

9116/16

10068/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X. 179702
 Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement has affixed to this document as the part of the Document

[Signature]
 Additional Registrar of Assurances-IV, Kolkata

25 OCT 2016

visit
 04.10.16
 4.10.16
 2744/16
 C.M. 2744/16
 250-
 250-
 250-

no. 0-1367953/16.
 MV = 19,12000/
 Additional Registrar of Assurances-IV, Kolkata

32

THIS INDENTURE made this the 4th day of October, 2016
 BETWEEN (MRS.) SATYA BHAMA AGARWAL, (PAN- ABTPA8195L),
 wife of Sushil Kumar Agarwal, by faith Hindu, by Nationality- Indian,

2674

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

31 AUG 2016

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



ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA

- 4 OCT 2016



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOA2321057



নির্বাচকের নাম : সত্যভামা
Elector's Name : Satya Bhama Agarwal
পিতার নাম : যুগল কিশোর
Father's Name : Jugal Kishore Agarwal
লিঙ্গ/Sex : ঔ/ফ
জন্ম তারিখ
Date of Birth : 08/10/1959

Satyabhama Agarwal

PERMANENT ACCOUNT NUMBER
ABTPA8195L



NAME
SATYABHAMA AGARWAL

FATHER'S NAME
JUGALKISHORE DHANUKA

DATE OF BIRTH
10-10-1957

COMMISSIONER OF INCOME TAX (TYPE 1), BANGALORE

Signature: *[Handwritten Signature]*





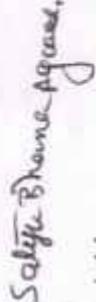
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001367953/2016

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 SATYA BHAMA AGARWAL 18/1, SARAT BOSE ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Seller		 50119	 4/10/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Sushil Kumar AGARWAL Son of Jugal Kishore Dhanuka 42, Iron Side Road, P.O:- Ballyguange, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr BIKRAM KUMAR JHA, Mrs SATYA BHAMA AGARWAL		 4/10/2016	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

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

GRN: 19-201617-002545030-1 Payment Mode Online Payment
GRN Date: 01/10/2016 13:45:43 Bank : State Bank of India
BRN : CKA5816156 BRN Date: 01/10/2016 14:04:16

DEPOSITOR'S DETAILS

Id No. : 19040001367953/1/2016

[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 DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001367953/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	21119 ✓
2	19040001367953/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	95520 ✓

Total

116639

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

presently residing at 18/1, Sarat Bose Road, Ballygunge, Kolkata- 700 020, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, 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, (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 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**:

WHEREAS (1) **DULAL CHANDRA MONDAL**, and (2) **PRAN KRISHNA MONDAL**, were the recorded owner of **ALL THAT** piece and parcel of land measuring about 59 [Fifty Nine] Decimals, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian No. 1466, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

AND WHEREAS Out of the aforesaid plot of land, by virtue of a Sale Deed dated 24th day of January, 1967 said **DULAL CHANDRA MONDAL**, (being owner of duly demarcated 50% share in R.S. Dag No. 432), sold,

transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 4 (Four) Chittack, equivalent to 3.7191 (Three point Seven One Nine One) Decimal, more or less, lying and situated under Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian Nos. 1466, 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 **(SRIMATI) RAMA RANI SARKAR**, duly registered at the office of the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book- I, Volume No. 12, Pages 139 to 144, Being No.415, for the year 1967, absolutely and forever;

AND WHEREAS in the span of time **(SRIMATI) RAMA RANI SARKAR** died, leaving behind her three son namely (1) **BAIDYANATH SARKAR**, (2) **BISWANATH SARKAR**, and (3) **GOUTAM SARKAR**, as her only legal heirs towards the estates left by her, including the Said Property. After the demise of **(SRIMATI) RAMA RANI SARKAR**, as her only legal heirs, said (1) **BAIDYANATH SARKAR**, (2) **BISWANATH SARKAR**, and (3) **GOUTAM SARKAR**, recorded their name in Record Of Rights vide L.R. Khatian No. 4606, 4607 and 4608, respectively;

AND WHEREAS thus by virtue of inheritance, by a Sale Deed dated 5th day of October, 2001 said (1) **BAIDYANATH SARKAR**, (2) **BISWANATH SARKAR**, and (3) **GOUTAM SARKAR**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **(SRI) SAMAR ROY**, duly registered at the office of the Additional Sub-Registry Office at Bidhannagar, Salt Lake City, recorded in Book- I, Volume No. 46, Pages 212 to 229, Being No. 00850, for the year 2002, absolutely and forever ;

AND WHEREAS thus by virtue of inheritance, by a Sale Deed dated 14th day of August, 2007 said **(SRI) SAMAR ROY**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **(SRIMATI)**

SATYABHAMA AGARWAL, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 14, Pages from 2382 to 2406, Being No. 07255, for the year 2007, absolutely and forever.

AND WHEREAS after the aforesaid purchase, said SATYABHAMA AGARWAL recorded her name in Record Of Rights vide L.R. Khatian No. 5953 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, lispens, 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, at and for a Total Consideration of Rs.19,12,000/- (Rupees Nineteen Lac And Twelve Thousand) only.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.19,12,000/- (Rupees Nineteen Lac And Twelve Thousand) only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring 2 (Two) Cottah 4 (Four) Chittack, equivalent to 3.7191 (Three point Seven One Nine One) Decimal, more or less, lying and situated under Motiza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5953, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered-described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or

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

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS:

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

absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and

- (III) THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and

to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and

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

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

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring 2 (Two) Cottah 4 (Four) Chittack, equivalent to 3.7191 (Three point Seven One Nine One) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 432, recorded in R.S. Khatian Nos. 1466, corresponding to L.R. Khatian No. 5953, 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. Dag No. 432 (Part)/ Plot-C;

ON THE SOUTH : By land under R.S. Dag No. 432 (Part)/ Plot-E;

ON THE EAST : By seven feet wide common passage;

ON THE WEST : By land under R.S./ L.R. Dag No. 442;

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

SIGNED, SEALED & DELIVERED

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

Salya Bhama Agarwal.

Japas Lodh
Rachmani, Indiranager -
Kolkata - 700135

Agarwal
42-120 W SIDE ROAD
2nd - 19

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

RECEIPT

RECEIPT

RECEIVED a sum of Rs.19,12,000/- (Rupees Nineteen Lac And Twelve 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

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
9,56,000/-	12.09.2016	703808	Corporation Bank, Baguiati Branch	Satya Bhama Agarwal
9,56,000/-	12.09.2016	703857	-do-	Satya Bhama Agarwal
19,12,000/-	Rupees Nineteen Lac And Twelve Thousand only.			

Witnesses:

Japas Singh.

Agarwal

Satya Bhama Agarwal.

