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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

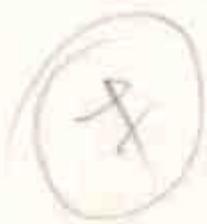


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Certified that this Document is admitted to Registration and Stampable Sheet and the endorsement are the part of this document.

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

25 OCT 2016



**THIS INDENTURE** made this the 21<sup>st</sup> day of ~~September~~ <sup>October</sup>, 2016 BETWEEN (1) **TARA HOME SEARCH PRIVATE LIMITED**, (PAN-AACCT5379G), the Company, registered under the Companies Act 1956

*[Signature]*

Handwritten notes on the left margin:  
 6200  
 21-10-16  
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 0-1277161/16  
 0-2112000/16  
 Additional Registrar of Assurances-IV, Kolkata  
 C.No-2829/16  
 JCV/250  
 JCV/50-370-  
 21/10/16

7668

SL. NO. ....  
NAME .....  
CT ..... 1007  
31 AUG 2016  
SOURMITI CHAND  
Licensed Insurer  
8/2, K.S. Road, Kolkata



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
21 OCT 2016

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 LOHARUKA DEVELOPERS PRIVATE LIMITED**, the Company, (PAN NO. AABCL3351M), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

**WHEREAS** one [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal** was recorded owner of **ALL THAT** piece or parcel of land measuring about 116 [One Hundred And Sixteen] Decimal, comprised in R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND land measuring about 23 [Twenty Three] Decimal, comprised in R. S. Dag No. 417, recorded under R.S. Khatian No. 1502, lying and situated under Mouza- REKJOANI, J.L. No. 13, R.S. No. 198, Touzi No. 2998, under Police Station - Rajarhat, District North 24-Parganas;

**AND WHEREAS** while thus the said [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid properties, the said **Satish Chandra Mondal** died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** out of the aforesaid plot of land, by execution of a Sale Deed (Saf Bikray Kobala) dated 22nd day of April, 1974, the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly, sold, transferred, and conveyed **ALL THAT** piece or parcel of land admeasuring about 24.90 (Twenty Four point Nine) Decimal, more or less, lying and situated at Mouza - REKJOANI, J. L. No. 13, comprised in R.S. Dag No. 416 [land area- 1.9 Decimal], recorded in R.S. Khatian No. 1496, and R. S. Dag No. 417 [land area- 23 Decimal], recorded in R.S. Khatian No.1502, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one **(Srimati) Sabita Bose**, which was duly registered in the office of the Sub-Registrar at Cossipore, DumDum and recorded into Book- 1, Volume No. 55, Pages 179 to 182, Being No. 3325 for the year 1974, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** while thus the said **(Srimati) Sabita Bose** solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property, she mutated her name in Records Of Rights vide L.R. Khatian no. 4541 and 4543, and thereafter by a Sale Deed (Saf Bilcray Kobala) dated 11th day of July, 1986 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land admeasuring about 24.90 (Twenty Four point Nine) Decimal, more or less, lying and situated at Mouza - REKJOANI, J. L. No. 13, comprised in R.S. Dag No. 416 [land area- 1.9 Decimal], recorded in R.S. Khatian No. 1496, and R. S. Dag No. 417 [land area- 23 Decimal], recorded in R.S. Khatian No.1502, under Police Station - Rajarhat, District North North 24-Parganas, unto and in favour of one **(Sri) Madan Mohan Goswami**, which was duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. I, Volume No. 105, Pages 447 to 454, Being No. 5509 for the year 1986, against the consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said **(SRI) MADAN MOHAN GOSWAMI** plotted the aforesaid land and by virtue of a Sale Deed dated 22<sup>nd</sup> day of June, 1994 sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah 10 (Ten) Chittak and 9 (Nine) Square Feet, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 417, recorded in R.S. Khatian No. 1502, corresponding to L.R. Khatian No. 4541, under Police Station - Rajarhat, District North 24-Parganas, hereinafter referred as "the **SAID PROPERTY**", more fully described in the **SCHEDULE** hereunder written, unto and in favour of one **(Mr.) Bhabatosh Das**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, (Salt Lake City), and recorded into Book- I, Volume No. 88, Pages 155 to 164, Being No. 4035 for the year 1994, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said **(Mr.) Bhabatosh Das**, by virtue of a Sale Deed dated 4<sup>th</sup> day of March, 1996, sold, transferred, conveyed, granted, assigned and assured **ALL THAT** the SAID PROPERTY, unto and in favour of **(Mr.) Prabir Das**, which was duly registered in the office of the District Registrar, Barasat, North 24 Parganas and recorded into Book No. I, Volume No. 30, Pages 319 to 327, Being No. 1701 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said **Mr. Prabir Das** by virtue of a Sale Deed dated 16<sup>th</sup> day of January, 2008, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of TARA HOME SEARCH PRIVATE LIMITED and 7 Others, the VENDORS herein, which was duly registered in the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake, and recorded into Book- I, CD Volume No. 1, Pages 14639 to 14660, Being No. 00712 for the year 2008, against the 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>VENDOR'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 Purchaser herein has agreed to Purchase the Said Property at and for a

Total Consideration of Rs.21,12,000/- [Rupees Twenty One Lac And Twelve Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.21,12,000/- [Rupees Twenty One Lac And Twelve Thousand] only, duly paid by the Purchaser to the Vendors at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

LOHARUKA DEVELOPERS PRIVATE  
LIMITED

04/07/2007  
Permanent Account Number

AABCL3351M



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.

1. **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 have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

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

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

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

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

(XII) THAT the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the schedule hereto below; and

(XIII) THAT the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser' name in the records of rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 449 & 448;

ON THE SOUTH : 12 feet wide Common Passage;

ON THE EAST : Land under R.S. Dag No. 417(P);

ON THE WEST : Land under R.S. Dag No. 417(P);

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hands on the day month and year above written.

**SIGNED, SEALED & DELIVERED**

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

*Dipankar*  
98, G-4, Road  
How-711202

*Prabhat*  
84, Sant-Pally  
Ballyhansa, How-56.

**VARA HOME SERVICES PVT. LTD.**

*Dipate Modi*

**FOR RIADHIM COMMERCIAL 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**

SIGNATURE OF VENDORS

Drafted by  
Vasun Garg  
Advocate  
High Court, Calcutta  
6/10/23/2008.

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.21,12,000/- [Rupees Twenty One Lac And Twelve Thousand] only, from the within named Purchaser, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
2,64,000/-	03.10.2016	046210	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
2,64,000/-	03.10.2016	046211	-do-	Rimjhim Commodeal Pvt. Ltd.
2,64,000/-	03.10.2016	046212	-do-	Blueview Vanijya Pvt. Ltd.
2,64,000/-	03.10.2016	046218	-do-	Lakeview Tie-up Pvt. Ltd.
2,64,000/-	03.10.2016	046214	-do-	Zodiac Heights Pvt. Ltd.
2,64,000/-	03.10.2016	046215	-do-	Ultimate Niwas Pvt. Ltd.
2,64,000/-	03.10.2016	046216	-do-	Happy Mansions Pvt. Ltd.
2,64,000/-	03.10.2016	046217	-do-	Barbarik Construction Pvt. Ltd.
21,12,000/-	Rupees Twenty One Lac And Twelve Thousand only .			

Witnesses:

*[Signature]*

*[Signature]*

TARA HOME SEARCH PVT. LTD.

*Dipate modi*

DIRECTOR

BLUEVIEW VANIJYA PVT. LTD.

*Dipate modi*

Director

ZODIAC HEIGHTS PVT. LTD.

*Susapna Banerjee*

Director

HAPPY MANSIONS PVT. LTD.

*Tarak Nath Dey*

Director

FOR RIMJHIM COMMODEAL PVT. LTD.

*[Signature]*

FOR LAKEVIEW TIE-UP PVT. LTD.

*[Signature]*

Director

ULTIMATE NIWAS PVT. LTD.

