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory NIKITA MODI DEY, (PAN- AOWPM8225M), wife of Rahul Dey, residing at 6E, Avenue House, 107, Southern Avenue, Kolkata- 700 029, (7) **GLORY TIE-UP PRIVATE LIMITED**, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (8) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (9) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAIECP2835K), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns]

of the **ONE PART** AND (1) **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 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 18th day of June, 1999 the said (1) **Rabindra Nath Pal**, (2) **Sachindra Nath Pal**, and (3) **Kumari Ruma Pal**, sold, transferred and conveyed **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of **(SRIMATI) PAPIYA PAUL** and **(SRIMATI) SIPRA DAS**, 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. 97, Pages from 149 to 156, Being No. 3904 for the year 1999, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRIMATI) PAPIYA PAUL and (SRIMATI) SIPRA DAS mutated their name in Record Of Rights vide L.R. Khatian No. 4930 and 4931, respectively;

**AND WHEREAS** by virtue of a Sale Deed dated 19th day of September, 2007, the said **(SRIMATI) PAPIYA PAUL** and **(SRIMATI) SIPRA DAS**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED & eight Others**,

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 1655 to 1675, Being No. 02383 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever;

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

	<b><u>VENDORS'S Name</u></b>	<b><u>L.R. Khatian No.</u></b>
(1)	TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2)	ZODIAC HEIGHTS PRIVATE LIMITED -----	5936
(3)	ULTIMATE NIWAS PRIVATE LIMITED -----	5935
(4)	HAPPY MANSIONS PRIVATE LIMITED -----	5934
(5)	BARBARIK CONSTRUCTION PRIVATE LIMITED ----	5933
(6)	ASIYANA VANIJYA PRIVATE LIMITED -----	5971
(7)	GLORY TIE-UP PRIVATE LIMITED -----	5970
(8)	KARMA DEALERS PRIVATE LIMITED -----	5967
(9)	PRAYAS VINCOM PRIVATE LIMITED -----	5966

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.16,02,000/- [Rupees Sixteen Lac And Two 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.16,02,000/- [Rupees Sixteen Lac And Two Thousand] only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the

receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant, sell, convey, transfer, assign and assure unto the Purchasers **ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, 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 Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and

procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:**

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

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

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

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

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

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

#### **THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

ON THE NORTH :	By 8 feet wide common passge;
ON THE SOUTH :	By land under R.S. Dag No. 426;
ON THE EAST :	By 8 feet wide common passge;
ON THE WEST :	By land under R.S. Dag No. 425 (Part);

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

**SIGNED, SEALED & DELIVERED**

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

*Dipankar*  
98, G.G. Road  
Howrah-711202



Drafted by  
Varun Gang  
Advocate  
High Court, Calcutta  
#1023/2008

VARA HOME SEARCH PVT. LTD.

*Dipankar Modi*

Director

INDIAC HEIGHTS PVT. LTD.

*Swapan Banerjee*  
Director

ULTIMATE NIWAS PVT. LTD.

*Dipankar Samanta*  
Director

HAPPY MANSIONS PVT. LTD.

*Tarak Nath Dey*  
Director

BARBARIK CONSTRUCTION PVT. LTD.

*Dipankar Modi*

Director

ASIYANA VANIJY: VT. LTD.

*N. K. Modi Dey*  
Director

FOR GLORY TIE-UP PVT. LTD.

*Dilip Kumar Dey*

Director

KARMA DEALERS PVT. LTD.

*Tarak Nath Dey*

Director

PRAYAS VINCOM PVT. LTD.

*Dilip Kumar Dey*

Director

**RECEIPT & MEMO OF CONSIDERATION**

**Received** a sum of Rs.16,02,000/- [Rupees Sixteen Lac And Two Thousand] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
1,78,000/-	12.09.2016	892761	State Bank Of India, Tegharia Raghunathpur Br.	Tara Home Search Pvt. Ltd.
1,78,000/-	12.09.2016	892762	-do-	Zodiac Heights Pvt. Ltd.
1,78,000/-	12.09.2016	892763	-do-	Ultimate Niwas Pvt. Ltd.
1,78,000/-	12.09.2016	892764	-do-	Barbarik Construction Pvt. Ltd.
89,000/-	12.09.2016	892765	-do-	Happy Mansions Pvt. Ltd.
89,000/-	12.09.2016	334959	Indian Overseas Bank, Baguiati Br.	Happy Mansions Pvt. Ltd.
1,78,000/-	12.09.2016	334960	-do-	Asiyana Vanijya Pvt. Ltd.
1,78,000/-	12.09.2016	334961	-do-	Glory Tie-up Pvt. Ltd.
1,78,000/-	12.09.2016	334962	-do-	Karma Dealers Pvt. Ltd.
1,78,000/-	12.09.2016	334963	-do-	Prayas Vincom Pvt. Ltd.
16,02,000/-	Rupees Sixteen Lac And Two Thousand only.			