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1							
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
	<i>Sd/- Sdya Bhanu ngawal.</i>						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
2							
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
	<i>Sd/- Suraj.</i>						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

Major Information of the Deed

Deed No :	I-1904-10068/2016	Date of Registration	10/25/2016 2:03:11 PM
Query No / Year	1904-0001367953/2016	Office where deed is registered	
Query Date	30/09/2016 12:55:16 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. 19,12,000/-	Rs. 19,12,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 95,620/- (Article:23)	Rs. 21,119/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-432	LR-5953	Bastu	Shall	3.7191 Dec	19,12,000/-	19,12,000/-	
Grand Total :					3.7191Dec	19,12,000 /-	19,12,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs SATYA BHAMA AGARWAL Daugther of Mr SUSHIL AGARWAL Executed by: Self, Date of Execution: 04/10/2016 , Admitted by: Self, Date of Admission: 04/10/2016 ,Place : Pvt. Residence			
18/1, SARAT BOSE ROAD, P.O:- BHAWANIPURE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPM9995M, Status :Individual				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GREEN CONBUILD PVT. LTD Dc-9/28, Shastri Bagan, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8918L, Status :Organization

2 **GREEN DEVCON PVT. LTD**
DC-9/28, SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAVVG8920E, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIKRAM KUMAR JHA Son of Mr CHANDI CHARAN JHA FLAT NO. 3A, 3RD FLOOR, INDIRA APARTMENT, 379/1, BHAGAWATI 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 PVT. LTD , GREEN DEVCON PVT. LTD

Identifier Details :

Name & address
Mr Sushil Kumar AGARWAL Son of Jugal Kishore Dhanuka 42, Iron Side Road, P.O:- Ballyguange, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr BIKRAM KUMAR JHA, Mrs SATYA BHAMA AGARWAL

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:- 432(Corresponding RS Plot No:- 432), LR Khatian No:- 5953	Owner: সত্যভামা আগরওয়াল, Gurdian: সুশীল, Address: নিজ, Classification: বাঙ, Area: 0.03000000 Acre,

Endorsement For Deed Number : I - 190410068 / 2016

On 04-10-2016

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

Presented for registration at 18:50 hrs on 04-10-2016, at the Private residence by Mrs SATYA BHAMA AGARWAL, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

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

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

Execution is admitted on 04/10/2016 by Mrs SATYA BHAMA AGARWAL, Daughter of Mr SUSHIL AGARWAL, 18/1, SARAT BOSE ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Others

Indetified by Mr Sushil Kumar AGARWAL, , Son of Jugal Kishore Dhanuka, 42, Iron Side Road, P.O: Ballyguange, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 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 07-10-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,119/- (A(1) = Rs 21,021/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21,119/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 2:04PM with Govt. Ref. No: 192016170025450301 on 01-10-2016, Amount Rs: 21,119/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5816156 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. 95,620/- and Stamp Duty paid by by online = Rs 95,520/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 2:04PM with Govt. Ref. No: 192016170025450301 on 01-10-2016, Amount Rs: 95,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5816156 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. 95,620/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 7674, 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 373463 to 373489

being No 190410068 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.05 17:16:14 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 05-11-2016 17:16:14
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

9/15/16

10069/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179701

visit
P.528.04.10.16-
4.10.16
2 no.
0-1367929/16
Additional Registrar of
Assurance-IV, Kolkata
C/m-27/5/16
J II 250-
J III NIL
250
5/10/16

24



Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement are not attached to this document
are the part this Document

Additional Registrar
of Assurance-IV, Kolkata

25 OCT 2016

THIS INDENTURE made this the 4th day of October, 2016
BETWEEN SAI AGARWAL alias Sai Kumar Agarwal, (PAN-
AIEPA6332P), son of Sushil Kumar Agarwal, residing at 18/1, Sarat Bose

7673

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



Se
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 4 OCT 2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAJ KUMAR AGARWAL

SUSHIL KUMAR AGARWAL

26/02/1997

Permanent Account Number
AIEPA6332P



9971307

San Agarwal
Signature



भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XDAZ32103E



पंजीकृत नाम : भरदिभुमान
व्यक्ति का नाम : समर कुमार
पिता का नाम : सुनील कुमार
पिता का नाम : Sunil Kumar Agarwal
लिंग/लिंग : पुरुष
जन्म तिथि : 26/02/1987



KOA2321032

Date: 13/10/2016

Address: 181, BARRAT ROSE ROAD, BALLYUNGE, KOLKATA-700022

Area of cover: 100 sq. ft.

Bank Statement

181, Barrat Rose Road, Ballyunge, Kolkata-700022
Facsimile Signature of the Licensed
Registration Officer for
181 Ballyunge Consulting

This document is a copy of the original document and is not valid for any other purpose. It is subject to the terms and conditions of the policy. In case of any dispute, the insured shall refer to the original document and the policy document for the purpose of settlement.



ADDITIONAL REGISTRATION
OF ASSURANCES IN KOLKATA
- 4 OCT 2016



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001367929/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SAI AGARWAL 18/1, Sarat Bose Road, KOLKATA- 700 020, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Seller		S926 	 04/10/16.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sushil Kumar Agarwal Son of Jugal Kishore Dhanuka 42, Iron Side Road, P.O:- Balluguange, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr Bikram Kumar Jha, Mr SAI AGARWAL		 04/10/16	

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

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

GRN: 19-201617-002544920-1 Payment Mode Online Payment
GRN Date: 01/10/2016 13:39:47 Bank : State Bank of India
BRN : CKA5815549 BRN Date: 01/10/2016 13:57:57

DEPOSITOR'S DETAILS

Id No. : 19040001367929/1/2016
[Query No./Query Year]
Name : SEAMARINE SUPPLIERS PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : VIP ENCLAVE, RAGHUNATHPUR
KOLKATA-59
Applicant Name : Ms SEAMARINE SALES PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001367929/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	38763 ✓
2	19040001367929/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	175720 ✓

Total

214483

In Words : Rupees Two Lakh Fourteen Thousand Four Hundred Eighty Three only

Road, Ballygunge, Kolkata- 700 020, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **SEAMARINE SALES PRIVATE LIMITED**, the Company, (PAN NO. AAPCS7898L), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, and (2) **PLANET MARCOM PRIVATE LIMITED**, the Company, (PAN NO. AAFCP8932J), registered Under the Companies Act 1956 having its registered office at CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN NO. AFSPJ4367C), son of Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to and called as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

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

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

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

AND WHEREAS by execution of a Sale Deed dated 28th day of January, 2000, the said (1) Rabindra Nath Pal, (2) Sachindra Nath Pal, and (3) Kumari Ruma Pal, sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 2 (Two) Chittack and 9 (Nine) Square Feet, equivalent to 6.8389 Decimal, more or less, lying and situated at Mouza- REKJQANI, J.L. No. 13, comprised in R.S. Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 4242, 4243 and 4244, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the **Schedule** written hereunder, hereinafter called as "the **SAID PROPERTY**", unto and in favour of **(SRI) BIJOY KUMAR NATH**, 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. 10, Pages from 303 to 310, Being No. 380 for the year 2000, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said (Sri) Madan Sarkar mutated his name in Record Of Rights vide L.R. Khatian No. 4917 and 4929;

AND WHEREAS by execution of a Sale Deed dated 23rd day of October, 2008, the said **(SRI) BIJOY KUMAR NATH**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **SAI AGARWAL**, which was duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City and recorded into Book- I, CD Volume No. 12, Pages from 7543 to 7566, Being No. 12784 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase, said **SAI AGARWAL** mutated his name in Record Of Rights vide L.R. Khatian No. 5952;

AND WHEREAS the Vendor has agreed to sale and the Purchasers herein has agreed to Purchase the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto, at and for a Total Consideration of Rs.35,16,000/- [Rupees Thirty Five Lac And Sixteen 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.35,16,000/- [Rupees Thirty Five Lac And Sixteen Thousand] only, duly paid by the Purchasers to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece or parcel of land measuring about 4 (Four) Cottah 2 (Two) Chittack and 9 (Nine) Square Feet, equivalent to 6.8389 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S.