*Bipul Samanta*

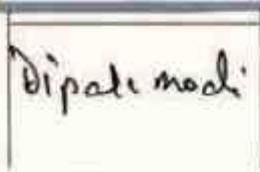
Director.

BARBARIK CONSTRUCTION PVT. LTD.

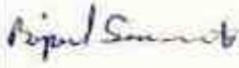
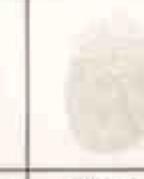
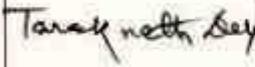
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Director.

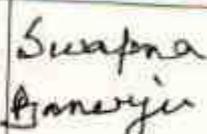
# FORM FOR TEN FINGERPRINTS

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

# FORM FOR TEN FINGERPRINTS

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

# 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>
<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>



Government of West Bengal

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

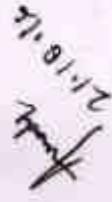
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001277161/2016

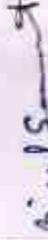
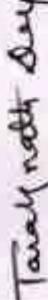
I. Signature of the Person(s) admitting the Execution at Private Residence.

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]			Dipak Modi 21/10/16
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 21/10/16
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 21/10/16

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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]		6078 	 21/10/16
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, ]		6077 	 21/10/16
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, ]		6076 	 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.]		6872 	 21/10/16
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.]		6073 	 21/10/2016
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOS ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY		 21/10/16	

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

# Blueview Vanijya Pvt. Ltd.

Registered Office: 5TH FLOOR, CRESCENT TOWER, 229, A.I.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 about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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

# 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 about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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  
Tarak Nath Dey  
Director  
DIN: 00058111

SB  
✓ Swapna Banerjee  
Swapna Banerjee  
Director  
DIN: 01991282

# 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:

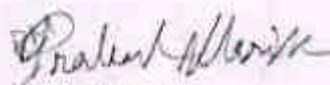
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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

**DIPAK KUMAR MODI**

**FRONT**



**BACK**



*Dipak Modi*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED



18/10/2006

Permanent Account Number

AACCT53790

18/10/06

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ULTIMATE NIWAS PRIVATE  
LIMITED



22/06/2007

Permanent Account Number

AAACU9035A

20112013

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

LAKEVIEW TIE UP PRIVATE  
LIMITED



29/05/2007

Permanent Account Number

AABCL3199B

29/05/2007

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RIMJHM COMMODEAL PRIVATE  
LIMITED



29/05/2007  
Permanent Account Number  
AADCR8277J

10/11/07



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ZODIAC HEIGHTS PRIVATE  
LIMITED



15/06/2007

Permanent Account Number

AAACZ2936D

2011



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BLUEVIEW VANLIYA PRIVATE  
LIMITED



29/05/2007

Permanent Account Number

AADC81492R

81110074



आयकर विभाग

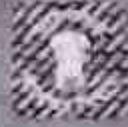
INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

BARBARIK CONSTRUCTION  
PRIVATE LIMITED



22/05/2007

Permanent Account Number

AADC81702E

8011214



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMARNATH MODI

DILIP KUMAR MODI

25/04/1980

Permanent Account Number

AHEPM35858

*[Handwritten Signature]*  
Signature



आयकर विभाग, आयकर सेवा केंद्र, अहमदाबाद  
आयकर विभाग, अहमदाबाद, गुजरात  
आयकर विभाग, अहमदाबाद, गुजरात  
आयकर विभाग, अहमदाबाद, गुजरात

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

Tel: 91 22 2449 4000 Fax: 91 22 2449 4001  
e-mail: [ndl@ndl.gov.in](mailto:ndl@ndl.gov.in)

*[Handwritten Signature]*



Swarna Bhanjita



*Dipul Samiti*





Tarak Nath Dey

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

GRN: 19-201617-002543809-1 Payment Mode Online Payment  
GRN Date: 01/10/2016 12:40:38 Bank : State Bank of India  
BRN : CKA5808967 BRN Date: 01/10/2016 12:58:51

DEPOSITOR'S DETAILS

Id No. : 19040001277161/1/2016  
(Query No./Query Year)

Name : LOHARUKA DEVELOPERS PVT LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-59  
Applicant Name : Ms LOHARUKA DEVELOPERS 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	19040001277161/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	23319 ✓
2	19040001277161/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	105520 ✓
<b>Total</b>				<b>128839</b>

In Words : Rupees One Lakh Twenty Eight Thousand Eight Hundred Thirty Nine only

# 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 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 about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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 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 about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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.

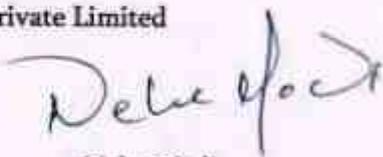
FURTHER RESOLVED, that Mr. AMAR NATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the 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 Modi  
Director  
DIN: 00052477

  
Neha Modi  
Director  
DIN: 01518742

7

# 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. [thspi08@gmail.com](mailto:thspi08@gmail.com)

CIN: U70109WB2006PTC111576

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

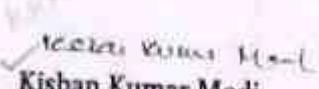
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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.

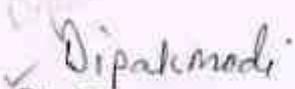
FURTHER RESOLVED, that Mr. DIPAK KUMAR MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the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

  
Kishan Kumar Modi  
Director  
DIN: 00052423

  
Dipak Kumar Modi  
Director  
DIN: 00052468

7

# 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 about 2 (Two) Cottah 10 (Ten) Chittak 9 (Nine) Square Feet, more or less, equivalent to 4.3595 (Four point Three Five Nine Five) Decimal, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 417, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5936, 5935, 5934 and 5933, 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.

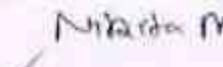
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same 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  
Director  
DIN: 00060439

  
Nikita Modi Dey  
Director  
DIN: 01518762

## Major Information of the Deed

Deed No :	I-1904-10064/2016	Date of Registration	10/25/2016 1:48:54 PM
Query No / Year	1904-0001277161/2016	Office where deed is registered	
Query Date	15/09/2016 12:21:39 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	LOHARUKA DEVELOPERS PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 21,12,000/-	Rs. 21,12,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,05,620/- (Article:23)	Rs. 23,319/- (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-417	LR-5973	Bastu	Shali	4.3595 Dec	21,12,000/-	21,12,000/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>4.3595Dec</b>	<b>21,12,000 /-</b>	<b>21,12,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TARA HOME SEARCH PRIVATE LIMITED</b> 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya, P.O:- Bhawanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status : Organization, Executed by: Representative
2	<b>RIMJHIM COMMODEAL PRIVATE LIMITED</b> ROOM NO. 5A, 5TH FLOOR, THE MILLENNIUM, 235/2A, Ac, 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> 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. AACCB1492R, 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> 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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LOHARUKA DEVELOPERS PRIVATE LIMITED</b> 9/28, Shastri Bagan, Deshbandhu Nagar, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AABCL3351M, Status : Organization

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Deb Dulal Sarkar</b> Son of Mr Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : LOHARUKA DEVELOPERS PRIVATE LIMITED
2	<b>Mr DIPAK KUMAR MODI</b> Son of Mr Gopal Kuma 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: 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 Mr TARAK NATH DEY**

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 GHOS ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI, 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	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
2	RIMJHIM COMMODEAL PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
3	BLUEVIEW VANIJYA PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
5	ZODIAC HEIGHTS PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
6	ULTIMATE NIWAS PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
7	HAPPY MANSIONS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec
8	BARBARIK CONSTRUCTION PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.544937 Dec

Endorsement For Deed Number : I - 190410064 / 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 21,12,000/-



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

On 21-10-2016

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

Presented for registration at 18:20 hrs on 21-10-2016, 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 21-10-2016 by Mr DIPAK KUMAR MODI,

Identified by Mr SUNIL AGARWAL, . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 21-10-2016 by Mr SOMNATH MODI,

Identified by Mr SUNIL AGARWAL, . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 21-10-2016 by Mr AMAR NATH MODI,

Identified by Mr SUNIL AGARWAL, . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 21-10-2016 by SWAPNA BANERJEE,

Identified by Mr SUNIL AGARWAL, . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 21-10-2016 by Mr BIPUL SAMANTA,

Identified by Mr SUNIL AGARWAL, . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 21-10-2016 by Mr TARAK NATH DEY,

Indetified by Mr SUNIL AGARWAL, . . Son of Late KISHAN LAL AGARWAL, 98, GIRISH GHOS 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 24-10-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 23,319/- ( A(1) = Rs 23,221/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 23,319/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2016 12:58PM with Govt. Ref. No: 192016170025438091 on 01-10-2016, Amount Rs: 23,319/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5808967 on 01-10-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,05,620/- and Stamp Duty paid by by online = Rs 1,05,520/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2016 12:58PM with Govt. Ref. No: 192016170025438091 on 01-10-2016, Amount Rs: 1,05,520/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5808967 on 01-10-2016, 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 25-10-2016

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,05,620/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7668, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373303 to 373354  
being No 190410064 for the year 2016.