Witnesses:

*[Signature]*

TARA HOME SEARCH PVT. LTD.

*Dipale Modi*

Director

ZODIAC HEIGHTS PVT. LTD.

*Swapna Banerjee*

Director

ULTIMATE NIWAS PVT. LTD.

*Bipul Samanta*

Director

HAPPY MANSIONS PVT. LTD.

*Tarak Nath Dey*

Director

BARBARIK CONSTRUCTION PVT. LTD.

*Dipale Modi*

Director

ASIYANA VANIJYA PVT. LTD.

*Nibedita Mod: Dey*

Director

FOR GLORY TIE-UP PVT. LTD. KARMA DEALERS PVT. LTD.

*Dilip Kumar Maiti*

Director

*Tarak Nath Dey*

Director

PRAYAS VINCOM PVT. LTD.

*Dilip Kumar Maiti*

Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KARMA DEALERS PRIVATE LIMITED

06/06/2007  
Permanent Account Number

AADCK0596L



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRAYAS VINCOM PRIVATE  
LIMITED

12/06/2007

Permanent Account Number  
AAECP2835K



23060707



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

GLORY TIE UP PRIVATE LIMITED



07/06/2007

Permanent Account Number

AACCG8628D





आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

HAPPY MANSIONS PRIVATE  
LIMITED



15/06/2007

Permanent Account Number

AABCH8880P

2011/11/14

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

ASIYANA YANIJYA PRIVATE LIMITED



07/06/2007

Permit/Account Number

AAGCA3541B

1983/2007



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ULTIMATE NIWAS PRIVATE  
LIMITED



22/06/2007

Permanent Account Number

AAACU9085A

PT13/014

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED

18/10/2008  
Person's Account Number

AACCT5379G



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PLANET MARCOM PRIVATE LIMITED



21/02/2011

Permanent Account Number

AAFCEP8932J

11072011



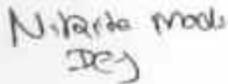
# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Swapna Banerjee</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Dipak Modi</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
	<i>Bipul Samanta</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

# FORM FOR TEN FINGERPRINTS

1						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Tarav K. W. Dey</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
2						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
	<i>Dilip Kumar Das</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

# FORM FOR TEN FINGERPRINTS

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

### Major Information of the Deed

Deed No :	I-1904-09115/2016	Date of Registration	9/27/2016 12:39:56 PM
Query No / Year	1904-0001278270/2016	Office where deed is registered	
Query Date	15/09/2016 1:57:15 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 Naga, 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. 16,02,000/-	Rs. 16,02,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,120/- (Article:23)	Rs. 17,709/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-425	LR-5937	Bastu	Shali	3.3058 Dec	16,02,000/-	16,02,000/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>3.3058Dec</b>	<b>16,02,000 /-</b>	<b>16,02,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED, (PAN-</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status :Organization, Executed by: Representative
2	<b>ZODIAC HEIGHTS PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2938D, Status :Organization, Executed by: Representative
3	<b>ULTIMATE NIWAS PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status :Organization, Executed by: Representative
4	<b>HAPPY MANSIONS PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status :Organization, Executed by: Representative
5	<b>BARBARIK CONSTRUCTION PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1702E, Status :Organization, Executed by: Representative

6	<b>ASIYANA VANIJYA PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status :Organization, Executed by: Representative
7	<b>GLORY TIE-UP PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCG8628D, Status :Organization, Executed by: Representative
8	<b>KARMA DEALERS PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCK0896L, Status :Organization, Executed by: Representative
9	<b>PRAYAS VINCOM PRIVATE LIMITED</b> Room No. 5, 5th Floor, THE MILLENNIUM, 235/2A, Ach, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACP2835K, Status :Organization, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SEAMARINE SALES PRIVATE LIMITED</b> CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7898L, Status :Organization
2	<b>PLANET MARCOM PRIVATE LIMITED,</b> CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCP8932J, Status :Organization