Dag No. 425, recorded in R.S. Khatian No.2710, 2711 and 2712, corresponding to L.R. Khatian No. 5952, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas, more fully and particularly described in the Schedule hereunder written and which is hereinbefore as well as hereinafter referred to as "the Said Property" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS:

- (I) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- (II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now 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, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- (XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendor have delivered peaceful vacant possession of the said property, described in the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchasers by virtue of this deed of conveyance absolutely and forever;
- (XII) **THAT** the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have

good and marketable right title and interest over the said property, as described in the schedule hereto below; and

- (XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchasers' name in the records of rights as well as in the records of local authority;
- (XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all documents of title relating to this property unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring about 4 (Four) Cottah 2 (Two) Chittack and 9 (Nine) Square Feet, equivalent to 6.8389 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 425, recorded in R.S. Khatian No. 2710, 2711 and 2712, corresponding to L.R. Khatian No. 5952, 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, butted and bounded as follows:

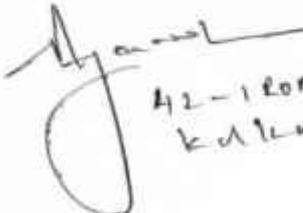
ON THE NORTH : By Land under R. S. Dag No. 443;
ON THE SOUTH : By 8 feet wide common passage;
ON THE EAST : By Land under R.S. Dag No. 425;
ON THE WEST : By Land under R.S. Dag No. 423;

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:

Japas Saha
Rektoami, Indira Nagar.
KOL-702135


42-100m SIDE Road
Kolkata-19

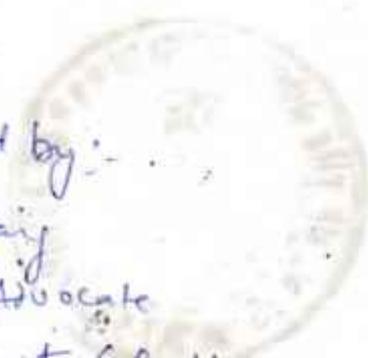


Drafted by:-

Vareun Gaij
Advocate

High Court, Calcutta

F/1023/2008.



RECEIPT

Received a sum of Rs.35,16,000/- [Rupees Thirty Five Lac And Sixteen Thousand] only from the hereinabove named Purchasers according to memo of consideration stated herein below:

MEMO OF CONSIDERATION

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
17,58,000/-	28.09.2016	892770	State Bank Of India, Tegharia Raghunathpur Branch	Sai kumar Agarwal
17,58,000/-	28.09.2016	334969	Indian Overseas Bank, Baguiati Branch	Sai Kumar Agarwal
35,16,000/-	Rupees Thirty Five Lac And Sixteen Thousand only.			

Witnesses:

Japas Sath.

Agarwal

Sai Agarwal

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-10069/2016	Date of Registration	10/25/2016 2:04:48 PM
Query No / Year	1904-0001367929/2016	Office where deed is registered	
Query Date	30/09/2016 12:44:59 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SEAMARINE SALES PRIVATE LIMITED CA 16/2A, Railpukur Road, 4th Floor, Room No. 403, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,16,000/-	Rs. 35,16,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,75,820/- (Article:23)	Rs. 38,763/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-425	LR-5952	Bastu	Shali	6.8389 Dec	35,16,000/-	35,16,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					6.8389Dec	35,16,000 /-	35,16,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr SAI AGARWAL Son of Mr Sushil Kumar Agarwal Executed by: Self, Date of Execution: 04/10/2016 , Admitted by: Self, Date of Admission: 04/10/2016 ,Place : Pvt. Residence			
18/1, Sarat Bose Road, KOLKATA- 700 020, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM7156J, Status :Individual				

Buyer Details :

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

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bikram Kumar Jha Son of Mr Chandu Charan Jha Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : SEAMARINE SALES PRIVATE LIMITED , PLANET MARCOM PRIVATE LIMITED

Identifier Details :

Name & address	
Mr Sushil Kumar Agarwal Son of Jugal Kishore Dhanuka 42, Iron Side Road, P.O:- Ballugunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Bikram Kumar Jha, Mr SAI AGARWAL	

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 425(Corresponding RS Plot No:- 425), LR Khatian No:- 5952	Owner:সাই আগরওয়াল, Gurdian:সুশীল, Address:নিজ, Classification:শালি, Area:0.07000000 Acre,

Endorsement For Deed Number : I - 190410069 / 2016

On 04-10-2016

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

Presented for registration at 19:52 hrs on 04-10-2016, at the Private residence by Mr SAI AGARWAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,16,000/-

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

Execution is admitted on 04/10/2016 by Mr SAI AGARWAL, Son of Mr Sushil Kumar Agarwal, 18/1, Sarat Bose Road, KOLKATA- 700 020, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Others

Identified by Mr Sushil Kumar Agarwal, , Son of Jugal Kishore Dhanuka, 42, Iron Side Road, P.O: Ballugunge,
Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others



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

On 07-10-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,763/- (A(1) = Rs 38,665/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 38,763/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 1:57PM with Govt. Ref. No: 192016170025449201 on 01-10-2016, Amount Rs: 38,763/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5815549 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. 1,75,820/- and Stamp Duty paid by by online = Rs 1,75,720/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 1:57PM with Govt. Ref. No: 192016170025449201 on 01-10-2016, Amount Rs: 1,75,720/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA5815549 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. 1,75,820/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7673, 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 373490 to 373514
being No 190410069 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.05 17:19:05 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 05-11-2016 17:19:04
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

09431/16

10079/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192402



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

Additional Registrar of Assurances-IV, Kolkata.

