



9294

Sl. No.	
Name	
Address	
Signature	<i>[Signature]</i>
09 SEP 2016	
SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



STAMP X

2016 09 09



ADDITIONAL REGISTRAR OF ASSURANCES - KOLKATA
19 SEP 2016



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

HAPPY MANSIONS PRIVATE LIMITED

15/06/2007  
Permanent Account Number  
AABCH8800P



IN 130046





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ZODIAC HEIGHTS PRIVATE  
LIMITED

15/06/2007  
Permanent Account Number  
AAACZ2938D



20/03/11

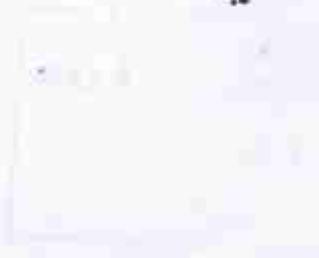


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

LAKEVIEW TIE UP PRIVATE LIMITED

28/05/2007  
PAN/Account Number  
AABCL3189B



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BLUEVIEW VANIYA PRIVATE  
LIMITED

29/05/2007  
Permitted Account Number  
AAOCB1492R



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RIMJIM COMMODEAL PRIVATE  
LIMITED



29/05/2007

Permanent Account Number

AADCR8277J

1017014

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED

18/10/2006  
Permanent Account Number

AACCT53T90

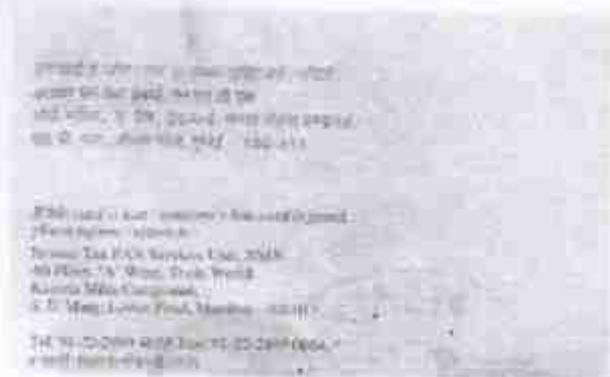


**DIPAK KUMAR MODI**

**FRONT**



**BACK**



*Dipak Modi*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**AMARNATH MODI**  
**DILIP KUMAR MODI**  
**26/04/1980**  
**AHEPW3385B**



आयकर विभाग - भारत सरकार  
 आयकर सेवा केंद्र, 401 फ्लोर 'X' ब्लॉक, टाइटल वॉर्ल्ड,  
 नानदा मिल्स कंपाउंड,  
 S. B. Marg, Lower Ground, Mumbai - 400 012.

Income Tax PAN Services Unit, NEER,  
 401 Floor 'X' Block, Title World,  
 Nanada Mills Compound,  
 S. B. Marg, Lower Ground, Mumbai - 400 012.

Tel: 91 22 2499 4000 Fax: 91 22 2499 1964  
 e-mail: ahepw@india.nic.in



*Handwritten signature*



Swapna Banerjee



Bipul Samanta



Tarak Nath Ray

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**BOGNATHI SODI**  
**DILIP KUMAR SODI**

**02/01/1954**  
 Permanent Account Number  
**AHEPM3890C**

  
 Signature

  
  
 PHOTO

कर्मचारी को सौंपने के लिए प्रेषित करने के लिए  
 प्रेषित करने के लिए, यह सूचना दी जाती है  
 कि यह सूचना, जो कि प्रेषित करने के लिए  
 प्रेषित करने के लिए, प्रेषित करने के लिए

Income Tax PAN Services Unit, NSIC,  
 4th Floor, 'A' Wing, Trade World,  
 Kirti Nihar Complex,  
 S. D. Marg, Convent Road, Mumbai - 400 015  
 Tel: 75 72 3444/4000 Fax: 91 22 7299 0464,  
 e-mail: [nsic@nsic.gov.in](mailto:nsic@nsic.gov.in)

✓ 

(21)

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

GRN: 19-201617-002322998-1 Payment Mode Online Payment  
GRN Date: 16/09/2016 15:39:58 Bank: State Bank of India  
BRN: CKA4771648 BRN Date: 16/09/2016 15:57:26

**DEPOSITOR'S DETAILS**

Id No. : 19040001278131/1/2016  
(Query No./Query Year)

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

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19040001278131/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	17687 ✓
2	19040001278131/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	79920 ✓

**Total**

97607

In Words : Rupees Ninety Seven Thousand Six Hundred Seven only





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001278131/2016

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 Allpore, Kolkata-700 053, P.O:- New Allpore, P.S:- New Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Seller [BARBARI K CONSTRUCTION PRIVATE LIMITED ]		5409 	Dipak modi 19/9/16
1.1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Allpore, Kolkata-700 053, P.O:- New Allpore, P.S:- New Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Seller [BLUEVIEW VANIJYA PRIVATE LIMITED ]			Dipakmodi 19/9/16
1.2	Mr DIPAK KUMAR MODI 243-G, Block- J, New Allpore, Kolkata-700 053, P.O:- New Allpore, P.S:- New Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED.]			Dipak modi 19/9/16

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
2	Mr SOMNATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Representative of Seller [RIMJHIM COMMOD EAL PRIVATE LIMITED]		5416 	 19/9/16
3	Mr AMAR NATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Representative of Seller [LAKE VIEW TIE-UP PRIVATE LIMITED]		5417 	 19/9/16
4	SWAPNA 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	Representative of Seller [ZODIAC HEIGHTS PRIVATE LIMITED]		5414 	 Swapna Banerjee

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr BIPUL SAMANTA 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 [ULTIMAT E NIWAS PRIVATE LIMITED ]		4513 	 19/9
6	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 ]		5412 	 19/09/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 19.9.16	

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

# Barbarik Construction Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. **DIPAK KUMAR MODI** Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed 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*  
*Dipak Modi*  
Dipak Kumar Modi  
Director  
DIN: 00052468

*Gayatri*  
*Gayatri Devi Modi*  
Gayatri Devi Modi  
Director  
DIN: 01264895

# Lakeview Tie-up Pvt. Ltd.

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

Phone No. 033-22811981

Email Id. lakeviewtieup@outlook.com

CIN: U52100WB2007PTC116183

The undersigned, being the Directors of LAKE VIEW TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10:30 AM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

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

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

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

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

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

*Amarnath*  
*for*  
Amarnath Modi  
Director  
DIN: 00052477

*Neha Modi*  
Neha Modi  
Director  
DIN: 01518742

# Ultimate Niwas Pvt. Ltd.

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

Phone no. 033-22811981

Email Id. ultimateniwas@outlook.com

CIN: U45400WB2007PTC116730

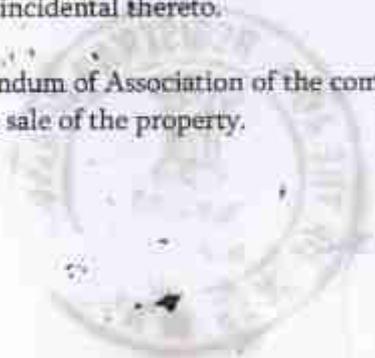
The undersigned, being the Directors of ULTIMATE NIWAS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 01:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra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