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Bikram Kumar Jha</b> Son of Mr Chandhi Charan Jha Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED , PLANET MARCOM PRIVATE LIMITED,
2	<b>Mr DIPAK KUMAR MODI</b> Son of Mr Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED, (PAN- , BARBARIK CONSTRUCTION PRIVATE LIMITED
3	<b>SWAPNA BANERJEE</b> Daughter of Mr Panchu Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ZODIAC HEIGHTS PRIVATE LIMITED
4	<b>Mr BIPUL SAMANTA</b> Son of Mr Nagendra Nath SAMANTA 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ULTIMATE NIWAS PRIVATE LIMITED
5	<b>Mr TARAK NATH DEY</b> Son of Late Hari Pado DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : HAPPY MANSIONS PRIVATE LIMITED , KARMA DEALERS PRIVATE LIMITED

6	<b>Mrs Nikita Modi Dey</b> Wife of Mr Rahul Dey 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ASIYANA VANIJYA PRIVATE LIMITED
7	<b>Mr DILIP KUMAR MODI</b> Son of Late Kedar Nath MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : GLORY TIE-UP PRIVATE LIMITED , PRAYAS VINCOM PRIVATE LIMITED

**Identifier Details :**

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED, (PAN-	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
6	ASIYANA VANIJYA PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
7	GLORY TIE-UP PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
8	KARMA DEALERS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec
9	PRAYAS VINCOM PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.183656 Dec, PLANET MARCOM PRIVATE LIMITED,-0.183656 Dec

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 5937	Owner:ভাৱা হোম সার্চ, Gurdian:প্রাঃ লিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.04000000 Acre,

### Endorsement For Deed Number : I - 190409115 / 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 16,02,000/-

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 19:46 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

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

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

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

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

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

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

Execution is admitted on 19-09-2016 by Mrs Nikita Modi Dey,

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

Execution is admitted on 19-09-2016 by Mr DILIP 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 17,709/- ( A(1) = Rs 17,611/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 17,709/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 4:03PM with Govt. Ref. No: 192016170023231151 on 16-09-2016, Amount Rs: 17,709/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4772443 on 16-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,120/- and Stamp Duty paid by by online = Rs 80,020/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 4:03PM with Govt. Ref. No: 192016170023231151 on 16-09-2016, Amount Rs: 80,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4772443 on 16-09-2016, Head of Account 0030-02-103-003-02



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

**On 27-09-2016**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,120/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9296, 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 339389 to 339443

being No 190409115 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.03 17:00:15 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 03-10-2016 17:00:14  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

8489/16

9/16/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 179690

3-26-16 visit  
 19/9/16  
 1286130  
 Av=53 00224  
 Additional Registrar of  
 Assurances-IV, Kolkata

1

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

*[Signature]*  
 Additional Registrar  
 of Assurance-IV, Kolkata

27 SEP 2016

**THIS INDENTURE** made this the 19<sup>th</sup> day of September, 2016  
 BETWEEN **(MRS.) GAYATRI DEVI MODI**, (PAN- ADTPM7410Q), wife of  
 Sri Gopal Modi, by faith- Hindu, by Nationality- Indian, presently

C.No 2507/16  
 Ju 250-  
 Ju 250-  
 19/9/16

7662

SI. NO. ....  
DATE .....  
AMT ..... 100/-  
31 AUG 2016  
*je*  
SOUMITRA CHANI  
Licensed Stamp Vendor  
8/2, K. S. Roy Rd., Kol-1



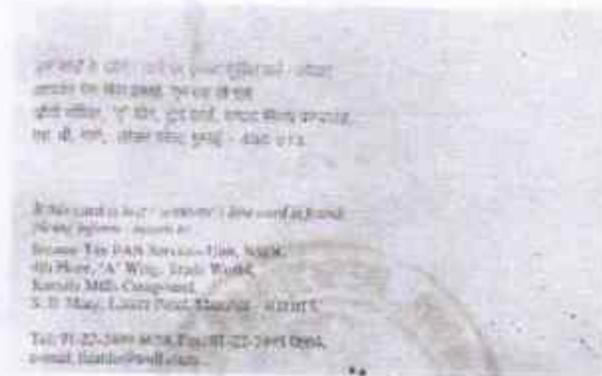
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
19 SEP 2016

**GAYATRI DEVI MODI**

**FRONT**



**BACK**



*Gayatri Devi Modi*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GAYATRI DEVI MODI

RAM AWATAR KEDIA

05/01/1958  
Permanent Account Number

ADTPM7410Q

*Gayatri Devi Modi*  
Signature



1000000000



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MELODY ENCLAVE PRIVATE LIMITED



18/05/2007

Payment Account Number

AAFCM1502R

18/05/2007

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MONOPOLY ENCLAVE PRIVATE  
LIMITED



18/05/2007

Permanent Account Number

AAFCM1462L

31072007





Government of West Bengal

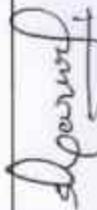
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19040001286130/2016