25 OCT 2016

visit
21.10.16
645/2016
21.10.16
C.M-2830/16
Jm 250-
Jw 50-
300-
21/10/16

28,49,000/-
Additional Registrar of Assurances-IV, Kolkata

THIS INDENTURE made this the 21st day of ^{October} September, 2016
BETWEEN (1) TARA HOME SEARCH PRIVATE LIMITED, (PAN-AACCT5379G), the Company, registered under the Companies Act 1956 and

(Signature)

9284

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



le

ADDITIONAL REGISTRAR OF ASSURANCE, KOLKATA
21 OCT 2016



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001277279/2016

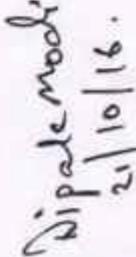
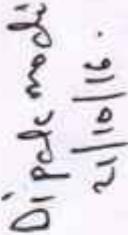
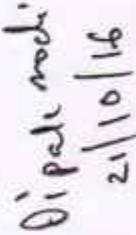
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUNITA DEVI MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 6081	Sunita devi Modi 21/10/16
2	Mrs SARWANI DEVI MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 6082	Sarwani devi Modi 21/10/16

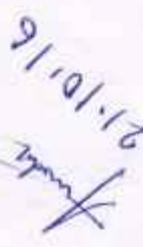
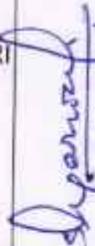
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs KIRAN LATA MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 6069	Kiran Lata Modi 21/10/16
4	Mr ANKIT MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 6070	Ankit Modi 21/10/16
5	Mrs GAYATRI DEVI MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller		 6083	Gayatri Devi Modi

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	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	Seller		 6077	 21.10.16
7	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	Seller		 6071	 21/10/16.
8.0	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 [BLUEVIEW VANIJYA PRIVATE LIMITED]			 21/10/16.
8.1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			 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
9	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	Represent ative of Seller [RIMJHIM COMMOD EAL PRIVATE LIMITED]		6078 	 21/10/16
10	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	Represent ative of Seller [LAKE VIEW TIE- UP PRIVATE LIMITED]			 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, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Mrs SARWANI DEVI MODI, Mrs KIRAN LATA MODI, Mr ANKIT MODI, Mrs GAYATRI DEVI MODI, Mr AMAR NATH MODI, Mr DIPAK KUMAR MODI, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, Mr Bikram Kumar Jha		 21/10/16	

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

Lakeview Tie-up Pvt. Ltd.

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

Phone No. 033-22811981

Email Id. lakeviewtieup@outlook.com

CIN: U52100WB2007PTC116183

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, 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. AMAR NATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same and such other instruments as may be required in connection with the sale and transfer of aforesaid property and to affix the Company seal of this Company to such documents.

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

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

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

Amarnath Modi
Amarnath
Amarnath Modi
Director
DIN: 00052477

Neha Modi
Neha Modi
Director
DIN: 01518742

TARA HOME SEARCH PRIVATE LIMITED

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

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, 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

KKM
Kishan Kumar Modi
Kishan Kumar Modi
Director
DIN: 00052423

Dipak
Dipak Modi
Dipak Kumar Modi
Director
DIN: 00052468

Blueview Vanijya Pvt. Ltd.

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

Phone no. 033-22811981

Email. Id- blueviewvani@outlook.com

CIN: U51109WB2007PTC116185

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 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, 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.

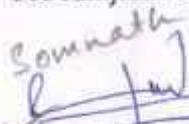
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same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

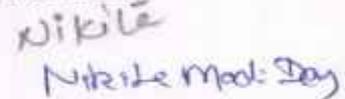
For and on behalf of the Board

For Rimjhim Commodeal Private Limited


Somnath Modi

Director

DIN: 00060439


Nikita Modi Dey

Nikita Modi Dey

Director

DIN: 01518762

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 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, 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.

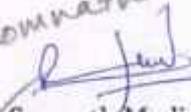
FURTHER RESOLVED, that Mr. SOMNATH MODI Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same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

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

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

For and on behalf of the Board

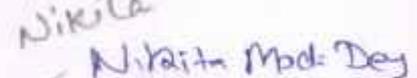
For Rimjhim Commodeal Private Limited

Somnath


Somnath Modi

Director

DIN: 00060439

Nikita


Nikita Modi Dey

Director

DIN: 01518762

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE
LIMITED



18/10/2006

Permanent Account Number

AACCT5379G

18/10/2006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RIMJHIM COMMODEAL PRIVATE
LIMITED



29/05/2007

Remittance Account Number

AADCR6277J

NET 02/14

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BLUEVIEW VANUYA PRIVATE
LIMITED



29/05/2007

Permanent Account Number

AADCBT492R

08110014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAKEVIEW TIE UP PRIVATE LIMITED

29/05/2007
Permanent Account Number
AABCL3199B



78112111



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPAK KUMAR MODI

GOPAL KUMAR MODI

21/05/1979

Permanent Account Number
ADYPM7155M

Dipak Modi
Signature



11032019

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANKIT MODI

NARAYAN KUMAR MODI

11/11/1988

Permanent Account Number

AOWPM8200L


Signature



20033007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRAN LATA MODI

BASUDEV KEDIA

20/02/1987
Permanent Account Number
AELPM0120J



Kiran Lata Modi
Signature

11000000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNITA DEVI MODI

BIJAY KUMAR CHURIWAL

10/10/1968

Permanent Account Number

ADYPM7156J

Sunita Devi Modi

Signature



10000000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GAYATRI DEVI MODI

RAM AWATAR KEDIA

05/01/1958
Permanent Account Number

ADTPM74100

Gayatri Devi Modi
Signature



13790008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARWANI DEVI MODI

HARI RAM AGARWAL

27/07/1956
Permanent Account Number

ADUPM9995M

Sarwani Devi Modi
Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

AMARNATH MODI

DILIP KUMAR MODI

26/04/1980

Permanent Account Number

AHEPM3585B



Signature



22062019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREEN MANSION PRIVATE LIMITED



03/07/2007

Permanent Account Number

AACCG8915E

31072007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAUL BUILDCON PRIVATE LIMITED



21/03/2007
Permanent Account Number

AADC81223G

1758005

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMARNATH MODI

DILIP KUMAR MODI

26/04/1980

Permanent Account Number

AHEPM3585B

Signature



यह कार्ड के लिये जारी किया गया है। इसका उपयोग कर के लिये करना है।
अधिक जानकारी के लिये कृपया NSDL से संपर्क करें।
पता: 4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

If this card is lost / someone's card used to found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL,
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2699-4040; Fax: 91-22-2691-8604
e-mail: nsdl@nsdl.co.in