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

FURTHER RESOLVED, that Mr. 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

*B3*  
*Bipul Samanta*  
Bipul Samanta  
Director  
DIN: 00071989

*Neha Modi*  
Neha Modi  
Director  
DIN: 01518742

# 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](mailto:thsp106@gmail.com)  
CIN: U70109WB2006PTC111576

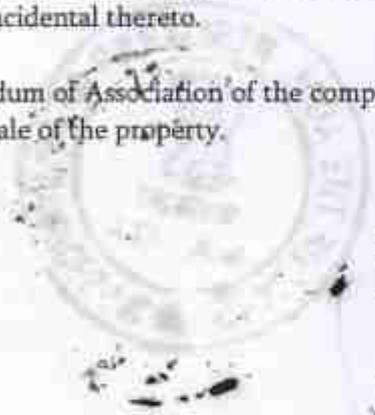
The undersigned, being the Directors of TARA HOME SEARCH PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 01.08.2016 at 03:00 PM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra 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 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

*KRM*  
Kishan Kumar Modi  
Director  
DIN: 00052423

*Dipak*  
Dipak Kumar Modi  
Director  
DIN: 00052468



# Zodiac Heights Pvt. Ltd.

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

Phone no 033-22811981

Email id. zodaicheights@outlook.com

CIN: U45400WB2007PTC116587

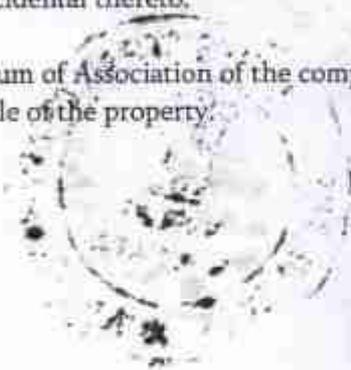
The undersigned, being the Directors of ZODIAC HEIGHTS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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



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

*Prabal Marik*  
Prabal Marik  
Director  
DIN: 07086068

*SB*  
*Swapna Banerjee*  
Swapna Banerjee  
Director  
DIN: 001991282

# Blueview Vanijya Pvt. Ltd.

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

Phone no. 033-22811981

Email. Id- [blueviewvani@outlook.com](mailto:blueviewvani@outlook.com)

CIN: U51109WB2007PTC116185

The undersigned, being the Directors of BLUEVIEW VANIJYA PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 12:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

*Dipak*  
*Dipak Modi*

Dipak Kumar Modi  
Director  
DIN: 00052468

*Payal*  
*Payal Modi*

Payal Modi  
Director  
DIN: 01518774

# Rimjhim Commodeal Pvt. Ltd.

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

Phone no. 033-22811981

Email Id. rimcomm@outlook.com

CIN: U52100WB2007PTC116184

The undersigned, being the Directors of RIMJHIM COMMODEAL PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

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

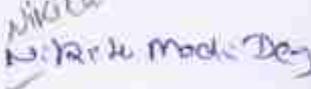
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same 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. SOMNATH MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

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

For and on behalf of the Board  
For Rimjhim Commodeal Private Limited

*Somnath Modi*  
  
Somnath Modi  
Director  
DIN: 00060439

*Nikita*  
*Nikita Modi Dey*  
  
Nikita Modi Dey  
Director  
DIN: 01518762

# Happy Mansions Pvt. Ltd.

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

Phone no. 033-22811981

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:

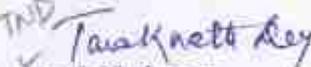
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710,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

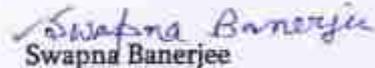
FURTHER RESOLVED, that Mr. TARAK NATH DEY, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the 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

TND  
  
Tarak Nath Dey  
Director  
DIN: 00058111

S/S  
  
Swapna Banerjee  
Director  
DIN: 01991282

and having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **RIMJHIM COMMODEAL PRIVATE LIMITED**, (PAN- AADCR6277J), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SOMNATH MODI, (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **BLUEVIEW VANIJYA PRIVATE LIMITED**, (PAN- AADCB1492R), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (4) **LAKE VIEW TIE-UP PRIVATE LIMITED**, (PAN- AABCL3199B), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory AMAR NATH MODI, (PAN- AHEPM3585B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (5) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (6) **ULTIMATE**

**NIWAS PRIVATE LIMITED**, (PAN- AAACU9085A), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **BIPUL SAMANTA**, (PAN- BWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (7) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **TARAK NATH DEY**, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (8) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCB1702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **DIPAK KUMAR MODI**, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (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 aforesaid property in Record Of Rights vide L.R. Khatian No. 4242, 4243 and 4244, respectively;

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

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

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

<u>VENDORS'S Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2) RIMJHIM COMMODEAL PRIVATE LIMITED -----	5947
(3) BLUEVIEW VANIJYA PRIVATE LIMITED -----	5948
(4) LAKE VIEW TIE-UP PRIVATE LIMITED -----	5949
(5) ZODIAC HEIGHTS PRIVATE LIMITED -----	5936
(6) ULTIMATE NIWAS PRIVATE LIMITED -----	5935
(7) HAPPY MANSIONS PRIVATE LIMITED -----	5934
(8) BARBARIK CONSTRUCTION PRIVATE LIMITED -----	5933

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein have agreed to purchase the Said Property at and for a Total Consideration of Rs.16,00,000/- [Rupees Sixteen Lac] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.16,00,000/- [Rupees Sixteen Lac] only, duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933 within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated 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 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, lispens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PLANET MARCOM PRIVATE LIMITED



21/02/2011

Payment Account Number

AAFCP8932J

11020011

**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, 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 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. L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

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

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

**SIGNED, SEALED & DELIVERED**

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



19.9.16



1310 MLR RD

Back Harbour - 711002

Drafted by:-

Vann Garg  
Advocate

High Court, Calcutta  
F/1023/2008.

VARA HOME SEARCH PVT. LTD.

Dipak Modi

Director

FOR RESIDENT COMMUNITY PVT. LTD.



BLUEVIEW VANIJYA PVT. LTD.

Dipak Modi

Director

FOR LAKEVIEW TIF-UP PVT. LTD.



Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerjee

Director

ULTIMATE NIWAS PVT. LTD.

Ripul Saha

Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Sengupta

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipak Modi

Director

**RECEIPT & MEMO OF CONSIDERATION**

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

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

Witnesses:

*[Signature]*

*[Signature]*

TARA HOME SEARCH PVT. LTD.

*Dipate Modi*

Director

FOR RIMJHIM COMMODEAL PVT. LTD.

*[Signature]*

Director

BLUEVIEW VANIJYA PVT. LTD.

*Dipate Modi*

Director

FOR LAKEVIEW TIE-UP PVT. LTD.

*[Signature]*

Director

ZODIAC HEIGHTS PVT. LTD.

*Swapna Banerjee*

Director

ULTIMATE NIWAS PVT. LTD.

*Bipul Samanta*

Director

HAPPY MANSIONS PVT. LTD.

*Tarak Nath Dey*

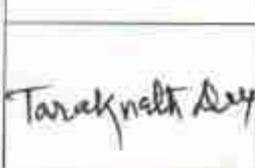
Director

BARBARIK CONSTRUCTION PVT. LTD.