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	Mrs GAYATRI 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		5410 	Gayatri devi Modi 19.9.16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	Mr Deb Dulal Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039,, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Representative of Buyer [MELODY ENCLAVE PRIVATE LIMITED ]			
2.1	Mr Deb Dulal Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039,, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Representative of Buyer [MONOPOLY ENCLAVE PRIVATE LIMITED ]			

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUNIL AGARWAL Son of Late KISHANLAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mrs GAYATRI DEVI MODI, Mr Deb Dulal Sarkar	 19.9.16

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

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 her respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND (1) MONOPOLY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1462L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **MELODY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1502R), registered Under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

- A. **WHEREAS** (1) **SATISH CHANDRA MONDAL**, and (2) **JATINDRA NATH MONDAL**, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 (Area- 13 Decimal) appertaining to R.S. Khatian Nos. ~~2383~~ and R.S. Dag No. 405 (Area- 15 Decimals), appertaining to R.S. Khatian Nos. 1476, lying and situated at Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

- B. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 405, by virtue of a Sale Deed dated 14<sup>th</sup> day of March, 1983 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7.5 (Seven point Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of **SRI SUBIR KUMAR MONDAL** and **SRI SAMIR KUMAR MONDAL**, duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. I, Volume No. 72, Pages 223 to 229, Being No. 2655, for the year 1983, absolutely and forever ;
- C. Out of the aforesaid plot of land, said **JATINDRA NATH MONDAL**, being owner of the 50% share in R.S. Dag No. 404, by virtue of a Sale Deed dated 14<sup>th</sup> day of March, 1983 sold, transferred and conveyed, **ALL THAT** piece or parcel of land measuring 6.5 (Six point Five) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Nos. 2383, under Police Station-Rajarhat, District North 24-Parganas, unto and in favour of **SRI SUDHIR KUMAR MONDAL** duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. I, Volume No. 72, Pages 215 to 222, Being No. 2654 for the year 1983, absolutely and forever;
- D. WHEREAS, said **SATISH CHANDRA MONDAL**, being owner of the 50% share in R.S. Dag No. 404 and 405, died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal**, as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

E. After the aforesaid purchase and acquisition of the aforesaid plot of land, said **SRI SUNIL KUMAR MONDAL**, **SRI SUBIR KUMAR MONDAL**, **SRI SAMIR KUMAR MONDAL** and **SRI SUDHIR KUMAR MONDAL** became the owner of **ALL THAT** piece and parcel of land measuring about 28 [Twenty Eight] Decimals, more or less, comprised in R.S. Dag No. 404 (Area: 13 Decimals) and 405 (Area: 15 Decimals), appertaining to R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian No. 4522 and 4523, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24- Parganas, free from all encumbrances in the following manner:

R.S. /L.R. Dag No.	Name	Area
404	Sudhir Kumar Mondal	9.75 Decimals
404	Sunil Kumar Mondal	3.25 Decimals
405	Subir Kumar Mondal	3.75 Decimals
405	Samir Kumar Mondal	3.75 Decimals
405	Sudhir Kumar Mondal	3.75 Decimals
405	Sunil Kumar Mondal	3.75 Decimals

F. WHEREAS, said **SUNIL KUMAR MONDAL**, being owner of the 7.0 (Seven) Decimal land comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) and 405 (Area- 3.75 Decimal), by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7 (Seven) Decimals, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area-3.25 Decimal) appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4523, and R.S./L.R. Dag No. 405 (Area- 3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4523, under Police Station- Rajarhat, District North 24-

- Parganas, unto and in favour of **MRS. ARADHANA DUTTA**, duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 111 to 118, Being No. 6112 for the year 1987, absolutely and forever;
- G. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 6.50 (Six point Five Zero) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MRS. ARADHANA DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 207 to 212, Being No. 6122 for the year 1987, absolutely and forever;
- H. WHEREAS, said **SUBIR KUMAR MONDAL** and **SAMIR KUMAR MONDAL** by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7.50 (Seven point Five Zero) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station- Rajarhat, District North 24-Parganas unto and in favour of **MR. PRITHIRAJ DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- I. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 22<sup>nd</sup> Day of February, 1988 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7 (Seven)

Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area- 3.25 Decimal), appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, and 405 (Area- 3.75 Decimal), appertaining to R.S. Khatian Nos. 1476, corresponding to L.R. Khatian No. 4522, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MR. TARUN KUMAR DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 28, Pages 51 to 58, Being No. 1379 for the year 1988, absolutely and forever;