*Al*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:12:59 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-11-2016 17:12:59  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

9409/16

10065/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 179694

6

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

Additional Registrar of Assurance-IV, Kolkata

25 OCT 2016

THIS INDENTURE made this the 21<sup>st</sup> day of October, 2016 BETWEEN (1) **TARA HOME SEARCH PRIVATE LIMITED**, (PAN-AACCT5379G), the Company, registered under the Companies Act 1956

2016

21.10.16  
 27990001  
 1277106/16  
 Additional Registrar of Assurance-IV, Kolkata  
 611-55  
 21.10.16  
 e.m-2828/16  
 2500-  
 500-  
 300-  
 21/10/16

7666

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

31 AUG 2016

SOUMITRA CHAKRAVARTY  
 Licensed Stamp Vendor  
 8/2, K. S. Roy Rd., Kolkata



ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 21 OCT 2016

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

GRN: 19-201617-002543699-1

GRN Date: 01/10/2016 12:34:56

BRN : CKA5808522

Payment Mode

Online Payment

Bank : State Bank of India

BRN Date: 01/10/2016 12:53:40

DEPOSITOR'S DETAILS

Name :

LOHARUKA DEVELOPERS PVT LTD

Id No. : 19040001277106/1/2016

[Query No./Query Year]

Contact No. :

Mobile No. : +91 9836475200

E-mail :

Address :

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

Applicant Name :

Ms LOHARUKA DEVELOPERS 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	19040001277106/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	30876 ✓
2	19040001277106/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	139870 ✓

In Words :

Rupees One Lakh Seventy Thousand Seven Hundred Forty Six only

Total

170746

# TARA HOME SEARCH PRIVATE LIMITED

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

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

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

*Dipak Modi*  
Dipak Kumar Modi  
Director  
DIN: 00052468



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001277106/2016

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	Represent ative of Seller [BARBARI K CONSTR UCTION PRIVATE LIMITED ]		6071 	Dipak modi 21/10/16
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	Represent ative of Seller [TARA HOME SEARCH PRIVATE LIMITED, ]			Dipak modi
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	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 ]		6076 	Swapna Banerjee 21/10/16

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
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 ]		6072 	<i>Bipul Samanta</i> 21/10/16
4.0	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller [HAPPY MANSION S PRIVATE LIMITED ]		6073 	<i>Tarak Nath Dey</i> 21/10/2016
4.1	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller [KARMA DEALERS PRIVATE LIMITED, ]			<i>Tarak Nath Dey</i> 21/10/2016
5	Mr NIKITA MODI DEY 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Represent ative of Seller [ASIYANA VANIJYA PRIVATE LIMITED ]		6074 	<i>Nikita Modi Dey</i> 21/10/16

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
6.0	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Representative of Seller [GLORY TIE-UP PRIVATE LIMITED.]		 6075	Dilip Kumar Modi, 21/10/16
6.1	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Representative of Seller [PRAYAS VINCOM PRIVATE LIMITED.]			Dilip Kumar Modi, 21.10.16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHANLAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELURMATH, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202	Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY, Mr NIKITA MODI DEY		 21/10/16	

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

6

# Zodiac Heights Pvt. Ltd.

Registered office: 229, Acharya Jagdish 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:

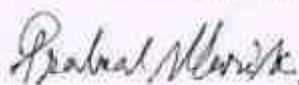
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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.

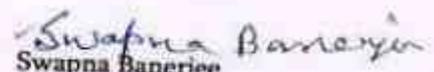
RESOLVED FURTHER THAT Mr. SWAPNA BANERJEE, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or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

# 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 about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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.

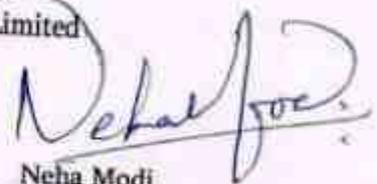
RESOLVED FURTHER THAT Mr. BIPUL SAMANTA, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental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

6

# 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:

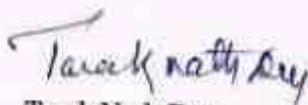
RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mr. 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.

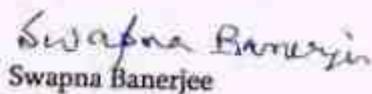
RESOLVED FURTHER THAT Mr. TARAK NATH DEY, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or 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  
Director  
DIN: 00058111



Swapna Banerjee  
Director  
DIN: 01991282

# 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 06.09.2016 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 about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*Dipak Modi*

Dipak Kumar Modi  
Director  
DIN: 00052468

*Gayatri Devi Modi*

Gayatri Devi Modi  
Director  
DIN: 01264895

# Asiyana Vanijya Pvt. Ltd.

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

Phone no. 033-64991532

Email id. [asiyanavani@gmail.com](mailto:asiyanavani@gmail.com)

CIN: U52100WB2007PTC116370

The undersigned, being the Directors of **ASIYANA 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 11:00 AM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

FURTHER RESOLVED, that Mrs. NIKITA MODI 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 Mrs. NIKITA MODI 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 Asiyana Vanijya Private Limited

*Arun Kumar Modi*

Arun Kumar Modi  
Director  
DIN: 00538448

*Nikita*

*Nikita Modi Dey*

Nikita Modi Dey  
Director  
DIN: 01518762

# Glory Tie-up Pvt. Ltd.

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

Phone no. 033-64991532

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

CIN: U52100WB2007PTC116371

DIN: 00538448

DIN: 01518762

The undersigned, being the Directors of GLORY TIE-UP PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 01:30 PM at their registered office situated at 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*DKM*  
Dilip Kumar Modi  
Director

*Tarak Nath Dey*  
Tarak Nath Dey  
Director

# Karma Dealers Pvt. Ltd.

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

Phone no. 033-64991532

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

CIN: U52100WB2007PTC116363

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*Tarak Nath Dey*

Tarak Nath Dey  
Director  
DIN: 00058111

*Sarwani Devi Modi*

Sarwani Devi Modi  
Director  
DIN: 00945513

# Prayas Vincom Pvt. Ltd.

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

Phone no. 033-64991532

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

CIN: U51109WB2007PTC116452

The undersigned, being the Directors of PRAYAS VINCOM PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 11:30 AM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

*DKM*  
Dilip Kumar Modi  
Director  
DIN: 00030252

*Payal Modi*  
Payal Modi  
Director  
DIN: 01518774



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GLORY TIE UP PRIVATE LIMITED



07/06/2007

Permanent Account Number

AACCG8625D



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KARMA DEALERS PRIVATE LIMITED

06/06/2007  
Permanent Account Number  
AADCK0556L



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ASIYANA VANIJYA PRIVATE LIMITED

07/06/2007  
Permanent Account Number

AAGCAJ541B



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BARBARIK CONSTRUCTION  
PRIVATE LIMITED