Handwritten signature

DIPAK KUMAR MODI

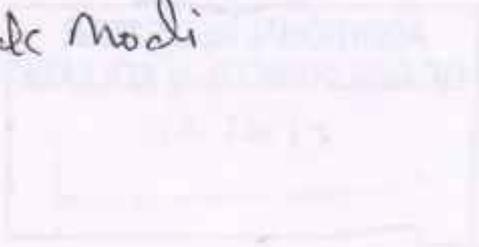
FRONT



BACK



Dipak Modi

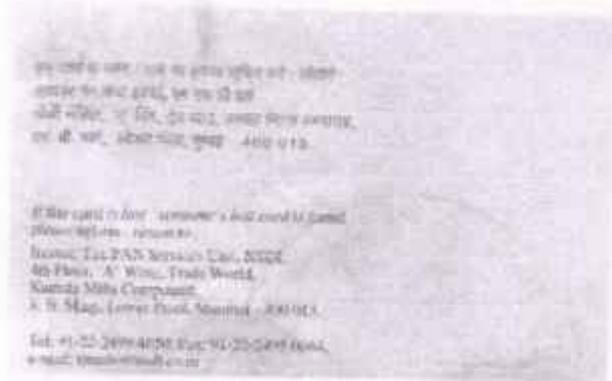


SUNITA DEVI MODI

FRONT



BACK



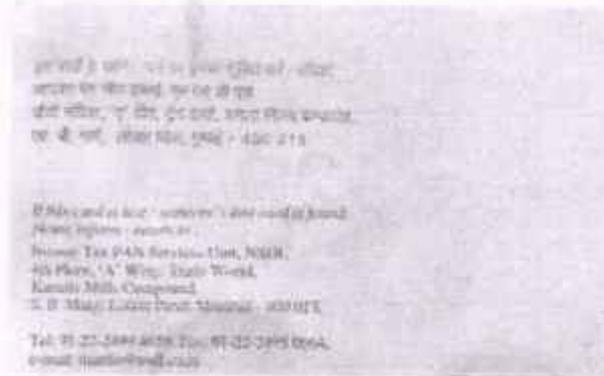
Sunita Devi Modi

GAYATRI DEVI MODI

FRONT



BACK



Gayatri devi Modi

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

GOMNATH MODI
DILIP KUMAR MODI

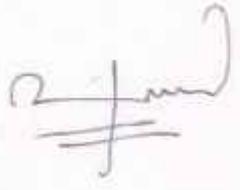
DDPO1/1004
 Permanent Account Number
AHEPM3586C


 Signature


 CAMSCOR

धर्मार्थं च यत्नः यत्नं च यत्नं यत्नं च यत्नं
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 यत्नं च यत्नं यत्नं च यत्नं च यत्नं

D/10-1004/1004 - Permanent Account Number
 Income Tax PAN Service Unit, NSDL
 4th Floor, 'A' Wing, Trade World,
 Kamla Mills Compound,
 V. D. Maza, Laxmi Park, Mumbai - 400 015
 Tel: 91 22 2499 9198 Fax: 91 22 2495 8664,
 email: dmca@nsdl.co.in

✓ 

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANKIT MODI

NARAYAN KUMAR MODI

11/11/1988

Premature Account Number

AOWPMB200L

A
/s/Ankit

Signature



आयकर विभाग, उत्तर प्रदेश, काठमांडू, नेपाल
आयकर विभाग, उत्तर प्रदेश, काठमांडू, नेपाल
आयकर विभाग, उत्तर प्रदेश, काठमांडू, नेपाल
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आयकर विभाग, उत्तर प्रदेश, काठमांडू, नेपाल
आयकर विभाग, उत्तर प्रदेश, काठमांडू, नेपाल

A
Ankit

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 VANLJYA 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) **SUNTA DEVI MODI**, (PAN- ADYPM7156J), wife of Kishan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (6) **SARWANI DEVI MODI**, (PAN- ADUPM9995M), wife of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (7) **KIRAN LATA MODI**, (PAN- AELPM0120J), wife of Narayan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (8) **ANKIT MODI**, (PAN- AOWPM8200L), son of Narayan Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (9) **GAYATRI DEVI MODI**, (PAN- ADTPM7410Q), wife of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (10) **AMAR**

NATH MODI, (PAN- AHEPM3585B), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (11) **DIPAK KUMAR MODI**, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART** AND (1) **BAUL BULDCON PRIVATE LIMITED**, the Company, (PAN NO. AADCB1223G), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (2) **GREEN MANSION PRIVATE LIMITED**, the Company, (Pan No. AACCG8916E), the Company, (Pan No. AALCS0125J), registered Under the Companies Act 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN NO. AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as "the **PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**.

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

Area- 3.5 Decimal), R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2841 (in the name of PARESH NATH PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2842 (in the name of PRASANTA KUMAR PAUL, Area- 3.5 Decimal), R.S. Khatian No. 2843 (in the name of GOUR CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS said SATISH CHANDRA PAL died, leaving behind two son (1) Asim Kumar Pal, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Pal, and wife (8) Durgesh Nandini Pal, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2838 (Area- 17.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS said GANESH CHANDRA PAUL died unmarried on 5th of February 1982, leaving behind his four brothers (1) Kartik Chandra Pal, (2) Paresch Nath Paul, (3) Prasanta Kumar Paul, (4) Gour Chandra Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

AND WHEREAS in the span of time said KARTICK CHANDRA PAL died on 10th July, 1991, leaving behind one son (1) Monoj Paul, one daughter (2) Krishna Bhowmik, and wife (3) Dipali Paul, as his only legal heirs towards the estates left by him, including the aforesaid land at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No.423, recorded in R.S. Khatian No. 2839 (Area- 3.5 Decimal), and his share as legal heirs of Ganesh Chandra Paul, recorded in R.S. Khatian No. 2840 (in the name of GANESH CHANDRA

PAUL, Area- 3.5 Decimal), under Police Station- Rajarhat, District 24-Parganas, absolutely and forever;

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

AND WHEREAS by virtue of a Sale Deed dated 11th June, 1996, the said (1) Asim Kumar Paul, (2) Swapan Kumar Pal, and five daughters (3) Kabita Pal, (4) Minati Pal, (5) Ava Pal, (6) Chabi Pal, (7) Mira Rani Paul, (8) Durgesh Nandini Pal, (9) Monoj Paul, (10) Krishna Bhowmik, (11) Dipali Paul, (12) Paresh Nath Paul, (13) Prasant Kumar Paul, (14) Gour Chandra Paul, jointly sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, under Police Station- Rajarhat, District North North 24-Parganas, more fully and particularly described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", unto and in

favour of one **(Srimati) Sarbani Mukherjee**, which was duly registered in the office of the District Registrar at Barasat, North 24 Parganas, recorded into Book- I, Volume No. 73, Pages from 123 to 132, Being No. 4003 for the year 1996, against the valuable consideration mentioned therein, absolutely and forever. After the aforesaid purchase (Srimati) Sarbani Mukherjee recorded their name in Record Of Right vide L.R. Khatian No. 881;

AND WHEREAS by virtue of a Sale Deed dated 18th June, 2007, the said **(Srimati) Sarbani Mukherjee**, sold, transferred and conveyed **ALL THAT** the Said Property, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED & 10 Others**, the Vendors 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. 4, Pages from 2325 to 2345, Being No. 02430 for the year 2008, against the valuable consideration mentioned therein, absolutely and forever;

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

<u>VENDORS' 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) SUNITA DEVI MODI -----	5940
(6) SARWANI DEVI MODI -----	5941
(7) KIRAN LATA MODI -----	5942
(8) ANKIT MODI -----	5943
(9) GAYATRI DEVI MODI -----	5944
(10) AMAR NATH MODI -----	5945
(11) DIPAK KUMAR MODI -----	5946

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.28,49,000/- [Rupees Twenty Eight Lac And Forty 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.28,49,000/- [Rupees Twenty Eight Lac And Forty 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 and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, corresponding to L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, within the limit of Rajarhat Bishnupur 1 No. 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 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 3 (Three) Cottah 8 (Eight) Chittack and 40 (Forty) Square Feet, equivalent to 5.8769 Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 423, recorded in R.S. Khatian No. 2838 to 2843, recorded under L.R. Khatian No. 5937, 5947, 5948, 5949, 5940 to 5946, 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 :	12 feet wide Common Passage;
ON THE SOUTH :	Land under R.S. Dag No. 418;
ON THE EAST :	Land under R.S. Dag No. 423 (Part);
ON THE WEST :	Land under R.S. Dag No. 417(Part);

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

SIGNED, SEALED & DELIVERED

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

[Signature]

98, G.G. Road

How-711202

[Signature]

84, Sarat Bahay

Belgharia. Kal-56.