J. WHEREAS, said **MRS. ARADHANA DUTTA, MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31<sup>st</sup> Day of march, 2007 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 11.57 (Eleven point Five Seven) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 404 (Area: 8.14 Decimals) and 405 (Area: 3.43 Decimals), appertaining to R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian No. 4522 and 4523, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, hereunder written, hereinafter referred as "the **SAID PROPERTY**", unto and in favour of **(MRS.) GAYATRI DEVI MODI**, the "**VENDOR**" herein, duly registered at the office of the District Sub Registrar-II, North 24 Parganas, recorded in Book-I, CD Volume No. 4, Pages from 8511 to 8537, Being No. 03199 for the year 2007, absolutely and forever;

K. **WHEREAS** thus after the aforesaid purchase, the said **(MRS.) GAYATRI DEVI MODI**, the Vendor herein, mutated her name in Record Of Rights vide L.R. Khatian No. 5944, and is sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

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

- (i) That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That save and except the Vendor no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;
- (iv) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (v) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;

- (vi) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (vii) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers 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. 53,00,000/- (Rupees Fifty Three Lac) only.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.53,00,000/- (Rupees Fifty Three Lac) only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor does hereby as well as by the receipt and memo hereunder written admits and acknowledges and of and from the payment of the same or every part thereof forever acquit releases and discharges the Purchasers 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 Purchasers. **ALL THAT** piece or parcel of land measuring about 11.57 (Eleven point Five Seven) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No.404 (Area: 8.14 Decimal) and 405 (Area: 3.43 Decimal), recorded in R.S. Khatian Nos. 1476 and 2383, corresponding to L.R. Khatian No. 5944, under Police Station- Rajarhat, District North 24-Parganas

**TOGETHER WITH** all the rights and properties appurtenant thereto, morefully 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, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

- (I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or her 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, 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 Owners 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 declares 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 Record Of Rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 11.57 (Eleven point Five Seven) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No.404 (Area: 8.14 Decimals) and 405 (Area: 3.43 Decimals), recorded in R.S. Khatian Nos. 2383 and 1476, corresponding to L.R. Khatian Nos. 5944, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station-Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 405 (Part);

ON THE SOUTH : By land under R.S./ L.R. Dag No. 404 (Part);

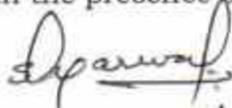
ON THE EAST : By land under R.S./ L.R. Dag No. 403;

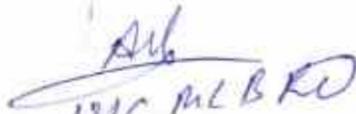
ON THE WEST : By land under R.S./ L.R. Dag No. 408;

**IN WITNESS WHEREOF** the **VENDOR** has set and subscribed her hands 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

  
13/C M.L.B.R.O  
Bachchan Howrah - 711202

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

Gaidy devi Modi

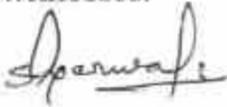
**RECEIPT**

**RECEIVED** a sum of Rs.53,00,000/- (Rupees Fifty Three Lac) only, from the within named Purchasers, as full and final payment against sale of the Said Premises, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
26,23,500/-	12.09.2016	703742	Corporation Bank, Baguihati Branch	Gayatri Devi Modi
26,23,500/-	12.09.2016	703716	Corporation Bank, Baguihati Branch	Gayatri Devi Modi
53,000/-	Tax Deducted at Source			
53,00,000/-	Rupees Fifty Three Lac only.			

Witnesses:

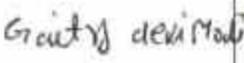






SIGNATURE OF THE VENDOR

# FORM FOR TEN FINGERPRINTS

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

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

①

GRN: 19-201617-002329919-1 Payment Mode Online Payment  
GRN Date: 17/09/2016 12:39:36 Bank : State Bank of India  
BRN : CKA4828091 BRN Date: 17/09/2016 12:57:08

DEPOSITOR'S DETAILS

Id No. : 19040001286130/1/2016  
[Query No./Query Year]

Name : MONOPOLY ENCLAVE PVT LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-59  
Applicant Name : Mrs GAYATRI DEVI MODI  
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	19040001286130/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	58398 ✓
2	19040001286130/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	317933 ✓

Total

376331

In Words : Rupees Three Lakh Seventy Six Thousand Three Hundred Thirty One only.