22/06/2007  
Permanent Account Number

AADC81702E



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HAPPY MANSIONS PRIVATE  
LIMITED



15/06/2007

Permanent Account Number

AABCH5800P

1110014

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ULTIMATE NIWAS PRIVATE  
LIMITED



22/06/2007

Permanent Account Number

AAACU9085A

88782014

आयकर विभाग  
INCOME TAX DEPARTMENT  
ZODIAC HEIGHTS PRIVATE  
LIMITED

भारत सरकार  
GOVT. OF INDIA

15/05/2007  
Permanent Account Number  
AAACZ2938D



15/05/2007

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE  
LIMITED



15/10/2006

Permanent Account Number

AACCT5379G

15/10/2006





आरोग्य विभाग  
HOSPITAL DEPARTMENT  
SWAPNA BANERJEE  
PACHUGOPAL BANERJEE  
21/10/1965  
AMQP82207E  
Swapna Banerjee

भारत सरकार  
GOVT. OF INDIA



Swapna Banerjee



Bipul Samanta



*Tarak Nath Dey*

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

**DILIP KUMAR MOON**  
**NEDAR NATH MOON**

**18UR1954**  
 Permanent Account Number  
**AEZPM3127B**

*Dilip Kumar Moon*  
 Director



आयकर विभाग, नई दिल्ली  
 आयकर विभाग, नई दिल्ली  
 आयकर विभाग, नई दिल्ली  
 आयकर विभाग, नई दिल्ली

Income Tax PAN Services Unit, 1201A,  
 4th Floor, 'A' Wing, Trade World,  
 Kirti Mills Compound,  
 C. S. Marg, Lower Ground, Mumbai - 400 013  
 Tel: 91-22-26940067 Fax: 91-22-26940064  
 e-mail: [pan@itd.com](mailto:pan@itd.com)

~ Dilip Kumar Moon

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- 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, (6) **ASIYANA VANIJYA**

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

LOHARUKA DEVELOPERS PRIVATE  
LIMITED



04/07/2007

Permanent Account Number

AABCL3351M

21/07/2007



**PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **NIKITA MODI DEY**, (PAN- AOWPM8225M), wife of Rahul Dey, residing at 6E, Avenue House, 107, Southern Avenue, Kolkata- 700 029, (7) **GLORY TIE-UP PRIVATE LIMITED**, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **DILIP KUMAR MODI**, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (8) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **TARAK NATH DEY**, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (9) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAACP2835K), the Company, registered under the Companies Act 1956 and having its registered Office at 5N(II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory **DILIP KUMAR MODI**, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND LOHARUKA DEVELOPERS PRIVATE LIMITED**, the Company, (PAN- AABCL3351M), registered under the Companies Act

1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata- 700 039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

**WHEREAS** one [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal**, were recorded owner of **ALL THAT** piece or parcel of land measuring about 116 (One Hundred And Sixteen) Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 390, which is corresponding to R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND land measuring about 48 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, comprised in C.S. Dag No. 427/1698, which is corresponding to R. S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station - Rajarhat, District North 24-Parganas;

**AND WHEREAS** while thus the said [1] Sri **Satish Chandra Mondal** and [2] Sri **Jatindra Nath Mondal** jointly seized and possessed of or otherwise well and sufficiently entitled to the aforesaid land, the said Satish Chandra Mondal died intestate leaving behind him, his 2 [two] sons namely [1] Sri **Sunil Kumar Mondal** and [2] Sri **Sudhir Kumar Mondal** as the only legal heirs and successors towards the estate of deceased Satish Chandra Mondal, by virtue of law of inheritance as per Hindu Succession Act, 1956;

**AND WHEREAS** while thus the said (1) Sri **Jatindra Nath Mondal** [2] Sri **Sunil Kumar Mondal**, [3] Sri **Sudhir Kumar Mondal**, jointly seized and

possessed of or otherwise well and sufficiently entitled to the aforesaid land, by a Sale Deed dated 31 day of May, 1976 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. no.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, of land is comprised in C.S. Dag No. 390, which is corresponding to R.S. Dag No. 416, recorded under R. S. Khatian No. 1496, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, of land is comprised in C.S. Dag No. 427/1698, which is corresponding to R.S. Dag No. 455, recorded under R.S. Khatian No. 1870, under Police Station- Rajarhat, District North 24-Parganas, morefully described in the **SCHEDULE** hereunder written, hereinafter referred as "the **Said Property**", unto and in favour of one **(Mr.) Dipak Ghosh**, which was duly registered in the office of the Sub-Registrar at Cossipore, DumDum and recorded into Book- I, Volume No. 72, Pages from 23 to 27, Being No. 3616 for the year 1976, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said **(Mr.) Dipak Ghosh** by virtue of a Sale Deed dated 6<sup>th</sup> day of June, 1989 sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of one **(Srimati) Bela Sarkar**, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book- I, Volume No. 96, Pages 387 to 396, Being No. 4576 for the year 1989, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said **(Srimati) Bela Sarkar** by virtue of a Sale Deed dated 24<sup>th</sup> day of September, 2004 sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of one **(Mr.) Rajesh Verma (Guddan)**, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book-

I, Volume No. 407, Pages 14 to 40, Being No. 6836 for the year 2004, against the valuable consideration mentioned therein, absolutely and forever;

**AND WHEREAS** the said **(Mr.) Rajesh Verma (Guddan)** through his constituted attorney **Mrs. Nilanjana Dutta** (appointed through a power of attorney dated 1st August, 2007, duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book- IV, CD Volume No. 1, Pages 3180 to 3188, Being No. 00548 for the year 2007), by virtue of a Sale Deed dated 18<sup>th</sup> day of March, 2008 sold, transferred, and conveyed **ALL THAT** the Said Property, unto and in favour of Tara Home Search Private Limited and 8 Others, all are the VENDORS herein, which was duly registered in the office of the Additional District Sub-registrar, Bidhannagar, (Salt Lake City), recorded into Book- I, CD Volume No. 4, Pages 6902 to 6926, Being No. 3817 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>VENDOR'S Name</u>	<u>L.R. Khatian</u>
<u>No.</u>	
(1) TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2) ZODIAC HEIGHTS PRIVATE LIMITED -----	5936
(3) ULTIMATE NIWAS PRIVATE LIMITED -----	5935
(4) HAPPY MANSIONS PRIVATE LIMITED -----	5934
(5) BARBARIK CONSTRUCTION PRIVATE LIMITED -----	5933
(6) ASIYANA VANIJYA PRIVATE LIMITED -----	5971
(7) GLORY TIE-UP PRIVATE LIMITED -----	5970
(8) KARMA DEALERS PRIVATE LIMITED -----	5967
(9) PRAYAS VINCOM PRIVATE LIMITED -----	5966

**AND WHEREAS** the Vendors due to paucity of funds and inability to administer and maintain the Said Property, have agreed to sale and the Purchaser herein has agreed to Purchase the Said Property, at and for a Total Consideration of Rs.27,99,000/- [Rupees Twenty Seven Lac And Ninety Nine Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.27,99,000/- [Rupees Twenty Seven Lac And Ninety Nine Thousand] only, duly paid by the Purchaser to the Vendors at or before the execution of this instruments (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, more or less, equivalent to 0.72314 Decimal of land is comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, more or less, equivalent to 5.06198 Decimal of land is comprised in R.S. Dag No. 455, recorded under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** rights and properties appurtenant thereto, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded

called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the 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, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

1. **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 have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the 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, lispences and attachments whatsoever; and
- (V) THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and

costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

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

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack, equivalent to 5.7852 Decimal, more or less, lying and situated at Mouza- Rekjoani, J.L. No.13, out of which 7 (Seven) Chittack, equivalent to 0.72314 Decimal, more or less, comprised in R.S. Dag No. 416, AND 3 (Three) Cottah and 1 (One) Chittack, equivalent to 5.06198 Decimal, more or less, comprised in R.S. Dag No. 455, recorded

under R.S. Khatian No. 1496 and 1870, corresponding to L.R. Khatian Nos. 5937, 5936, 5935, 5934, 5933, 5971, 5970, 5967 and 5966, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station - Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and butted and bounded as follows:

ON THE NORTH : Land under R.S. Dag No. 455;

ON THE SOUTH : Land under R.S. Dag No. 416;

ON THE EAST : Land under R.S. Dag No. 449;

ON THE WEST : 12 ft Common Passage;

IN WITNESS WHEREOF the VENDORS have set and subscribed their respective hands on the day month and year above written.