Drafted by

Varun Gang
Associate

High Court, Calcutta

F/1023/2008.

BARA HOME SEARCH PVT LTD

[Signature]
Dipal Modi

For BIMJIM COMMUNEAL PVT LTD.

[Signature]
DIRECTOR

BLUEVIEW VANIJYA PVT, LTD.

[Signature]
Dipal Modi

Director

FOR LAKEVIEW TIE-UP PVT. LTD.

[Signature]
Director

[Signature]
Dipal Modi

Sunita Devi Modi

Snaita Devi Modi

Kiran Jata Modi

[Signature]
Sunita Devi Modi

Sarwani Devi Modi

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.28,49,000/- [Rupees Twenty Eight Lac And Forty Nine 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
2,59,000/-	12.09.2016	703566	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
2,59,000/-	12.09.2016	703567	-do-	Rimjhim Commodeal Pvt. Ltd.
2,59,000/-	12.09.2016	703568	-do-	Blueview Vanijya Pvt. Ltd.
2,59,000/-	12.09.2016	703569	-do-	Lake View Tie-up Pvt. Ltd.
2,59,000/-	12.09.2016	703570	-do-	Sunita Devi Modi
1,29,500/-	12.09.2016	703575	-do-	Sarwani Devi Modi
1,29,500/-	12.09.2016	703766	-do-	Sarwani Devi Modi
2,59,000/-	12.09.2016	703775	-do-	Kiran Lata Modi
2,59,000/-	12.09.2016	703768	-do-	Ankit Modi
2,59,000/-	12.09.2016	703769	-do-	Gayatri Devi Modi
2,59,000/-	12.09.2016	703770	-do-	Amar Nath Modi
2,59,000/-	12.09.2016	703771	-do-	Dipak Kumar Modi
28,49,000/-	Rupees Twenty Eight Lac And Forty Nine Thousand only .			

Witnesses:

[Signature]

[Signature]

TARA HOME SEARCH PVT. LTD.

Dipale modi

Director

BLUEVIEW VANIJYA PVT. LTD.

Dipale modi

Director

FOR RIMJHIM COMMUDEAL PVT. LTD.

[Signature]

Director

FOR LAKEVIEW TIE-UP PVT. LTD.

[Signature]

Director

Dipale modi

Sunita Devi Modi

Kiran Lata Modi

Sarwani Devi Modi

[Signature]

Sarwani Devi Modi

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p style="font-family: cursive;">Dipak Modi</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p style="font-family: cursive;">Gratiya Devi Modi</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p style="font-family: cursive;">Rajendra</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p>Sunita devi Mada</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<p>Sarawari devi Hada</p>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

GRN: 19-201617-002543918-1 Payment Mode Online Payment
GRN Date: 01/10/2016 12:45:54 Bank : State Bank of India
BRN : CKA5809665 BRN Date: 01/10/2016 13:04:05

DEPOSITOR'S DETAILS

Id No. : 19040001277279/1/2016

(Query No./Query Year)

Name : BAUL BUILDCON PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC 9/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-59
Applicant Name : Ms BAUL BUILDCON 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	19040001277279/1/2016	Property Registration- Registration Fees	0030-03-104-001-18	31426
2	19040001277279/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	142370

Total

173796

In Words : Rupees One Lakh Seventy Three Thousand Seven Hundred Ninety Six only

FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<i>Kiran Jata Mochi</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<i>T. Suresh</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Major Information of the Deed

Deed No :	I-1904-10079/2016	Date of Registration	10/25/2016 2:37:40 PM
Query No / Year	1904-0001277279/2016	Office where deed is registered	
Query Date	15/09/2016 12:29:02 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BAUL BUILDCON PRIVATE LIMITED DC-9, 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. 28,49,000/-	Rs. 28,49,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,42,470/- (Article:23)	Rs. 31,426/- (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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-423	LR-5937	Bastu	Shali	5.8769 Dec	28,49,000/-	28,49,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.8769Dec	28,49,000 /-	28,49,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA HOME SEARCH PRIVATE LIMITED 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, 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	RIMJHIM COMMODEAL PRIVATE LIMITED 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCR6277J, Status :Organization, Executed by: Representative
3	BLUEVIEW VANIJYA PRIVATE LIMITED 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. AADCB1492R, Status :Organization, Executed by: Representative
4	LAKE VIEW TIE-UP PRIVATE LIMITED 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	Mrs SUNITA DEVI MODI Wife of Mr Kishan 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: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM7156J, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence

6	Mrs SARWANI DEVI MODI Wife 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: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPM9995M, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
7	Name	Photo	Fingerprint	Signature
	Mrs KIRAN LATA MODI 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 Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AELPM0120J, Status :Individual			
8	Mr ANKIT MODI Son of Mr Narayan Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AOWPM8200L, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
9	Mrs GAYATRI DEVI MODI Wife of Mr Gopal Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADTPM7410Q, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
10	Mr AMAR NATH MODI Son of Mr Dilip Kumar MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHEPM3585B, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			
11	Mr DIPAK KUMAR MODI Son of Mr Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADYPM7155M, Status :Individual, Executed by: Self, Date of Execution: 21/10/2016 , Admitted by: Self, Date of Admission: 21/10/2016 ,Place : Pvt. Residence			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAUL BUILDCON PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, DESBANDHU NAGAR, P.O:- DESBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADCB1223G, Status :Organization
2	GREEN MANSION PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, DESHBANDHU NAGAR, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCG8916E, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIPAK KUMAR MODI Son of Mr Gopal Kumar Modi 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : TARA HOME SEARCH PRIVATE LIMITED , BLUEVIEW VANIJYA PRIVATE LIMITED
2	Mr SOMNATH MODI 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
3	Mr AMAR NATH MODI 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
4	Mr Bikram Kumar Jha Son of Mr Chandhi Charan Jha Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : BAUL BUILDCON PRIVATE LIMITED , GREEN MANSION PRIVATE LIMITED

Identifier Details :

Name & address	
Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mrs SUNITA DEVI MODI, Mrs SARWANI DEVI MODI, Mrs KIRAN LATA MODI, Mr ANKIT MODI, Mrs GAYATRI DEVI MODI, Mr AMAR NATH MODI, Mr DIPAK KUMAR MODI, Mr DIPAK KUMAR MODI, Mr SOMNATH MODI, Mr AMAR NATH MODI, Mr Bikram Kumar Jha	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
2	RIMJHIM COMMODEAL PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
3	BLUEVIEW VANIJYA PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
4	LAKE VIEW TIE-UP PRIVATE LIMITED	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
5	Mrs SUNITA DEVI MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
6	Mrs SARWANI DEVI MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
7	Mrs KIRAN LATA MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
8	Mr ANKIT MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
9	Mrs GAYATRI DEVI MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
10	Mr AMAR NATH MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec
11	Mr DIPAK KUMAR MODI	BAUL BUILDCON PRIVATE LIMITED-0.267132 Dec, GREEN MANSION PRIVATE LIMITED-0.267132 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 423(Corresponding RS Plot No:- 423), LR Khatian No:- 5937	Owner:ভারা হোম সার্চ, Gurdian:প্রা: নিঃ, Address:220 ব্লক জে নিউআলিপুর, Classification:শালি,

Endorsement For Deed Number : I - 190410079 / 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 28,49,000/-



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 18:15 hrs on 21-10-2016, at the Private residence by Mrs KIRAN LATA MODI , one of the Executants.