### Major Information of the Deed

Deed No :	I-1904-09116/2016	Date of Registration	9/27/2016 12:41:29 PM
Query No / Year	1904-0001286130/2016	Office where deed is registered	
Query Date	16/09/2016 11:13:23 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GAYATRI DEVI MODI 243-G, Block-J, New Alipore, Kolkata- 700 053,, Thana : New Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700053, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 53,00,000/-	Rs. 53,00,224/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,18,033/- (Article:23)	Rs. 58,398/- (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-404	LR-5944	Bastu	Shali	8.14 Dec	43,14,000/-	43,14,224/-	Property is on Road
L2	LR-405	LR-5944	Bastu	Shali	3.43 Dec	9,86,000/-	9,86,000/-	Property is on Road
		<b>TOTAL :</b>			<b>11.57Dec</b>	<b>53,00,000 /-</b>	<b>53,00,224 /-</b>	
		<b>Grand Total :</b>			<b>11.57Dec</b>	<b>53,00,000 /-</b>	<b>53,00,224 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	<b>Mrs GAYATRI DEVI MODI</b> Daugther of Mr Gopal 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: House wife, Citizen of: India, PAN No. ADTPM7410Q, Status :Individual				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MONOPOLY ENCLAVE PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1462L, Status :Organization
2	<b>MELODY ENCLAVE PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1502R, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Deb Dulal Sarkar</b> Son of Mr Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039,, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : MONOPOLY ENCLAVE PRIVATE LIMITED , MELODY ENCLAVE PRIVATE LIMITED

**Identifier Details :**

Name & address	
Mr SUNIL AGARWAL Son of Late KISHANLAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mrs GAYATRI DEVI MODI, Mr Deb Dulal Sarkar	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs GAYATRI DEVI MODI	MONOPOLY ENCLAVE PRIVATE LIMITED-4.07 Dec,MELODY ENCLAVE PRIVATE LIMITED-4.07 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs GAYATRI DEVI MODI	MONOPOLY ENCLAVE PRIVATE LIMITED-1.715 Dec,MELODY ENCLAVE PRIVATE LIMITED-1.715 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 404(Corresponding RS Plot No:- 404), LR Khatian No:- 5944	Owner:গায়ত্রী দেবী মোদি, Gurdian:গোপাল কুমার, Address:243 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.02000000 Acre,

L2	LR Plot No:- 405(Corresponding RS Plot No:- 405), LR Khatian No:- 5944
----	--

**Endorsement For Deed Number : I - 190409116 / 2016**

**On 19-09-2016**

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

Presented for registration at 19:26 hrs on 19-09-2016, at the Private residence by Mrs GAYATRI DEVI MODI ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,00,224/-

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

Execution is admitted on 19/09/2016 by Mrs GAYATRI DEVI MODI, Daughter of Mr Gopal 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 House wife

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

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

Execution is admitted on 19-09-2016 by Mr Deb Dulal Sarkar,

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



**Asit Kumar Joarder**

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

**Kolkata, West Bengal**

**On 26-09-2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 58,398/- ( A(1) = Rs 58,300/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 58,398/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016 12:57PM with Govt. Ref. No: 192016170023299191 on 17-09-2016, Amount Rs: 58,398/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4828091 on 17-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,18,033/- and Stamp Duty paid by by online = Rs 3,17,933/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016 12:57PM with Govt. Ref. No: 192016170023299191 on 17-09-2016, Amount Rs: 3,17,933/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4828091 on 17-09-2016, Head of Account 0030-02-103-003-02



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

**On 27-09-2016**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,18,033/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7662, 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 339444 to 339473

being No 190409116 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.03 17:01:11 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 03-10-2016 17:01:10  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

8490/16

9/17/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 192401

visit  
19.9.16.  
Q.N.R.  
0-1272789/16  
MV=36kes

Additional Registrar of  
Assurances-IV, Kolkata

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

*[Signature]*  
Additional Registrar  
of Assurances-IV, Kolkata

27 SEP 2016

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

C.M. 2504/16  
Jw 250-  
Jw -NOL  
250-

*[Signature]*  
19/9/16

9283

SL NO	.....
NAME	.....
ADT	.....
AMOUNT	700/-
09 SEP 2016	
<i>sc</i> SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



*Al*

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
19 SEP 2016

**DIPAK KUMAR MODI**

**FRONT**

आयकर विभाग  
INCOME TAX DEPARTMENT  
DIPAK KUMAR MODI  
GOPAL KUMAR MODI  
2105/1979  
Permanent Account Number  
ADYPM7155M  
Dipak Modi  
Signature



भारत सरकार  
GOVT. OF INDIA



**BACK**

एन सी ई आर - १११ - १११ - १११ - १११ - १११  
आयकर विभाग, भारत सरकार  
१११ - १११, १११, १११, १११ - १११ - १११  
एन सी ई आर - १११ - १११ - १११ - १११

पंजीकृत / Registered / Enregistrado  
Income Tax PAN Services Unit, ITO  
40 Floor, 'A' Wing, Trade World  
Kirti Mill Compound,  
33, Marg, Lower Phase, Mumbai - 400 013  
Tel: 91-22-29994000 Fax: 91-22-29910004  
www.incometaxindia.gov.in