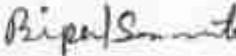
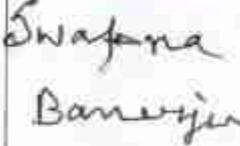
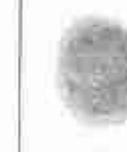
*Dipate Modi*

Director

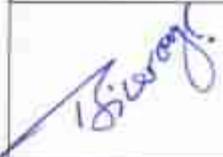
# FORM FOR TEN FINGERPRINTS

<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

# FORM FOR TEN FINGERPRINTS

					
	<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>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>3</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>

# 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>

### Major Information of the Deed

Deed No :	I-1904-09136/2016	Date of Registration	9/27/2016 1:24:00 PM
Query No / Year	1904-0001278131/2016	Office where deed is registered	
Query Date	15/09/2016 1:44:55 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 16,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,020/- (Article:23)	Rs. 17,687/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5937	Bastu	Shali	3.3058 Dec	16,00,000/-	16,00,000/-	Width of Approach Road: 8 Ft.
<b>Grand Total :</b>					<b>3.3058Dec</b>	<b>16,00,000 /-</b>	<b>16,00,000 /-</b>	

### Seller Details :

Sl 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
2	<b>RIMJHIM COMMODEAL 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. AADCR6277J, Status :Organization, Executed by: Representative
3	<b>BLUEVIEW VANIJYA 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. AADCB1492R, Status :Organization, Executed by: Representative
4	<b>LAKE VIEW TIE-UP PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCL3199B, Status :Organization, Executed by: Representative
5	<b>ZODIAC HEIGHTS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2938D, Status :Organization, Executed by: Representative

6	<b>ULTIMATE NIWAS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status : Organization, Executed by: Representative
7	<b>HAPPY MANSIONS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status : Organization, Executed by: Representative
8	<b>BARBARIK CONSTRUCTION PRIVATE LIMITED</b> Registered Under The Companies Act 1956 And Having, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1702E, Status : Organization, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SEAMARINE SALES PRIVATE LIMITED</b> CA 16/2A, Railpukur Road, 4th Floor, Room No. 403,, P.O:- D B 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 Chandu Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED , PLANET MARCOM PRIVATE LIMITED
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 - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED , BLUEVIEW VANIJYA PRIVATE LIMITED , BARBARIK CONSTRUCTION PRIVATE LIMITED
3	<b>Mr SOMNATH MODI</b> Son of Mr Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RIMJHIM COMMODEAL PRIVATE LIMITED
4	<b>Mr AMAR NATH MODI</b> Son of Mr Dilip Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : LAKE VIEW TIE-UP PRIVATE LIMITED
5	<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

6	<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
7	<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

**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, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
2	RIMJHIM COMMODEAL PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
3	BLUEVIEW VANIJYA PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
6	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
7	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec
8	BARBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.206612 Dec, PLANET MARCOM PRIVATE LIMITED-0.206612 Dec

**Land Details as per Land Record**

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

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

On 17-09-2016

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

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



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

On 19-09-2016

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

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

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

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

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

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

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

Execution is admitted on 19-09-2016 by Mr AMAR NATH MODI,

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

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

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

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

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

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

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



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

On 24-09-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,687/- ( A(1) = Rs 17,589/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 17,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 3:57PM with Govt. Ref. No: 192016170023229981 on 16-09-2016, Amount Rs: 17,687/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4771648 on 16-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by by online = Rs 79,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2016 3:57PM with Govt. Ref. No: 192016170023229981 on 16-09-2016, Amount Rs: 79,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4771648 on 16-09-2016, Head of Account 0030-02-103-003-02



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

On 27-09-2016

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 9294, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 342302 to 342353

being No 190409136 for the year 2016.



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

*Al*

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

(This document is digitally signed.)

8454/16

9137/2016



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

X 192415



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

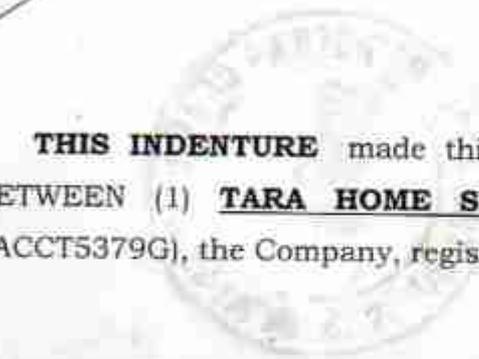
Additional Registrar of Assurance-IV, Kolkata

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

318  
 19.9.16  
 0-178836/16  
 MV=16 kes. Ae  
 Additional Registrar of Assurance-IV, Kolkata  
 C.M.-25/14/16  
 201  
 19/9/16

25



9297

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



*AC*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

19 SEP 2016

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

BARBARIK CONSTRUCTION  
PRIVATE LIMITED

22/06/2007  
Permanent Account Number

AAOCB1702E



1412014



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

HAPPY MANSIONS PRIVATE  
LIMITED

15/06/2007  
Permanent Account Number  
AABCH8800P



20110104





आयकर विभाग

INCOME TAX DEPARTMENT

ZODIAC HEIGHTS PRIVATE  
LIMITED

15/06/2007

Permanent Account Number

AAACZ2938D



भारत सरकार

GOVT. OF INDIA



15/06/2007

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED



18/10/2006

Permanent Account No. 0000

AACGT5379G

18/10/06

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

STYLISH VANLIYA PRIVATE LIMITED



12/04/2007

Permanent Account Number

AALCS0125J

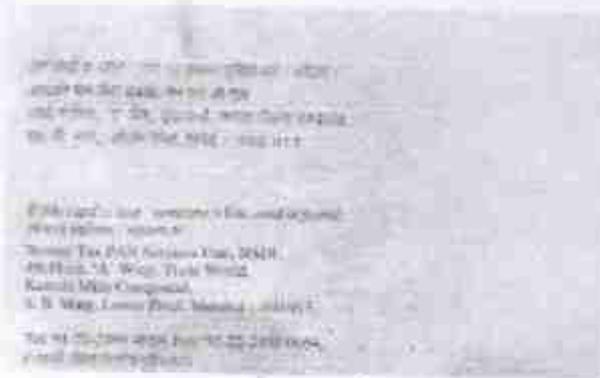
12/04/2007

**DIPAK KUMAR MODI**

**FRONT**



**BACK**



*Dipak Modi*



Swapna Banerjee



Bipul Samanta



Tanak Nath Deo





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 19040001278836/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [BARBARI K CONSTRUCTION PRIVATE LIMITED]		5409 	Dipak modi 19/9/16
1.1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			Dipak modi 19/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	SWAPNA BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]		5414 	Swapna Banerjee

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.1	SWAPNA 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	Represent ative of Seller [ZODIAC HEIGHTS PRIVATE LIMITED, ]			Swapna Banerjee 19.9.16
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 [ULTIMAT E NIWAS PRIVATE LIMITED ]		4513 	Bipul Samanta 19/9
4	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 ]		5412 	Tarak Nath Dey 19/9

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Sunil Agarwal Son of Late Kishan Lal Agarwal 98, Girish Ghosh Road, P.O:- Belur Math, P.S:- Bally, Bally, District:- Howrah, West Bengal, India, PIN - 711202	Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY	<i>Dipankar</i> 19.9.16

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

25

# 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: U45400WB2007PTC118728

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, and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

Director

DIN: 00052468

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, and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

  
Bipul Samanta  
Director  
DIN: 00071989

  
Neha Modi  
Director  
DIN: 01518742

# 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](mailto: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:

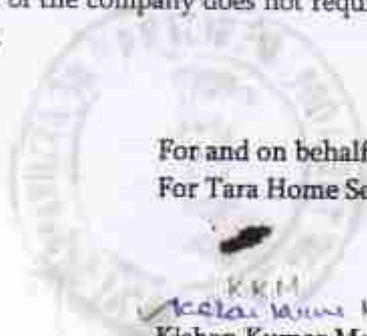
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of a plot of land measuring about 2 (Two) Cottah equivalent to 3.3058 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710,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

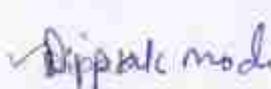
FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the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

  
K.K.M.  
Kishan Kumar Modi  
Director  
DIN: 00052423

  
Dipak Kumar Modi  
Director  
DIN: 00052468

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# 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, and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