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

Execution is admitted on 21/10/2016 by 1. Mrs SUNITA DEVI MODI, Wife of Mr Kishan Kumar MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 2. Mrs SARWANI DEVI MODI, Wife of Mr Dilip Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 3. Mrs KIRAN LATA MODI, Wife of Mr Narayan Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 4. Mr ANKIT MODI, Son of Mr Narayan Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 5. Mrs GAYATRI DEVI MODI, Wife of Mr Gopal Kumar MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 6. Mr AMAR NATH MODI, Son of Mr Dilip Kumar MODI, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 7. Mr DIPAK KUMAR MODI, Son of Mr Gopal Kumar Modi, 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others

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

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

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

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

Execution is admitted on 21-10-2016 by Mr AMAR NATH MODI,

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

Asit Kumar Joarder

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

Kolkata, West Bengal

On 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 Fees

Certified that required Registration Fees payable for this document is Rs 31,426/- (A(1) = Rs 31,328/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 31,426/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 1:04PM with Govt. Ref. No: 192016170025439181 on 01-10-2016, Amount Rs: 31,426/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5809665 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. 1,42,470/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,42,370/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9284, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 1:04PM with Govt. Ref. No: 192016170025439181 on 01-10-2016, Amount Rs: 1,42,370/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA5809665 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 373853 to 373905
being No 190410079 for the year 2016.



AS

Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.05 17:24:02 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-11-2016 17:24:01
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

भारत

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



BEFORE THE FIRST CLASS MAGISTRATE

AFFIDAVIT

1, **SOMNATH MODI**, (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053), one of the Director of **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, do hereby solemnly declare and affirm as follows:

1. That I am a Citizen of India.
2. That I am one of the Director in the Company name and style of **RIMJHIM COMMODEAL PRIVATE LIMITED**.



3. That my typographical mistake in the L.R. Khatian No. 5947 recorded in the office of B. L. & L. R. O., Rajarhat, North 24 Paraganas, the Company name as recorded is RIMJHIM COMMODOL PRIVATE LIMITED, in place and instead of original RIMJHIM COMMODEAL PRIVATE LIMITED
4. That for all purposes the same be read as RIMJHIM COMMODEAL PRIVATE LIMITED

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

DEPONENT

SOMNATH MODI
Director

RIMJHIM COMMODEAL PRIVATE LIMITED



Affidavit.....No. 30446
Solemnly affirm to before on this.....20.11
day of.....Oct.....2016.....by the declaration
as proper identification of the sweaer

Judicial Magistrate
1st Class, Alipur

9/11/16

* 10310/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



X 179704

04.10.16
 7/10/16
 24/10/16
 5/11/16
 250/-
 13.67541/16
 MV=39,77,000/-
 Additional Registrar of
 Assurances-IV, Kolkata

5B

Certified that the document is submitted in
 Registration. The Date, Time, Place and the
 signature of the Registrar are as shown in this document
 are the per the Registrar

Al
 Additional Registrar
 of Assurances-IV, Kolkata

7 NOV 2016

THIS INDENTURE made this the 4th day of October, 2016
 BETWEEN **NEFA TEA PRIVATE LIMITED**, (PAN- AACCN4272A), the
 Company, registered under the Companies Act 1956 and having its

7676

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



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA - 4 OCT 2016

PERMANENT ACCOUNT NUMBER

AACCN4272A



NEPA TEA PRIVATE LIMITED

DATE OF INCORPORATION/FORMATION

24-11-1995

Commissioner (Income Tax), Shillong

COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG

RECEIVED
OFFICE OF THE COMMISSIONER
OF INCOME TAX (SYSTEMS)
SHILLONG



Tapas Lodh,



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/552054

পরিচয় পত্র



Elector's Name : LODH TAPAS

নির্বাচকের নাম : লোধ তপস

Father/Mother/
Husband's Name : SUNIL

পিতা/মাতা/স্বামীর নাম : সুনীল

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 22

১১.১১.৯৫-এ বয়স : ২২

Address PART NO : 185

RAJARHAT BISNUPUR-1

NORTH 24 - PARGANAS

ঠিকানা : পটনু: ১৮৫

রাজারহাট বিষ্ণুপুর - ১

উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক - নিবন্ধন অধিকারিক

For: 091-RAJARHAT(B.C) Assembly Constituency

০৯১-রাজারহাট (ভ.পা) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 07/04/95

তারিখ : ০৭/০৪/৯৫

Tapas Saha

पिता / कायदाची अधिकारवाला का नाम / Name of Father / Legal Guardian
SUNIL LODH



K5203959

माता का नाम / Name of Mother
SHIBANI LODH

पति का नाम / Name of Spouse
NILANJANA LODH

पता / Address
RECKJOANI INDIRA NAGAR

RAJARHAT, NORTH 24 PARGANAS

PIN: 700135, WEST BENGAL, INDIA

पुराने पासपोर्ट का नं. और जारी का तिथि का स्थान / Old Passport No. with Date and Place of Issue
J1883132 12/01/2011 KOLKATA

फाइल नं. / File No.
CA2071501327112 - OLD PASSPORT REPORTED LOST

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 4 OCT 2016



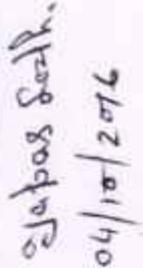
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001367541/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Deb Dulal 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	Representative of Buyer [EXCEPTI ONAL VINCOM PRIVATE LIMITED]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Tapas Lodh Rekjoani, Indira Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, P.O:- Rekjoani, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135	Representative of Seller [NEFA TEA PRIVATE LIMITED]		 5918	 04/10/2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sushil Kumar Agarwal Son of Jugal Kishore Dhanuka 42, Iron Side Road, Ballyguange Park, P.O:- Ballyguange, P.S:- Ballyguange Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr Deb Dulal Sarkar, Mr Tapas Lodh		 04/10/2016	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



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

GRN: 19-201617-002544683-1 Payment Mode Online Payment
GRN Date: 01/10/2016 13:27:23 Bank : State Bank of India
BRN : CKA5814702 BRN Date: 01/10/2016 13:45:33