Dipak Modi





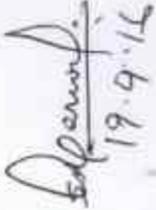
Government of West Bengal

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 19040001272789/2016

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 	Dipak modi 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 DIPAK KUMAR MODI, Mr Deb Dulal Sarker		 19.9.16	

(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: 5<sup>th</sup> Floor, The Millennium,  
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020  
Phone no. 033-64991532  
Email Id. thsp106@gmail.com  
CIN: U70109WB2006PTC111576

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack, equivalent to 7.438 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.8265 Decimal) and 421 (Area- 6.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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 Memorendum 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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED



18/10/2006

Permanent Account Number

AACCT5379G

18/10/06

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SARBANI PROPERTIES PRIVATE LIMITED

29/12/2006  
Permanent Account Number

AAKCS8129B

17030007



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 "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SARBANI PROPERTIES PRIVATE LIMITED**, the Company, (PAN NO. AAKCS8129B), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **STYLISH VANIJYA PRIVATE LIMITED**, the Company, (Pan No. AALCS0125J), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

- A (i) One **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;

- A (ii) 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;
- A (iii) while thus the said [1] (Sri) Sristidhar Ghosh, and 5 [five] daughters namely [2] (Srimati) Anna Ghosh, [3] (Srimati) Laksmi Rani Ghosh, [4] (Srimati) Saraswati Ghosh, [5] (Srimati) Jamuna Ghosh, and [6] (Srimati) Harani Ghosh, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed (Saf Bikray 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;

- A (iv) Thus, after the aforesaid sale and transfer said **Sri Sristidhar Ghosh**, and **(Srimati) Anna Ghosh**, remain the only owner of **ALL THAT** piece or parcel of land measuring 24 (Twenty Four) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas;
- B (i) One **PRIYOBALA DUTTA BANIK**, was recorded owners of **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas;
- B (ii) By virtue of a Sale Deed dated 14th day of November, 1961, said **PRIYOBALA DUTTA BANIK**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **NARENDRA NATH MONDAL**, which was duly registered in the Sub-registry Office, Cossipur, Dum Dum and recorded into Book- 1, Volume No. 121, Pages from 241 to 243, Being No. 8520 for the year 1961, against the valuable consideration mentioned therein, absolutely and forever;
- B (iii) By virtue of a Sale Deed dated 13th day of December, 1974, said **NARENDRA NATH MONDAL**, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 19 (Nineteen) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 421, recorded under R.S. Khatian No. 2409, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **DIPALI PAUL**, which was duly registered in the Sub-registry Office, Cossipur, Dum Dum and recorded in

Book- I, Volume No. 162, Pages from 150 to 152, Being No. 9769 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said Dipali Paul recorded her name in Record Of Rights, Vide K.B. Khatian No. 1680;

- C (i) After the aforesaid purchases, by virtue of a Sale Deed dated 16th day of August, 1996, said (1) **Sri Sristidhar Ghosh**, (2) **(Srimati) Anna Ghosh**, and (3) **DIPALI PAUL**, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack, equivalent to 7.438 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.8265 Decimal) and 421 (Area- 6.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as "the **SAID PROPERTY**", more fully described in the **SCHEDULE**, hereunder written, unto and in favour of **(SRI) SIBRAM CHAKRABORTY**, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas, and recorded into Book- I, Volume No. 106, Pages from 301 to 310, Being No. 5881 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRI) SIBRAM CHAKRABORTY, recorded her name in Record Of Rights vide L.R. Khatian No. 585;
- C (ii) By virtue of a Sale Deed dated 19th day of January, 2007, said **(SRI) SIBRAM CHAKRABORTY** sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED**, the Vendor herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book- I, Volume No. 23, Pages from 43 to 54, Being No. 00351 for the year 2007, against the valuable consideration

mentioned therein, absolutely and forever. After the aforesaid purchases, TARA HOME SEARCH PRIVATE LIMITED, the Vendor herein, recorded its name in Record Of Rights vide L.R. Khatian No. 5937;

- C (iii) 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.36,00,000/- [Rupees Thirty Six 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.36,00,000/- [Rupees Thirty Six Lac) only, duly paid by the Purchaser to the Vendor at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack, equivalent to 7.438 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.8265 Decimal) and 421 (Area- 6.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part