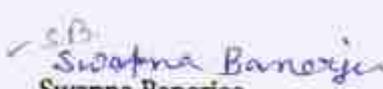
FURTHER RESOLVED, that Mr. SWAPNA BANERJEE, Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the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

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

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

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

  
Prabal Marik  
Director  
DIN: 07086068

  
Swapna Banerjee  
Director  
DIN: 001991282

25

# Happy Mansions Pvt. Ltd.

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

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, and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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

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

✓ *Swapna Banerjee*  
Swapna Banerjee  
Director  
DIN: 01991282

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- 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- AADCBI702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053,

hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective 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 NO. AFSPJ4367C), s/o Sri Chandī Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Aparment, 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 (Saf Bikray Kobala) dated 18th day of June, 1999 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Kumari Ruma Pal, from their portion of land, sold, transferred and conveyed **ALL THAT** piece or parcel of a plot of land measuring about 4 (Four) Cottah, more or less, lying and situated at 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, unto and in favour of (Mr.) Tarak Nath Mahato and (Mr.) Prakash Mahato which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 49, Pages from 341 to 348, Being No. 1970 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said (Mr.) Tarak Nath Mahato and (Mr.) Prakash Mahato, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, they mutated their name in Record Of

Rights vide L.R. Khatian No. 4910 and 4911 and thereafter, by virtue of a partition deed dated 29th day of April, 2004, partitioned among themselves in equal proportion **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah, more or less, lying and situated under Mouza- REKJOANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, comprised under R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4910 and 4911, under Police Station- Rajarhat, District North 24-Parganas, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book- I, Volume No. 174, Pages 223 to 234, Being No. 2987 for the year 2004; absolutely and forever;

**AND WHEREAS** thus, by virtue of aforesaid partition deed, said **(Mr.) Tarak Nath Mahto** became the sole and absolute owner of **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah, equivalent to 3.30578 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised under R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 4910, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

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

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

<u>No.</u>	<u>VENDORS'S Name</u>	<u>L.R. Khatian</u>
(1)	TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2)	ZODIAC HEIGHTS PRIVATE LIMITED -----	5936
(3)	ULTIMATE NIWAS PRIVATE LIMITED -----	5935
(4)	HAPPY MENSIONS PRIVATE LIMITED -----	5934
(5)	BARBARIK CONSTRUCTIONS PRIVATE LIMITED -----	5933

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchasers herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.16,00,000/- [Rupees Sixteen Lac] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.16,00,000/- [Rupees Sixteen Lac] only, duly paid by the 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. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5937, 5936, 5935, 5934, and 5933,

within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever 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 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, lispensens, 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, 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 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, and 5933, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas and butted and bounded as follows:

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

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

**SIGNED, SEALED & DELIVERED**

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

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

*[Signature]*  
1511 MLB Rd  
Banda Howrah - 711202

PARA HOME SEARCH PVT. LTD.

*Dipal Modi*

Director

ZODIAC HEIGHTS PVT. LTD.

*Swarna Banerjee*  
Director

ULTIMATE NIWAS PVT. LTD.

*Bipul Samanta*

Director

BARBARIK CONSTRUCTION PVT. LTD

*Dipal Modi*

Director

HAPPY MANSIONS PVT. LTD.

*Tarak Nath Sanyal*

Director

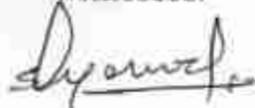
Drafted by  
Varun Gang  
Advocate  
High Court, Calcutta  
F/1023/2008.

**RECEIPT & MEMO OF CONSIDERATION**

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

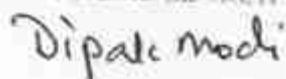
Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,20,000/-	12.09.2016	892767	State Bank Of India, Tegharia Raghunathpur Br.	Tara Home Search Pvt. Ltd.
3,20,000/-	12.09.2016	892768	-do-	Zodiac Heights Pvt. Ltd.
1,60,000/-	12.09.2016	892769	-do-	Ultimate Niwas Pvt. Ltd.
1,60,000/-	12.09.2016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

Witnesses:





TARA HOME SEARCH PVT. LTD.



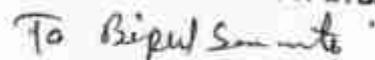
Director

ZODIAC HEIGHTS PVT. LTD.



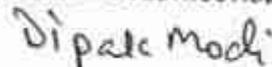
Director

ULTIMATE NIWAS PVT. LTD.



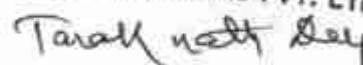
Director.

BARBARIK CONSTRUCTION PVT. LTD.



Director.

HAPPY MANSIONS PVT. LTD.



Director

# FORM FOR TEN FINGERPRINTS

1						
	Swarna Banerjee	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
2						
	Dipal Modi	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
3						
	Bipul Samant	<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>

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

25

GRN: 19-201617-002330859-1 Payment Mode Online Payment  
GRN Date: 17/09/2016 14:09:08 Bank : State Bank of India  
BRN : CKA4836435 BRN Date: 17/09/2016 14:26:38

DEPOSITOR'S DETAILS

Id No. : 19040001278836/1/2016

[Query No./Query Year]

Name : SEAMARINE SALES PVT LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : CA 16/2A, RAILPUKUR ROAD,  
DESHBANDHU NAGAR, KOL-59  
Applicant Name : Ms SEAMARINE SALES PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	19040001278836/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	17667 ✓
2	19040001278836/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	79920 ✓

Total

97607

In Words : Rupees Ninety Seven Thousand Six Hundred Seven only



# 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>Taral nethi Sanyal</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>T. Sanyal</i>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>

### Major Information of the Deed

Deed No :	I-1904-09137/2016	Date of Registration	9/27/2016 1:25:14 PM
Query No / Year	1904-0001278836/2016	Office where deed is registered	
Query Date	15/09/2016 3:00:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 16,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,020/- (Article.23)	Rs. 17,687/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5937	Bastu	Shali	3.3058 Dec	16,00,000/-	16,00,000/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>3.3058Dec</b>	<b>16,00,000 /-</b>	<b>16,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED</b> 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No. AACCT5379G, Status :Organization, Executed by: Representative
2	<b>ZODIAC HEIGHTS PRIVATE LIMITED,</b> NO 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Ja, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2938D, Status :Organization, Executed by: Representative
3	<b>ULTIMATE NIWAS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status :Organization, Executed by: Representative
4	<b>HAPPY MANSIONS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status :Organization, Executed by: Representative
5	<b>BARBARIK CONSTRUCTION PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1702E, Status :Organization, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SEAMARINE SALES PRIVATE LIMITED</b> CA 15/2A, 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 Chandl Charan Jha Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamarhati, P.S:- Beighoria, 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: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED , 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: Service, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED , 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 Mr 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

**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, Distnct-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Bikram Kumar Jha, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec,PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED,	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec,PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec,PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec,PLANET MARCOM PRIVATE LIMITED-0.33058 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	SEAMARINE SALES PRIVATE LIMITED-0.33058 Dec,PLANET MARCOM PRIVATE LIMITED-0.33058 Dec

## Land Details as per Land Record

District: North 24-Parganas, P. 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:ভার্মা হোম সার্চ, Gurdian:প্রা: সি:, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.04000000 Acre,

Endorsement For Deed Number : I - 190409137 / 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 16,00,000/-



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 19:48 hrs on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ..