**SIGNED, SEALED & DELIVERED**

VARA HOME SEARCH PVT LTD.

by the **VENDORS** at Kolkata

Dipal Modi

in the presence of:

*[Signature]*

211

98, G. C. Road

Howrah-711002

*[Signature]*

84, Jagat Ballab

Barohatta, K. S. 56

ZODIAC HEIGHTS PVT. LTD.

*[Signature]*

Director

HAPPY MANSIONS PVT. LTD.

*[Signature]*

Director

ASIYANA VANIJY. VT. LTD.

*[Signature]*

Director

KARMA DEALERS PVT. LTD.

*[Signature]*

Director

ULTIMATE NIWAS PVT. LTD.

*[Signature]*

Director

BARBARIK CONSTRUCTION PVT. LTD.

*[Signature]*

Director

FOR GLORY TIF-UP PVT. LTD.

*[Signature]*

Director

PRAYAS VINCOM PVT. LTD.

*[Signature]*

Director

Drafted by

Vasim Gani

Advocate

High Court, Calcutta

F/1023/2008.

**RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.27,99,000/- [Rupees Twenty Seven Lac And Ninety Nine Thousand] only, from the within named Purchasers, according to Memo of Consideration, stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,11,000/-	03.10.2016	046201	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
3,11,000/-	03.10.2016	046202	-do-	Zodiac Heights Pvt. Ltd.
3,11,000/-	03.10.2016	046203	-do-	Ultimate Niwas Pvt. Ltd.
3,11,000/-	03.10.2016	046204	-do-	Happy Mansions Pvt. Ltd.
3,11,000/-	03.10.2016	046205	-do-	Barbarik Construction Pvt. Ltd.
3,11,000/-	03.10.2016	046206	-do-	Asiyana Vanijya Pvt. Ltd.
3,11,000/-	03.10.2016	046207	-do-	Glory Tie-up Pvt. Ltd.
3,11,000/-	03.10.2016	046208	-do-	Karma Dealers Pvt. Ltd.
3,11,000/-	03.10.2016	046209	-do-	Prayas Vincom Pvt. Ltd.
27,99,000/-	Rupees Twenty Seven Lac And Ninety Nine Thousand only.			

Witnesses:

*[Signature]*  
*[Signature]*

TARA HOME SEARCH PVT. LTD.

Dipal Modi

Director

ULTIMATE NIWAS PVT. LTD.

Bipul Samant

ULTIMATE NIWAS PVT. LTD.

BARBARIK CONSTRUCTION PVT. LTD.

Dipal Modi

Director

For GLORY TIE-UP PVT. LTD.

Dilip Kumar Modi

Director

ZODIAC HEIGHTS PVT. LTD.

Swarna Banerjee

Director

HAPPY MANSIONS PVT. LTD.

Taral Nath Sengupta

Director

ASIYANA VANIJYA PVT. LTD.

Nirrita Modi

Director

KARMA DEALERS PVT. LTD.

Taral Nath Sengupta

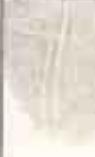
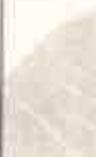
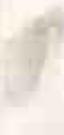
Director

PRAYAS VINCOM PVT. LTD.

Dilip Kumar 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>	
	<i>Tarak Nath Desai</i>					
		<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>	
	<i>Nishu Kumar Desai</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right Hand)	<b>Little</b>
<b>3</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b> (Left Hand)	<b>Fore</b> (Left Hand)	<b>Thumb</b>	
	<i>Swapna Banerjee</i>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b> (Right Hand)	<b>Ring</b> (Right 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-1904-10065/2016	Date of Registration	10/25/2016 1:50:47 PM
Query No / Year	1904-0001277106/2016	Office where deed is registered	
Query Date	15/09/2016 12:17:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	LOHARUKA DEVELOPERS PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, 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. 27,99,000/-	Rs. 27,99,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,39,970/- (Article:23)	Rs. 30,876/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-416	LR-5937	Bastu	Shali	0.72314 Dec	3,50,000/-	3,50,000/-	Width of Approach Road: 12 Ft.,
L2	LR-455	LR-5937	Bastu	Shali	5.06198 Dec	24,49,000/-	24,49,000/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>5.7851Dec</b>	<b>27,99,000 /-</b>	<b>27,99,000 /-</b>	
		<b>Grand Total :</b>			<b>5.7851Dec</b>	<b>27,99,000 /-</b>	<b>27,99,000 /-</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>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
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

6	<b>ASIYANA 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. AAGCA3541B, Status :Organization, Executed by: Representative
7	<b>GLORY TIE-UP 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. AACCG8628D, Status :Organization, Executed by: Representative
8	<b>KARMA DEALERS 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. AADCK0896L, Status :Organization, Executed by: Representative
9	<b>PRAYAS VINCOM 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. AAACP2835K, Status :Organization, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>LOHARUKA DEVELOPERS PRIVATE LIMITED</b> DC-9/28, Shastri Bagan, Deshbandhu Nagar, P.O:- Desbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AABCL3351M, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Deb Dulal Sarkar</b> Son of Mr Banibhusan Sarkar 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata- 700 039, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : LOHARUKA DEVELOPERS PRIVATE LIMITED
2	<b>Mr DIPAK KUMAR MODI</b> Son of Mr Gopal Kuma 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 : ZODIAC HEIGHTS PRIVATE LIMITED
4	<b>Mr BIPUL SAMANTA</b> Son of Mr Nagendra Nath SAMANTA 87, Jyotish Ray Road, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ULTIMATE NIWAS PRIVATE LIMITED
5	<b>Mr TARAK NATH DEY</b> Son of Late Hari Pado DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : HAPPY MANSIONS PRIVATE LIMITED, KARMA DEALERS PRIVATE LIMITED,
6	<b>Mr NIKITA MODI DEY</b> Wife of RAHUL DEY 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ASIYANA VANIJYA PRIVATE LIMITED

**7 Mr DILIP KUMAR MODI**

Son of Late Kedar Nath MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : GLORY TIE-UP PRIVATE LIMITED, , PRAYAS VINCOM PRIVATE LIMITED

**Identifier Details :****Name & address**

Mr SUNIL AGARWAL

Son of Late KISHANLAL AGARWAL

98, GIRISH GHOSH ROAD, P.O:- BELURMATH, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Deb Dulal Sarkar, Mr DIPAK KUMAR MODI, SWAPNA BANERJEE, Mr BIPUL SAMANTA, Mr TARAK NATH DEY, Mr NIKITA MODI DEY, Mr DILIP KUMAR MODI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
6	ASIYANA VANIJYA PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
7	GLORY TIE-UP PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
8	KARMA DEALERS PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
9	PRAYAS VINCOM PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.0803489 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
2	ZODIAC HEIGHTS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
3	ULTIMATE NIWAS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
4	HAPPY MANSIONS PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
5	BARBARIK CONSTRUCTION PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
6	ASIYANA VANIJYA PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
7	GLORY TIE-UP PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
8	KARMA DEALERS PRIVATE LIMITED,	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 Dec
9	PRAYAS VINCOM PRIVATE LIMITED	LOHARUKA DEVELOPERS PRIVATE LIMITED-0.562442 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:- 416(Corresponding RS Plot No:- 416), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রা: নিঃ, Address:220 ব্লক জে বিউআদিসুর, Classification:শালি,