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

1. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:**

- (i) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible

estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and 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 ~~was~~ not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- (X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any

suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and

- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- (XIII) THAT the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 8 (Eight) Chittack, equivalent to 7.438 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 424 (Area- 0.8265 Decimal) and 421 (Area- 6.6116 Decimal), recorded under R.S. Khatian No. 631 and 2409, corresponding to L.R. Khatian No. 5937, within the limit of Rajarhat

Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : Part of R.S. Dag No. 421 and 12 feet wide common passage;  
 ON THE SOUTH : Part of R.S. Dag No. 420 and 407;  
 ON THE EAST : Part of R.S. Dag No. 420 and 424;  
 ON THE WEST : Part of R.S. Dag No. 422;

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

**SIGNED, SEALED & DELIVERED**

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

*[Handwritten Signature]*

98. G.G. Road

Howrah-711202

*[Handwritten Signature]*  
 1311 MCB Rd

Beds North-711202

VARA HOME SEARCH PVT. LTD.

*Dipate Modi*

0170010

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

Drafted by:-

Varun Gang  
 Advocate

High Court, Calcutta

F1023/2008.

**RECEIPT**

**RECEIVED** a sum of Rs.36,00,000/- [Rupees Thirty Six Lac) only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
18,00,000/-	12.09.2016	703620	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
18,00,000/-	12.09.2016	703645	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
36,00,000/-	Rupees Thirty Six Lac only .			

Witnesses:







**TARA HOME SEARCH PVT LTD**

*Dipate modi*

**SIGNATURE**

SIGNATURE OF THE VENDOR

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

GRN: 19-201617-002322002-1 Payment Mode Online Payment  
GRN Date: 16/09/2016 14:55:57 Bank : State Bank of India  
BRN : CKA4767417 BRN Date: 16/09/2016 15:13:20

DEPOSITOR'S DETAILS

Id No. : 19040001272789/1/2016  
[Query No./Query Year]

Name : SARBANI PROPERTIES PVT LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-59  
Applicant Name : Ms SARBANI PROPERTIES PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

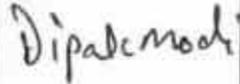
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001272789/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	39687
2	19040001272789/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	179920

Total

219607

In Words : Rupees Two Lakh Nineteen Thousand Six Hundred Seven only

# FORM FOR TEN FINGERPRINTS

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

### Major Information of the Deed

Deed No :	I-1904-09117/2016	Date of Registration	9/27/2016 12:42:37 PM
Query No / Year	1904-0001272789/2016	Office where deed is registered	
Query Date	14/09/2016 3:13:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARBANI PROPERTIES PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9836475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 36,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,020/- (Article:23)	Rs. 39,687/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-424	LR-5937	Bastu	Shali	0.8265 Dec	4,00,000/-	4,00,000/-	Width of Approach Road: 12 Ft.,
L2	LR-421	LR-5937	Bastu	Shali	6.6116 Dec	32,00,000/-	32,00,000/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>7.4381Dec</b>	<b>36,00,000 /-</b>	<b>36,00,000 /-</b>	
	<b>Grand Total :</b>				<b>7.4381Dec</b>	<b>36,00,000 /-</b>	<b>36,00,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED</b> 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, 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	<b>SARBANI PROPERTIES PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAKCS8129B, Status :Organization
2	<b>STYLISH VANIJYA PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AALCS0125J, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DIPAK KUMAR MODI</b> Son of Mr Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED
2	<b>Mr Deb Dulal Sarkar</b> Son of Mr Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SARBANI PROPERTIES PRIVATE LIMITED , STYLISH VANIJYA 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 Deb Dulal Sarkar	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-0.41325 Dec,STYLISH VANIJYA PRIVATE LIMITED-0.41325 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SARBANI PROPERTIES PRIVATE LIMITED-3.3058 Dec,STYLISH VANIJYA PRIVATE LIMITED-3.3058 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 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,
L2	LR Plot No:- 421(Corresponding RS Plot No:- 421), LR Khatian No:- 5937	Owner:ভারা হোম সার্চ, Gurdian:প্রাঃ লিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.13000000 Acre,

On 17-09-2016

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,00,000/-



**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 19:32 hrs on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ,.

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

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

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



**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 39,687/- ( A(1) = Rs 39,589/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 39,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 3:13PM with Govt. Ref. No: 192016170023220021 on 16-09-2016, Amount Rs: 39,687/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4767417 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. 1,80,020/- and Stamp Duty paid by by online = Rs 1,79,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 3:13PM with Govt. Ref. No: 192016170023220021 on 16-09-2016, Amount Rs: 1,79,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4767417 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. 1,80,020/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9283, 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 339474 to 339501

being No 190409117 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.10.03 17:02:04 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 03-10-2016 17:02:03  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)