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

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

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

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

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

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

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

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 24-09-2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,687/- ( A(1) = Rs 17,589/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 17,687/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/09/2016 2:26PM with Govt. Ref. No: 192016170023308591 on 17-09-2016, Amount Rs: 17,687/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4836435 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. 80,020/- and Stamp Duty paid by by online = Rs 79,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/09/2016 2:26PM with Govt. Ref. No: 192016170023308591 on 17-09-2016, Amount Rs: 79,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4836435 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. 80,020/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9297, 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 342354 to 342395

being No 190409137 for the year 2016.



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

*AS*

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

(This document is digitally signed.)

8453/16

9138/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192409

visit  
19.9.16.

2ND  
D-1278799/16.

18



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

*Pe*  
Additional Registrar of Assurances-IV, Kolkata

*Pe*  
Additional Registrar of Assurances-IV, Kolkata

27 SEP 2016

C.No-2500/16

JUL 2500-  
JUL 2500-

19/9/16

**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

9291

Sl. No.	
Name	
Adc.	
Amount	100/-
09 SEP 2016	
 <b>Soumitra Chanda</b> Licensed Stamp Vendor 8/2, K. S. Roy Rd., Kol-1	



July 9 2016



ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA  
 19 SEP 2016







Government of West Bengal

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

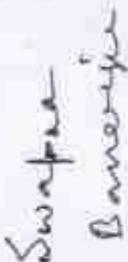
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001278799/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [BARBARI K CONSTRUCTION PRIVATE LIMITED]		5409 	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 [BLUEVIEW VANIJYA PRIVATE LIMITED]			Dipak Modi 19/9/16
1.2	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata-700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			Dipak Modi 19/9/16

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
2	Mr SOMNATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Representative of Seller [RIMJHIM COMMOD EAL PRIVATE LIMITED ]		5416 	 19/9/16
3	Mr AMAR NATH MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Representative of Seller [LAKE VIEW TIE-UP PRIVATE LIMITED ]		5417 	 9/12/16
4	SWAPNA 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	Representative of Seller [ZODIAC HEIGHTS PRIVATE LIMITED. ]		5414 	 Swapna Banerjee

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr BIPUL SAMANTA T 87, Jyotish Ray Road, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [ULTIMAT E NIWAS PRIVATE LIMITED ]		4513 	 19/9
6	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 ]		5412 	 19/09/16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 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](mailto: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 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

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

*Dipak*  
*Dipak Modi*  
Dipak Kumar Modi  
Director  
DIN: 00052468

# Rimjhim Commodeal Pvt. Ltd.

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

Phone no. 033-22811981

Email Id. rimcomm@outlook.com

CIN: U52100WB2007PTC116184

The undersigned, being the Directors of RIMJHIM COMMODEAL PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 12.30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

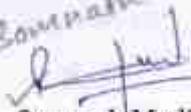
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed 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. SOMNATH MODI being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto.

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

For and on behalf of the Board  
For Rimjhim Commodeal Private Limited

*Somnath*  
  
Somnath Modi  
Director  
DIN: 00060439

*Nikita*  
*Nikita Modi Dey*  
Nikita Modi Dey  
Director  
DIN: 01518762

# Blueview Vanijya Pvt. Ltd.

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

Phone no. 033-22811981

Email. Id- [blueviewvani@outlook.com](mailto:blueviewvani@outlook.com)

CIN: U51109WB2007PTC116185

The undersigned, being the Directors of BLUEVIEW VANIJYA PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 12:30 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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 Blueview Vanijya Private Limited

*Dipak*  
*Dipak Modi*  
Dipak Kumar Modi  
Director  
DIN: 00052468

*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. zodalcheights@outlook.com

CIN: U45400WB2007PTC116587

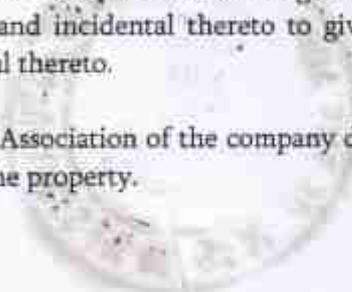
The undersigned, being the Directors of ZODIAC HEIGHTS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 02:00 P.M at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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



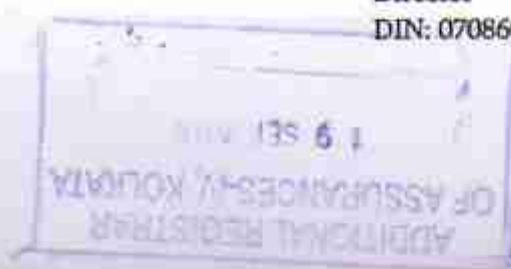
For and on behalf of the Board  
For Zodiac Heights Private Limited

*Prabal Marik*

Prabal Marik  
Director  
DIN: 07086068

*Swapna Banerjee*

Swapna Banerjee  
Director  
DIN: 001991282



18

# Happy Mansions Pvt. Ltd.

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

Phone no. 033-22811981

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

CIN: U45400WB2007PTC11659

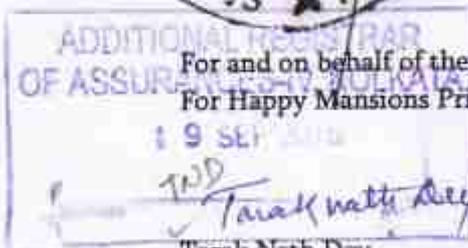
The undersigned, being the Directors of HAPPY MANSIONS PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 02:00 PM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra 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 land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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

TND  
Tarak Nath Dey  
Director  
DIN: 00058111

SB  
Swapna Banerjee  
Director  
DIN: 01991282



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BARBARIK CONSTRUCTION  
PRIVATE LIMITED

22/06/2007

Permanent Account Number

AADCB1702E



2011 10014



# 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

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 AM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

*Gayatri*  
*Gayatri Devi Modi*  
Gayatri Devi Modi  
Director  
DIN: 01264895

# Lakeview Tie-up Pvt. Ltd.

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

Phone No. 033-22811981

Email Id. lakeviewtieup@outlook.com

CIN: U52100WB2007PTC116183

The undersigned, being the Directors of LAKE VIEW TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 10:30 AM at their registered office situated at ROOM NO. 5A, 5TH FLOOR, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*Amarnath*  
*Modi*  
Amarnath Modi  
Director  
DIN: 00052477

*Neha Modi*  
Neha Modi  
Director  
DIN: 01518742

# Ultimate Niwas Pvt. Ltd.

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

Phone no. 033-22811981

Email Id. ultimateniwas@outlook.com

CIN: U45400WB2007PTC116730

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*Bipul Samanta*  
Bipul Samanta  
Director  
DIN: 00071989

*Neha Modi*  
Neha Modi  
Director  
DIN: 01518742





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAKEVIEW TIE UP PRIVATE  
LIMITED

29/05/2007  
Permanent Account Number  
AABCL3199B



29110014

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RIMJHM COMMODEAL PRIVATE  
LIMITED

29/05/2007  
Permanent Account Number  
AAOCR6277J



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

BLUEVIEW VANUJA PRIVATE  
LIMITED

29/05/2007  
Particulars Account Number  
AADCB1492R



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED

15/10/2008  
Furnished Account Number

AACCT5379G

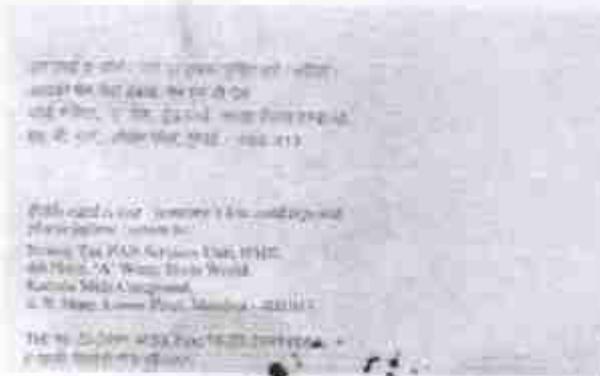


**DIPAK KUMAR MODI**

**FRONT**



**BACK**



*Dipak Modi*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMARNATH MODI

DILIP KUMAR MODI

26/04/1980

AHEPM35858



आयकर विभाग, एन.डी. इण्डिया बिल्डिंग्स / १००१  
आयकर विभाग, एन.डी. इण्डिया  
आयकर विभाग, एन.डी. इण्डिया, एन.डी. इण्डिया  
एन.डी. इण्डिया, एन.डी. इण्डिया - ११० ०१३

Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
N. B. Marg, Lower Park, Mumbai - 400 013

Tel: 91 22 2499 4000, Fax: 91 22 499 4001  
E-mail: nsdl@nsdl.co.in

*Handwritten signature*



Swapna Banerjee



Bipul Samanta



*Tarak Nath Dey*

and having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **RIMJHIM COMMODEAL PRIVATE LIMITED**, (PAN- AADCR6277J), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SOMNATH MODI, (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **BLUEVIEW VANIJYA PRIVATE LIMITED**, (PAN- AADCB1492R), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (4) **LAKE VIEW TIE-UP PRIVATE LIMITED**, (PAN- AABCL3199B), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory AMAR NATH MODI, (PAN- AHEPM3585B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (5) **ZODIAC HEIGHTS PRIVATE LIMITED**, (PAN- AAACZ2938D), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (6) **ULTIMATE NIWAS PRIVATE LIMITED**, (PAN- AAACU9085A), the Company,

registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory BIPUL SAMANTA, (PAN- BWGPS0765R), son of Nagendra Nath Samanta, residing at 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, (7) **HAPPY MANSIONS PRIVATE LIMITED**, (PAN- AABCH8800P), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (8) **BARBARIK CONSTRUCTION PRIVATE LIMITED**, (PAN- AADCB1702E), the Company, registered under the Companies Act 1956 and having its registered Office at ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "**the VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND VISTA TOWERS PRIVATE LIMITED**, the Company, (PAN NO. AACCV5098A), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Anand Kumar Shah, (PAN NO. ATDPS6861R), son of Sri Shravan Kumar Shah, residing at Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kaikhali, Kolkata 700136, hereinafter referred to as "**the PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to

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

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

**AND WHEREAS** While thus the said **Kalipada Ghosh**, solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, he died intestate leaving behind him, his only son namely **(Sri) Sristidhar Ghosh**, and 5 [five] daughters namely [1] **(Srimati) Anna Ghosh**, [2] **(Srimati) Laksmi Rani Ghosh**, [3] **(Srimati) Saraswati Ghosh**, [4] **(Srimati) Jamuna Ghosh**, and [5] **(Srimati) Harani Ghosh**, as the only legal heirs and successors towards the estates left by him, by virtue of law of inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said [1] **(Sri) Sristidhar Ghosh**, and 5 [five] daughters namely [2] **(Srimati) Anna Ghosh**, [3] **(Srimati) Laksmi Rani Ghosh**, [4] **(Srimati) Saraswati Ghosh**, [5] **(Srimati) Jamuna Ghosh**, and [6] **(Srimati) Harani Ghosh**, jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, by virtue of a Sale Deed (Saf Bikray Kobala) dated 19th day of December, 1973, the said [3] **(Srimati) Laksmi Rani Ghosh**, [4] **(Srimati) Saraswati Ghosh**, [5] **(Srimati) Jamuna Ghosh**, and [6] **(Srimati) Harani Ghosh**, sold, transferred and conveyed their entire undivided undemarcated 4/6th entitlement in the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring 16 (Sixteen) Decimal, more or less, comprised in R.S. Dag No.424, recorded under R.S. Khatian No. 631,

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

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

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

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

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

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

<b><u>VENDORS'S Name</u></b>	<b><u>L.R. Khatian No.</u></b>
(1) TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2) RIMJHIM COMMODEAL PRIVATE LIMITED -----	5947
(3) BLUEVIEW VANIJYA PRIVATE LIMITED -----	5948
(4) LAKE VIEW TIE-UP PRIVATE LIMITED -----	5949
(5) ZODIAC HEIGHTS PRIVATE LIMITED -----	5936
(6) ULTIMATE NIWAS PRIVATE LIMITED -----	5935
(7) HAPPY MANSIONS PRIVATE LIMITED -----	5934
(8) BARBARIK CONSTRUCTION PRIVATE LIMITED -----	5933

**AND WHEREAS**, the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.16,00,000/- [Rupees Sixteen Lac] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.16,00,000/- [Rupees Sixteen Lac] only, duly paid by the Purchaser to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment

of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" OR **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or 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 Vendors unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the

Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

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

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

whatsoever from or by the Vendors or any person or persons whatsoever; and

- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- (VI) THAT the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- (VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and

- (VIII) THAT the Vendors has not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- (IX) THAT the Purchaser and all person claiming through or under the Purchaser have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- (X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- (XI) THAT simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the Said Property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- (XII) THAT the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the schedule hereto below; and

- (XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- (XIV) THAT simultaneously with the execution of this deed, the Vendors has handed over all documents of title relating to this property unto the Purchaser and Vendors herein declares that in future he shall liable to handover those document, as and when he will collect the same from the appropriate authority, if pending.

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring 2 [Two] Cottah, equivalent to 3.3058 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 424, recorded under R.S. Khatian No. 631, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the local limit of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District 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 :	Twelve Feet wide Common Passage;
ON THE SOUTH :	Land under R.S. Dag No.407;
ON THE EAST :	Land under R.S. Dag No.424 (Part);
ON THE WEST :	Land under R.S. Dag No.424 (Part);

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

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

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

*[Signature]*  
1312 P.M.B. Road  
New Howrah - 711202

Drafted by  
Venu Jay  
Advocate  
High Court, Calcutta  
F/1023/2024

VARA HOME SEARCH PVT. LTD.

*Dipale Modi*

Director

FOR BLUEVIEW GARDENS PVT. LTD.

*[Signature]*  
Director

BLUEVIEW VANIJYA PVT. LTD.

*Dipale Modi*

Director

FOR LAKEVIEW TIE-UP PVT. LTD.

*[Signature]*  
Director

ZODIAC HEIGHTS PVT. LTD.

*Swapna Bhowmik*

Director

ULTIMATE NIWAS PVT. LTD.

*Bipul Samanta*

Director

HAPPY MANSIONS PVT. LTD.

*Tarak Nath Sanyal*

Director

BARBARIK CONSTRUCTION PVT. LTD.

*Dipale Modi*

Director

**RECEIPT & MEMO OF CONSIDERATION**

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

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

Witnesses:




TARA HOME SEARCH PVT. LTD.

Dipal Modi

Director

BLUEVIEW VANIJYA PVT. LTD.

Dipal Modi

Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerjee

Director

HAPPY MANSIONS PVT. LTD.

Tarak Nath Ray

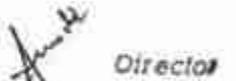
Director

OR RIMJHIM COMMUDEAL PVT. LTD



Director

FOR LAKEVIEW TIE-UP PVT. LTD.



Director

ULTIMATE NIWAS PVT. LTD.

Rajesh Samanta

Director

BARBARIK CONSTRUCTION PVT. LTD.