L2	LR Plot No:- 455(Corresponding RS Plot No:- 455), LR Khatian No:- 5937	Owner:তারা হোম সার্ভ, Gurdian:প্রাঃ লিঃ, Address:220 ব্রক জে নিউআলিপুর, Classification:বাগান,
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**Endorsement For Deed Number : I - 190410065 / 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 27,99,000/-



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**Kolkata, West Bengal**

**On 21-10-2016**

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

Presented for registration at 18:11 hrs on 21-10-2016, 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 21-10-2016 by Mr DIPAK KUMAR MODI,

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

Execution is admitted on 21-10-2016 by SWAPNA BANERJEE,

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

Execution is admitted on 21-10-2016 by Mr BIPUL SAMANTA,

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

Execution is admitted on 21-10-2016 by Mr TARAK NATH DEY,

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

Execution is admitted on 21-10-2016 by Mr NIKITA MODI DEY,

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

Execution is admitted on 21-10-2016 by Mr DILIP KUMAR MODI,

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



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**Kolkata, West Bengal**

On 24-10-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,876/- ( A(1) = Rs 30,778/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 30,876/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 12:53PM with Govt. Ref. No: 192016170025436991 on 01-10-2016, Amount Rs: 30,876/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5808522 on 01-10-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,39,970/- and Stamp Duty paid by by online = Rs 1,39,870/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 12:53PM with Govt. Ref. No: 192016170025436991 on 01-10-2016, Amount Rs: 1,39,870/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5808522 on 01-10-2016, 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 25-10-2016

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,39,970/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7666, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373355 to 373408  
being No 190410065 for the year 2016.



*AK*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:13:20 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-11-2016 17:13:19  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL

BEFORE THE FIRST CLASS MAGISTRATE

AFFIDAVIT

I, **[MRS.] KIRAN LATA MODI**, (PAN- AELPM0120J), wife of Sri Narayan Kumar Modi by faith Hindu, by Nationality- Indian, presently residing at 243-G, Block-J, New Alipore, Kolkata 700 053, do hereby solemnly declare and affirm as follows:

1. That I am a Citizen of India.
2. That by typographical mistake in the L.R. Khatian No. 5942 recorded in the office of B. L. & L. R. O., Rajarhat, North 24 Paraganas, my name as has been recorded is Kiram Lata Modi, in place and stead of Kiran Lata Modi.
3. That the same may be read as Kiran Lata Modi.

That the above statements is true correct and is recorded without any fear or favour or any pressure in the stable mental state of mind.

Identified by me

Advocate



Kiran Lata Modi  
DEPONENT

**[MRS.] KIRAN LATA MODI**

Affidavit.....No. 30445  
Solemnly affirm to before on this.....24.11  
day of.....Oct.....201...6.....by the declaration  
as proper identification of the sweasor

Judicial Magistrate  
1st Class, Alipour

07402/16

10066/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 179692

Certifies that the Document is admitted to registration. The Signature Sheet and the endorsement are attached to this document are the part and parcel.

*Handwritten signature*

Additional Registrar,  
of Assurances-IV, Kolkata

25 OCT 2016

21.10.16  
 605/20-1273505/16  
 MV=2575815/A  
 Additional Registrar of Assurances-IV, Kolkata

3

21.10.16  
 21/10/16  
 21/10/16

THIS INDENTURE made this the 21st day of October, 2016  
 BETWEEN (MRS.) KIRAN LATA MODI, (PAN- AELPM0120J ), wife of  
 Sri Narayan Kumar Modi by faith Hindu, by Nationality- Indian,

*Handwritten signature*

7664

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



*Se*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
21 OCT 2016

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

KIRAN LATA MOOI

BASUDEV KEDIA

20/02/1987

Permanent Account Number

AELPM0120J

*Kiran Lata Mooi*

Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

MONOPOLY ENCLAVE PRIVATE  
LIMITED



18/05/2007

Permanent Account Number

AAFCM1462L

AAFCM1462L

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MELODY ENCLAVE PRIVATE LIMITED



18/05/2007

Permanent Account Number

AAFCM1503R

18/05/2007



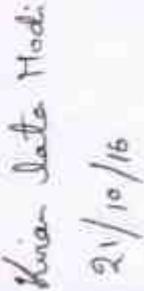
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001273505/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KIRAN LATA MODI 243-G, Block-J, New Alipore, Kolkata 700053., P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Seller		 6019	 Kiran Lata Modi 21/10/16
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, Howrah, District:-Howrah, West Bengal, India, PIN - 711202	Mrs KIRAN LATA MODI, Mr Deb Dulal Sarkar		 Sunil Agarwal 21/10/16	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR  
OF ASSURANCE

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

Kolkata, West Bengal

presently residing at 243-G, Block-J, New Alipore, Kolkata 700 053, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND** (1) **MONOPOLY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1462L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **MELODY ENCLAVE PRIVATE LIMITED**, the Company, (PAN NO. AAFCM1502R), registered Under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN NO. BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

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

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

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

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

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

(Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 111 to 118, Being No. 6112 for the year 1987, absolutely and forever;

- G. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 6.50 (Six point Five Zero) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 404, appertaining to R.S. Khatian Nos. 2383, corresponding to L.R. Khatian No. 4522, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MRS. ARADHANA DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 207 to 212, Being No. 6122 for the year 1987, absolutely and forever;
- H. WHEREAS, said **SUBIR KUMAR MONDAL** and **SAMIR KUMAR MONDAL** by virtue of a Sale Deed dated 30<sup>th</sup> Day of September, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7.50 (Seven point Five Zero) Decimals more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 405, appertaining to R.S. Khatian Nos. 1476, under Police Station- Rajarhat, District North 24-Parganas unto and in favour of **MR. PRITHIRAJ DUTTA** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 124, Pages 199 to 206, Being No. 6121 for the year 1987, absolutely and forever;
- I. WHEREAS, said **SUDHIR KUMAR MONDAL**, by virtue of a Sale Deed dated 22<sup>nd</sup> Day of February, 1988 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 7 (Seven) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./L.R. Dag No. 404 (Area- 3.25 Decimal), appertaining to R.S. Khatian Nos. 2383, corresponding to

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

J. WHEREAS, said **MRS. ARADHANA DUTTA, MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31<sup>st</sup> Day of march, 2007 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 4.86 (Four point Eight Six) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 404, recorded in R.S. Khatian No. 2383, under Police Station- Rajarhat, District North 24-Parganas, hereinafter referred as the "the **SAID PROPERTY**" unto and in favour of **(MRS.) KIRAN LATA MODI**, the Vendor herein, duly registered at the office of the District Sub Registrar- II, North 24 Parganas, recorded in Book- I, CD Volume No. 4, Pages 3066 to 3090, Being No. 2884 for the year 2007, absolutely and forever;

K. **WHEREAS** thus after the aforesaid purchase, the said **(MRS.) KIRAN LATA MODI**, the Vendor herein, mutated her name in Record Of Rights vide L.R. Khatian No. 5942, and is sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

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

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

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

**AND WHEREAS** the Vendor, due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers herein have agreed to purchase the Said Property, more fully described in the **SCHEDULE**, written hereunder **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.25,72,000/- (Rupees Twenty Five Lac And Seventy Two Thousand) only.

**NOW THIS INDENTURE WITNESSETH as follows:**

1. In pursuance of agreements and in consolidated consideration of sum of Rs.25,72,000/- (Rupees Twenty Five Lac And Seventy Two Thousand) only., duly paid by the Purchasers to the Vendors, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers, **ALL THAT** piece or parcel of land

measuring 4.86 (Four point Eight Six) Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 404, recorded in R.S. Khatian No. 2383, corresponding to L.R. Khatian No. 5942, under Police Station- Rajarhat, District North 24-Parganas, **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

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

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

and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and

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

of effecting mutation of Purchasers' name in the Record Of Rights as well as in the records of local authority;

**THE SCHEDULE**

(the Said Property)

**ALL THAT** piece or parcel of land measuring 4.86 (Four point Eight Six) Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 404, recorded in R.S. Khatian No. 2383, corresponding to L.R. Khatian No. 5942, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted and bounded as follows:

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

ON THE SOUTH : By L.R. Dag No. 409;

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

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

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

**SIGNED, SEALED & DELIVERED**

by the **VENDOR** at Kolkata

*Kiran lata Modi*

in the presence of:

*Shyamov*  
98, G-G Road  
How-711202  
Prabhat Mondal  
Sard-Bally, Bishnupur, Kal-56.

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

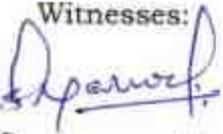
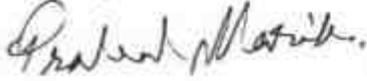
**RECEIPT**

**RECEIVED** a sum of Rs.25,72,000/- (Rupees Twenty Five Lac And Seventy Two Thousand) only, from the within named Purchasers, as full and final payment against sale of the Said Premises to the Purchasers, according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
12,86,000/-	12.09.2016	703744	Corporation Bank, Baguihati Branch	Kiran Lata Modi
12,86,000/-	12.09.2016	703718	Corporation Bank, Baguihati Branch	Kiran Lata Modi
25,72,000/-	Rupees Twenty Five Lac And Seventy Two Thousand only.			

Witnesses:

  
  
SIGNATURE OF THE VENDOR

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

GRN: 19-201617-002543502-1 Payment Mode Online Payment  
GRN Date: 01/10/2016 12:26:20 Bank: State Bank of India  
BRN: CKA5807594 BRN Date: 01/10/2016 12:45:08

**DEPOSITOR'S DETAILS**

Id No. : 19040001273505/1/2016  
(Query No./Query Year)

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

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	19040001273505/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	28423
2	19040001273505/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	128711

**Total**

157134

In Words : Rupees - One Lakh Fifty Seven Thousand One Hundred Thirty Four 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>Kiran Jata Hoda</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>Abhishek Jaiswal</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-1904-10066/2016	Date of Registration	10/25/2016 1:52:31 PM
Query No / Year	1904-0001273505/2016	Office where deed is registered	
Query Date	14/09/2016 5:51:33 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MONOPOLY ENCLAVE PRIVATE LIMITED AGARWAL DC-9/28, SHASTRI BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9838475200, 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. 25,72,000/-	Rs. 25,75,815/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,28,811/- (Article:23)	Rs. 28,423/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-5942	Bastu	Shali	4.86 Dec	25,72,000/-	25,75,815/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>4.86Dec</b>	<b>25,72,000 /-</b>	<b>25,75,815 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mrs KIRAN LATA MODI</b> Wife of Mr Narayan Kumar Modi Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
243-G, Block-J, New Allipore, Kolkata 700053,, P.O:- NEW ALIPORE, P.S:- New Allipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AELPM0120J, Status :Individual				

#### Buyer Details :

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

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

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

**Identifier Details :**

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

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 404(Corresponding RS Plot No:- 404), LR Khatian No:- 5942	Owner:কিরম লতা মোদি, Gurdian:নারায়ন কুমার, Address:243 ব্লক জে নিউআনিসুর, Classification:শালি, Area:0.04000000 Acre,

**Endorsement For Deed Number : I - 190410066 / 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 25,75,815/-



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

On 21-10-2016

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

Presented for registration at 18:05 hrs on 21-10-2016, at the Private residence by Mrs KIRAN LATA MODI, Executant.

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

Execution is admitted on 21/10/2016 by Mrs KIRAN LATA MODI, Wife of Mr Narayan Kumar Modi, 243-G, Block-J, New Alipore, Kolkata 700053,, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others

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



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

On 24-10-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,423/- ( A(1) = Rs 28,325/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 28,423/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/10/2016 12:45PM with Govt. Ref. No: 192016170025435021 on 01-10-2016, Amount Rs: 28,423/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5807594 on 01-10-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,28,811/- and Stamp Duty paid by online = Rs 1,28,711/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 12:45PM with Govt. Ref. No: 192016170025435021 on 01-10-2016, Amount Rs: 1,28,711/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5807594 on 01-10-2016, 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 25-10-2016**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,28,811/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7864, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373409 to 373436  
being No 190410066 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:15:08 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 05-11-2016 17:15:07  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

1404/16

10067/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192420



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

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

25 OCT 2016

30/10/16

21.10.16  
 6.09.16  
 21.10.16  
 D-1273465/16  
 MV=12,12000/16  
 Additional Registrar of Assurances-IV, Kolkata

C.M - 2822/16  
 IV 250 -  
 Jan 50 -  
 300  
 21/10/16

**THIS INDENTURE** made this the 24<sup>th</sup> day of October, 2016  
 BETWEEN **ANKIT MODI**, (PAN- AOWPM8200L), son of Narayan Kumar Modi, by faith Hindu, by Nationality- Indian, presently residing at



9302

DATE	
NAME	
AGE	
AMOUNT	1000
09 SEP 2016	
SOUMITRA CHANDA	
Licensed Stamp Vendor	
8/2, K. S. Roy Rd., Kol-1	



AL

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
21 OCT 2016

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANKIT MODI

NARAYAN KUMAR MODI

11/11/1988

Permanent Account Number  
AOWPM5200L

  
Signature







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GREEN CONBUILD PRIVATE LIMITED



03/07/2007

Permanent Account Number

AACCG8918L

30072007



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 19040001273465/2016

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

Sl No.	Name of the Executant	Category		Finger Print 6070	Signature with date
1	Mr ANKIT MODI 243-G, BLOCK-J, NEW ALIPORE, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller			
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 ANKIT MODI			

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

GREEN DEVCON PRIVATE LIMITED



03/07/2007

Permanent Account Number

AAACCG8820E

11/2007



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANKIT MODI

NARAYAN KUMAR MODI

11/11/1988

Permanent Account Number

AOWPM8200L

*A. Modi*

Signature



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

*A. Modi*

243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter referred to and called as "the **VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **GREEN CONBUILD PRIVATE LIMITED**, the Company, (PAN- AACCG8918L), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, and (2) **GREEN DEVCON PRIVATE LIMITED**, the Company, (PAN- AACCG8920E) registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory **(Mr.) Bikram Kumar Jha**, (PAN- 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 admeasuring about 15 [Fifteen] Decimal, more or less, out of which land measuring 9 (Nine) Decimal is comprised in R.S. Dag No. 427, AND land measuring 6 (Six) Decimal, is comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, lying and situated under Mouza- REKJOANI, J.L. No. 13, 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, all sons of Late Netai Chandra Pal, were enjoying the aforesaid property, the said **Manoranjan Pal** died, leaving behind her wife SANDHYA PAL and a daughter RUMA PAL, as his only legal heirs towards the estates left by him, including his one-third share in the aforesaid properties. 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.

**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 Saf Bikray Kobala dated 21st day of January, 2000 the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Ruma Pal, out of the aforesaid properties, jointly, sold, transferred and conveyed **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 6 (Six) Chittack and 36 (Thirty Six) Square Feet, equivalent to 2.3591 Decimal, more or less, out of which land measuring 13 (Thirteen) Chittack and 7 (Seven) Square Feet, equivalent to 1.3591 (One Point Three Five Nine One) Decimal, comprised in R.S. Dag No. 427, AND land measuring 9 (Nine) Chittack and 29 (Twenty Nine) Square Feet, equivalent to 1.0 (One) Decimal, comprised in R.S. Dag No. 428, recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 4242, 4243 and 4244, lying and situated under Mouza- REKJOANI, J.L. No. 13, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, hereunder written, hereinafter referred as "the **SAID PROPERTY**", unto and in favour of **(SRI) SOUMEN PANJA** and

**(SRIMATI) RUMA PANJA** 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. 8, Pages 87 to 94, Being No. 275 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (SRI) SOUMEN PANJA and (SRIMATI) RUMA PANJA mutated their name in Record Of Rights vide L.R. Khatian No. 4813 and 4814, respectively;

**AND WHEREAS** by virtue of a Sale Deed dated 9th day of May, 2007, the said **(SRI) SOUMEN PANJA** and **(SRIMATI) RUMA PANJA**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **ANKIT MODI** the VENDOR herein, which was duly registered in the office of the District Sub-Registrar-II, North 24 Parganas, and recorded into Book- I, CD Volume No. 5, Pages from 6964 to 6988, Being No. 03690 for the year 2007, against the consideration mentioned therein, absolutely and forever. After the aforesaid purchase, ANKIT MODI, the Vendor herein recorded its name in Record Of Rights vide L.R. Khatian No. 5943;

**AND WHEREAS** the Vendor 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.12,12,000/- [Rupees Twelve Lac And Twelve Thousand] only, which according to the parties herein is fair and reasonable market value.