Dipal Modi

Director

# FORM FOR TEN FINGERPRINTS

<b>1</b>						
	<i>Swarna Banerjee</i>	<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>						
	<i>Dipalambhi</i>	<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>3</b>						
	<i>Tarak Nath Singh</i>	<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>

# FORM FOR TEN FINGERPRINTS

					
	<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>
<b>3</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>

# FORM FOR TEN FINGERPRINTS

						
		<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>
		<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>

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

GRN: 19-201617-002322548-1

Payment Mode Online Payment

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

Bank : State Bank of India

BRN : CKA4769802

BRN Date: 16/09/2016 15:37:36

DEPOSITOR'S DETAILS

Id No. : 19040001278799/1/2016

(Query No./Query Year)

Name : VISTA TOWERS PVT LTD

Contact No. : Mobile No. : +91 9836475200

E-mail :

Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-59

Applicant Name : Ms VISTA TOWERS PRIVATE LIMITED

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	19040001278799/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	17667 ✓
2	19040001278799/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	79920 ✓

Total

97607

In Words : Rupees Ninety Seven Thousand Six Hundred Seven only

## Major Information of the Deed

Deed No :	I-1904-09138/2016	Date of Registration	9/27/2016 1:26:22 PM
Query No / Year	1904-0001278799/2016	Office where deed is registered	
Query Date	15/09/2016 2:56:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VISTA TOWERS PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : 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. 16,00,000/-	Rs. 16,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,020/- (Article:23)	Rs. 17,687/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT 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	3.3058 Dec	16,00,000/-	16,00,000/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>3.3058Dec</b>	<b>16,00,000 /-</b>	<b>16,00,000 /-</b>	

### Seller Details :

Sl 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
2	<b>RIMJHIM COMMODEAL PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACDR6277J, Status : Organization, Executed by: Representative
3	<b>BLUEVIEW VANIJYA PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACDB1492R, Status : Organization, Executed by: Representative
4	<b>LAKE VIEW TIE-UP PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCL3199B, Status : Organization, Executed by: Representative
5	<b>ZODIAC HEIGHTS PRIVATE LIMITED,</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2938D, Status : Organization, Executed by: Representative

6	<b>HAPPY MANSIONS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCH8800P, Status :Organization, Executed by: Representative
7	<b>BARBARIK CONSTRUCTION PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCB1702E, Status :Organization, Executed by: Representative
8	<b>ULTIMATE NIWAS PRIVATE LIMITED</b> ROOM NO. 5A, 5th Floor, CRESCENT TOWER, 229, Achar, P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACU9085A, Status :Organization, Executed by: Representative

**Buyer Details :**

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

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Anand Kumar Shah</b> Son of Mr Shraavan Kumar Shah Green Valley Housing Complex, Flat No. A-505, Chiriamore, Kaikhali, Kolkata 700136, P.O:- Airport, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : VISTA TOWERS 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: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED , BLUEVIEW VANIJYA PRIVATE LIMITED , BARBARIK CONSTRUCTION PRIVATE LIMITED
3	<b>Mr SOMNATH MODI</b> Son of Mr Dilip Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : RIMJHIM COMMODEAL PRIVATE LIMITED
4	<b>Mr AMAR NATH MODI</b> Son of Mr Dilip Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : LAKE VIEW TIE-UP PRIVATE LIMITED
5	<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,
6	<b>Mr BIPUL SAMANTA</b> Son of Mr Nagendra Nath SAMANTA T 87, Jyotish Ray Road, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ULTIMATE NIWAS PRIVATE LIMITED

**7 Mr TARAK NATH DEY**

Son of Mr Hari Pado DEY 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

**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 Anand Kumar Shah, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
2	RIMJHIM COMMODEAL PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
3	BLUEVIEW VANIJYA PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED,	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
6	HAPPY MANSIONS PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
7	BARBARIK CONSTRUCTION PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec
8	ULTIMATE NIWAS PRIVATE LIMITED	VISTA TOWERS PRIVATE LIMITED-0.413225 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 424(Corresponding RS Plot No:- 424), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রাঃ লিঃ, Address:220 ব্লক জে নিউআপিসপুর, Classification:শালি, Area:0.09000000 Acre,

**Endorsement For Deed Number : I - 190409138 / 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 16,00,000/-



**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 19:44 hrs on 19-09-2016, at the Private residence by Mr DIPAK KUMAR MODI ,

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

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

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

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

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

Execution is admitted on 19-09-2016 by Mr AMAR NATH MODI,

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

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

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

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

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

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

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*

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

**On 24-09-2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,687/- ( A(1) = Rs 17,589/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 17,687/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 3:37PM with Govt. Ref. No: 192016170023225481 on 16-09-2016, Amount Rs: 17,687/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4769802 on 16-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by by online = Rs 79,920/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/09/2016 3:37PM with Govt. Ref. No: 192016170023225481 on 16-09-2016, Amount Rs: 79,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA4769802 on 16-09-2016, Head of Account 0030-02-103-003-02

*Asit*

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

**On 27-09-2016**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 9291, Amount: Rs. 100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 339680 to 339730  
being No 190409138 for the year 2016.



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

*Al*

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

(This document is digitally signed.)

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 929427

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

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

**THIS INDENTURE** made this 4th day of September, 2014 (1) **(MR.) RAMESH MAHESWARI (MOONDRA)**, son of Hariram Moondra, by faith Hindu, by Profession – **(AdoPM 0942 Q.)** Business, by Nationality – Indian, And (2) **(MRS.) PARAMESHWARI MORER (MOONDRA)**, alias , Mrs. Parameswari Mundra, wife of Hariram Moondra, presently

INDIA 92 10

*[Faint handwritten text and a green checkmark]*

2507 13-6-19

নং তার

ডে: সাহাআলম মণ্ডল

ডে: মো- এ ডি এস আর, বারইপুত্র  
জেলা- বকশি ২৪ পরগণা  
ক্লা

SUBASH SAHA  
Advocate  
Sealdah Court

*Subash Saha*



সি: সাই মুন মোস্তফা  
সি: গাজির ইসলাম  
সি: হারুবাতি  
সি: চরীসারহামা  
সি: সারদা

Additional District Suh Registrar  
Rajshahi, New Town, North 24 Pgs.

04 SEP 2019

both residing at 62A, Hari Ghosh Street, Kolkata- 700006, herein after referred to and called as the "VENDORS" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the FIRST PART

AND

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

AND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- b. **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- c. **THAT** further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and
- d. **THAT** the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise

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

- e. **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- f. **THAT** the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensens or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- g. **THAT** simultaneously with the execution of this deed of conveyance, the Vendors have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- h. **THAT** the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and
- i. **THAT** the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;
- j. **THAT** simultaneously with the execution of this deed, the Vendors has handed over all documents of title relating to this property unto the Purchaser.