**NOW THIS INDENTURE WITNESSETH as follows:**

In pursuance of agreements and in consolidated consideration of sum of Rs.12,12,000/- [Rupees Twelve Lac And Twelve Thousand] only, duly paid by the Purchasers to the Vendor, at or before the execution of this

instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 6 (Six) Chittack and 36 (Thirty Six) Square Feet, equivalent to 2.3591 Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 427 (Area of land- 1.3591) and 428 (Area of land- 1.0 Decimal), recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5943, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** the right to use the common passage, road, drains, water line without any obstruction to others, more fully and particularly described in the schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way

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

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

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

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

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

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

title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;

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

**THE SCHEDULE**

(the Said Property)

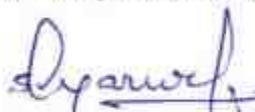
**ALL THAT** piece or parcel of land admeasuring about 1 (One) Cottah 6 (Six) Chittack and 36 (Thirty Six) Square Feet, equivalent to 2.3591 Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 427 (Area of land- 1.3591) and 428 (Area of land- 1.0 Decimal), recorded in R.S. Khatian No. 1970, corresponding to L.R. Khatian No. 5943, within the limits 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 :	By Land under R. S. Dag No. 427 (Part);
ON THE SOUTH :	By Land under R. S. Dag No. 428 (Part);
ON THE EAST :	By Eight feet wide Common Passage;
ON THE WEST :	By Land under R. S. Dag No. 425 (Part);

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

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



  
98, A.C. Road  
Howrah - 711202  
Prabhat Mishra  
84, Sandalby  
Belgharia, Kol-56.

Drafted by  
Vijay Jay  
Advocate  
High Courts, Calcutta  
F/1023/2008.

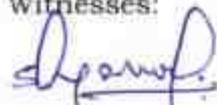
**RECEIPT**

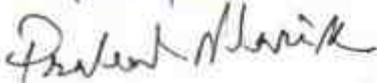
**Received** a sum of Rs.12,12,000/- [Rupees Twelve Lac And Twelve Thousand] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

**MEMO OF CONSIDERATION**

<b>Amount (Rs.)</b>	<b>Date</b>	<b>Cheque No.</b>	<b>Bank/Branch</b>	<b>Issued In Favour Of</b>
6,06,000/-	12.09.2016	703804	Corporation Bank, Baguiati Branch	Ankit Modi
6,06,000/-	12.09.2016	703852	-do-	Ankit Modi
12,12,000/-	Rupees Twelve Lac And Twelve Thousand only.			

Witnesses:







SIGNATURE OF THE VENDOR

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

GRN: 19-201617-002544039-1 Payment Mode Online Payment  
GRN Date: 01/10/2016 12:52:12 Bank : State Bank of India  
BRN : CKA5810281 BRN Date: 01/10/2016 13:10:26

DEPOSITOR'S DETAILS

Id No. : 19040001273465/1/2016  
[Query No./Query Year]

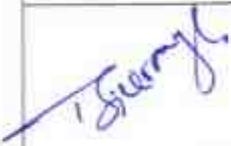
Name : GREEN CONBUILD PVT LTD  
Contact No. : Mobile No. : +91 9836475200  
E-mail :  
Address : DC 9/28, SHSATRI BAGAN  
DESHBANDHU NAGAR, KOL-59  
Applicant Name : Ms GREEN CONBUILD PVT LTD  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale,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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040001273465/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	13419
2	19040001273465/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	60520
<b>Total</b>				<b>73939</b>

In Words : Rupees Seventy Three Thousand Nine Hundred Thirty Nine only

# 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-1904-10067/2016	Date of Registration	10/25/2016 1:54:23 PM
Query No / Year	1904-0001273465/2016	Office where deed is registered	
Query Date	14/09/2016 5:43:53 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GREEN CONBUILD PVT LTD DC-9/28, SHASTRI BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 12,12,000/-	Rs. 12,12,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,620/- (Article:23)	Rs. 13,419/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-427	LR-5937	Bastu	Shali	1.3591 Dec	6,98,250/-	6,98,250/-	Width of Approach Road: 8 Ft.,
L2	LR-428	LR-5943	Bastu	Shali	1 Dec	5,13,750/-	5,13,750/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>2.3591Dec</b>	<b>12,12,000 /-</b>	<b>12,12,000 /-</b>	
		<b>Grand Total :</b>			<b>2.3591Dec</b>	<b>12,12,000 /-</b>	<b>12,12,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr ANKIT MODI</b> Son of Mr NARAYAN KUMAR MODI Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
	243-G, BLOCK-J, 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: Business, Citizen of: India, PAN No. AOWPM8200L, Status :Individual			

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GREEN CONBUILD PRIVATE LIMITED</b> DC-9/28, SHASTRI BAGAN, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8918L, Status :Organization
2	<b>GREEN DEVCON PVT. LTD.</b> DC-9/28, SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8920E, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Bikram Kumar JHA</b> Son of Mr CHANDI CHARAN JHA FLAT NO. 3A, 3RD FLOOR, INDIRA APRTMENT, 379/1, BHAGWATI CHARAN CHATTERJEE STREET, P.O:- KAMARHAT, 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 : GREEN CONBUILD PRIVATE LIMITED , GREEN DEVCON PVT. LTD.

**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 ANKIT MODI	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ANKIT MODI	GREEN CONBUILD PRIVATE LIMITED-0.67955 Dec, GREEN DEVCON PVT. LTD.-0.67955 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr ANKIT MODI	GREEN CONBUILD PRIVATE LIMITED-0.5 Dec, GREEN DEVCON PVT. LTD.-0.5 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:- 427(Corresponding RS Plot No:- 427), LR Khatian No:- 5937	Owner:ভার্সা হোম সার্চ, Gurdian:প্রা: নিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.03000000 Acre,

L2	LR Plot No:- 428(Corresponding RS Plot No:- 428), LR Khatian No:- 5943	Owner:অঙ্কিত মোদি, Gurdian:নারায়ন, Address:253 ব্লক জে নিউআলিপুর, Classification:শালি, Area:0.01000000 Acre,
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**Endorsement For Deed Number : I - 190410067 / 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 12,12,000/-



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

**On 21-10-2016**

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

Presented for registration at 18:09 hrs on 21-10-2016, at the Private residence by Mr ANKIT MODI ,Executant.

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

Execution is admitted on 21/10/2016 by Mr ANKIT MODI, Son of Mr NARAYAN KUMAR MODI, 243-G, BLOCK-J, NEW ALIPORE, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

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



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

**On 24-10-2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,419/- ( A(1) = Rs 13,321/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 13,419/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 1:10PM with Govt. Ref. No: 192016170025440391 on 01-10-2016, Amount Rs: 13,419/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5810281 on 01-10-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60,620/- and Stamp Duty paid by by online = Rs 60,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 1:10PM with Govt. Ref. No: 192016170025440391 on 01-10-2016, Amount Rs: 60,520/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKA5810281 on 01-10-2016, 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 25-10-2016**

**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. 60,620/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9302, 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 373437 to 373462  
being No 190410067 for the year 2016.



*Al*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.05 17:15:32 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-11-2016 17:15:31  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)