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

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

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

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of agreements and in consolidated consideration of sum of Rs. 28,00,000/- [Rupees Twenty Eight Lac] only, duly paid by the Purchaser to the Vendors at or before the execution of this instruments, out of Rs. 28,00,000/- at the request of the Vendors a sum of Rs.18,00,000/- (Rupees Eighteen Lac) only paid to M/S. Dubey Project, the Confirming Party herein and balance sum of Rs.10,00,000/- (Rupees Ten Lac) only paid to both the Vendors (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser ALL THAT piece or parcel of a plot of land, admeasuring about 6 (Six) Cottah more or less, comprised in C. S. Dag No. 426, R. S. Dag No. 454 appertaining to C.S. Khatian No. 1632, R. S. Khatian No. 1377, corresponding to L.R. Khatian No. P-634, lying and situated under Mouza- REKJWANI, J. L. No. 13, R. S. No. 198, Touzi No. 2998, under Police Station- Rajarhat, District North 24-Parganas, TOGETHER WITH the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured

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

#### THE SCHEDULE

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

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

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

**SIGNED, SEALED & DELIVERED**

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

Laxman  
Raigani  
Rajant  
Mogre (A)

(MR.) RAMESH MAHESWARI (MOONDRA)

परमेश्वरी मोरेड

(MRS.) PARAMESHWARI MORER (MOONDRA)

(SIGNATURE OF THE VENDOR)

**SIGNED, SEALED & DELIVERED**

by the 'CONFIRMING PARTY'  
at Kolkata in the presence of:

Laxman  
Raigani  
Rajant  
Mogre (A)

**DUBEY PROJECT**

Rajesh Dubey  
Proprietor

**(MR.) RAJESH DUBEY**

(SIGNATURE OF CONFIRMING PARTY)

Drafted by me  
Sriya Dey  
Advocate, High Court Calcutta

RECEIPT

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

MEMO OF CONSIDERATION

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

(Total Rupees Ten Lac only)

Witnesses:

*Sarany*

(MR.) RAMESH MAHESWARI (MOONDRA)

*परमेश्वरी मोन्द्रा*

(MRS.) PARAMESHWARI MORER (MOONDRA)

(SIGNATURE OF THE VENDORS)

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

(Total Rupees Eighteen Lac only)

**DUBEY PROJECT**

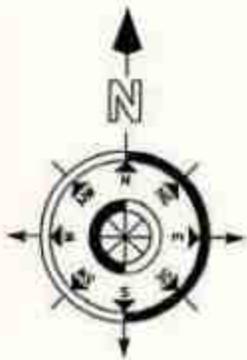
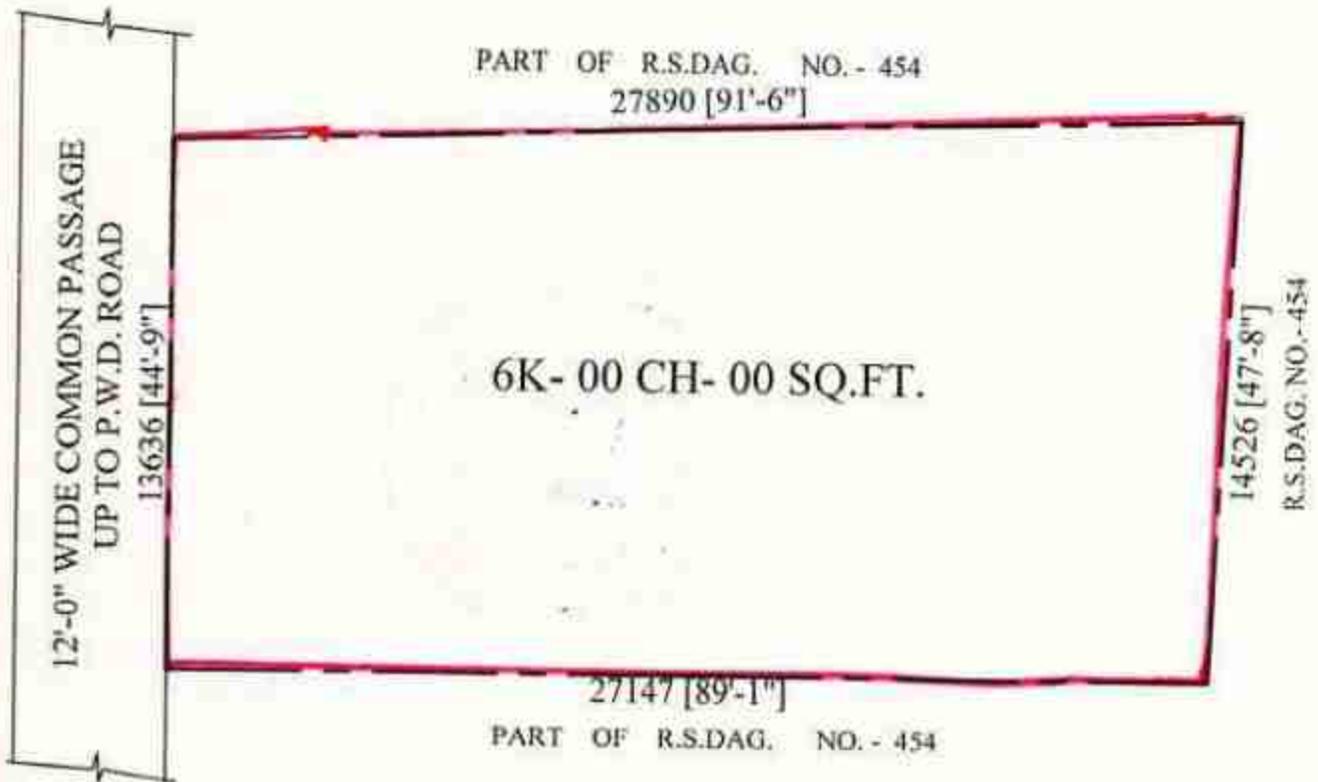
*Rajesh Dubey*  
Proprietor

(MR.) RAJESH DUBEY

(SIGNATURE OF CONFIRMING PARTY)

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

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



## SITE PLAN

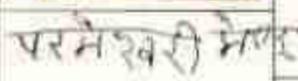
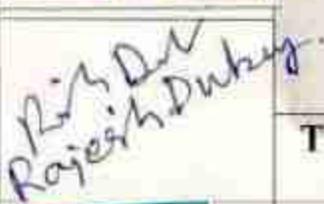
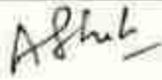
SCALE = 1:100

DUBEY PROJECT  
*Ramesh Maheshwari*  
Proprietor

*परमेश्वरी मोर*

VENDOR'S SIG.

# FORM FOR TEN FINGERPRINTS

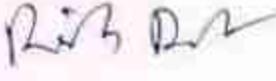
<b>1</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>2</b>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb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

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

I. Signature of the Presentant:

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

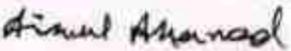
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ramesh Maheswari ( Moondra) Address -62 A, Hari Ghosh Street, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 04/09/2014	 LTI 04/09/2014	
2	Parameshwari Morer ( Moondra) Address -62 A, Hari Ghosh Street, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 04/09/2014	 LTI 04/09/2014	
3	Rajesh Dubey Address -H B - 108, Salt Lake City, Block - H B , Sector - I I I, District:-North 24-Parganas, WEST BENGAL, India,	Confirming Party	 04/09/2014	 LTI 04/09/2014	

Name of Identifier of above Person(s)

Ainul Ahmed  
Rajbati, District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date



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

04 SEP 2014

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



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

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

On 04/09/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 50650/- is paid , by the draft number 282218, Draft Date 04/09/2014, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 04/09/2014

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

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-28,00,000/-

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

**Deficit stamp duty**

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

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

Presented for registration at 13.55 hrs on :04/09/2014, at the Office of the A.D.S.R. RAJARHAT by Ramesh Maheswari ( Moondra ) , one of the Executants.

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

Execution is admitted on 04/09/2014 by

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

Identified By Ainul Ahmed, son of Najiruddin , Rajbati, District:-North 24-Parganas, WEST BENGAL, India, . By Caste: Muslim, By Profession: Business.

04 SEP 2014

  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pes.  
( Debasish Dhar )  
Additional District Sub-Registrar

04/09/2014 14:39:00

EndorsementPage 1 of 2



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

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

( Debasish Dhar )  
Additional District Sub-Registrar



Additional District Sub-Registrar  
Rajarat, New Town, North 24-Parganas  
( Debasish Dhar )  
Additional District Sub-Registrar  
EndorsementPage 2 of 2

U 4 SEP 2014

Certificate of Registration under section 60 and Rule 69.

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



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