DEPOSITOR'S DETAILS

Id No. : 19040001367541/1/2016
(Query No./Query Year)

Name : EXCEPTIONAL VINCOM PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : VIP ENCLAVE, RAGHUNATHPUR
KOLKATA-59
Applicant Name : Ms NEFA TEA PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001367541/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43834 ✓
2	19040001367541/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	198770 ✓

Total

242604

In Words : Rupees Two Lakh Forty Two Thousand Six Hundred Four only

NEFA TEA PRIVATE LIMITED

The undersigned, being the Directors of **NEFA TEA PRIVATE LIMITED**, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 14.09.2016 at 15:00 PM at their registered office situated at Pawan Sadan, Post Office- Margherita, District-Tinsukia, Asam- 786 181, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

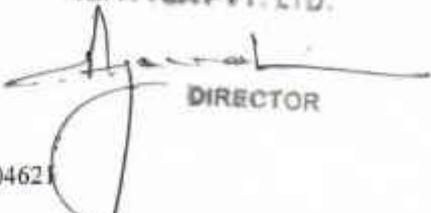
RESOLVED, that this Company has agreed to sell **ALL THAT** piece and parcel of undivided 1/3rd share (Out of Thirty Four Decimals of land it owns) of land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur 1 No. Gram Panchatyat, 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 **EXCEPTIONAL VINCOM PRIVATE LIMITED**, on the terms set out in the Sale deed, presented before the board for a total consideration of Rs. 39,77,000/- (Rupees Thirty Nine Lac And Seventy Seven Thousand) only.

FURTHER RESOLVED, that (Mr.) Tapas Lodh 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.) Tapas Lodh, 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.

NEFA TEA PVT. LTD.
Tapas Lodh.
DIRECTOR

NEFA TEA PVT. LTD.

DIRECTOR

CIN : U20291AS1995PTC004621

registered Office at Pawan Sadan, Post Office- Margherita, District-Tinsukia, Asam- 786 181, represented by one of its Director/ Authorised Signatory (Mr.) Tapas Lodh, (PAN- ACIPL5863A), son of (Sri) Sunil Lodh, residing at Rekjoani, Indira Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successors-in-office and/or assigns] of the **ONE PART AND EXCEPTIONAL VINCOM PRIVATE LIMITED**, the Company, (PAN NO. AACCE7615A), registered Under the Companies Act 1956 having its registered office at VIP Enclave, Block- A, Flat No-104, VIP Road, Raghunathpur, 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-700039, hereinafter referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART** :

WHEREAS one **MOZHAR MONDAL** was recorded owner of **ALL THAT** piece and parcel of land measuring about 34 (Thirty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in C.S. Dag No. 379, corresponding to R.S. Dag No. 406, recorded in R.S. Khatian No. 2268, under Police Station- Rajarhat, District North 24-Parganas;

AND WHEREAS by virtue of a Sale Deed dated 17th Day of October, 1966, said **MOZEHAR MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 34 (Thirty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L.

No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, within the limit of Rajarhat Bishnupur 1 No. Gram Panchatyat, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **DINESH CHANDRA MUKHOPADHYAY**, duly registered at Sub-Registrar, Cossipur, Dum Dum, recorded in Book- I, Volume No. 137, Pages from 64 to 66, Being No. 9064 for the year 1966, absolutely and forever;

AND WHEREAS in the span of time, said **DINESH CHANDRA MUKHOPADHYAY (MUKHERJEE)** died on 12th July, 2006, leaving behind her wife (1) **Kalpna Mukherjee**, one son, (2) **Ronojay Mukerjee**, and one daughter(3) **Kumari Kakoli Mukherjee**, as his only legal heirs towards the estates left by him, including the aforesaid property;

AND WHEREAS by virtue of a Sale Deed dated 7th Day of August, 2007, said (1) **Kalpna Mukherjee**, (2) **Ronojay Mukerjee**, and (3) **Kumari Kakoli Mukherjee**, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 34 (Thirty Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, within the limit of Rajarhat Bishnupur 1 No. Gram Panchatyat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, written hereunder, hereafter called as "the **SAID PROPERTY**", unto and in favour of **NEFA TEA PRIVATE LIMITED**, the Vendor herein, duly registered at District Sub-Registrar-II, Barasat, North 24 Parganas, recorded in Book- I, CD Volume No. 8, Pages from 4366 to 4378, Being No. 07251 for the year 2007, absolutely and forever.

AND WHEREAS after the aforesaid purchase, the said **NEFA TEA PRIVATE LIMITED**, the Vendor herein, recorded its name in Record Of Rights vide L.R. Khatian No. 5018 and thus is the sole and absolute owner of the Said Property, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS the Vendor, due to paucity of funds and inability to administer and maintain the aforesaid properties, have agreed to sale out of the aforesaid properties **ALL THAT** piece and parcel of undivided land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur 1 No. Gram Panchatyat, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter called as the "**SAID PROPERTY**", and the Purchaser herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.39,77,000/- (Rupees Thirty Nine Lac And Seventy Seven Thousand) only, which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.39,77,000/- (Rupees Thirty Nine Lac And Seventy Seven Thousand) only, duly paid by the Purchaser to the Vendor, at or before the execution of this instruments (the receipt whereof the Vendor do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of undivided land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur 1 No. Gram Panchatyat, under Police

Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispensens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

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

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

- (II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- (III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- (IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- (V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof

from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

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

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

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of undivided land measuring about 11.334 [Eleven point double Three Four] Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 406, appertaining to R.S. Khatian No. 2268, corresponding to L.R. Khatian No. 5018, within the limit of Rajarhat Bishnupur 1 No. Gram Panchatyat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 406 is butted and bounded as follows:

ON THE NORTH : By land under R.S./ L.R. Dag No. 424 & 428;

ON THE SOUTH : By land under R.S./ L.R. Dag No. 405 ;

ON THE EAST : By land under R.S./ L.R. Dag No. 402 & 429 ;

ON THE WEST : By land under R.S./ L.R. Dag No. 407;

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

SIGNED, SEALED & DELIVERED

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

NEFA TEA PVT. LTD.

Tapas Saha
DIRECTOR

Vendor's

*2/67 NITIGHOSH ST.
KOL-23*

*42-1RD W/SIDE ROAD
Kolkata-19*

Drafted by

Vasun Garg

Advocate

High Court, Calcutta

A/1023/2008

For. Exceptional Vercom PVT LTD

Subscribed for

Auctioneer's Signature

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.39,77,000/- (Rupees Thirty Nine Lac And Seventy Seven Thousand) only, from the within named Purchaser, as full and final payment against sale of the Said Premises to the Purchaser, according to memo of consideration stated herein below:

Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
20,00,000/-	28.09.2016	673432	Indian Overseas Bank, Baguiati Branch	Nefa Tea Private Limited
19,77,000/-	28.09.2016	673433	Indian Overseas Bank, Baguiati Br.	Nefa Tea Private Limited
39,77,000/-	Rupees Thirty Nine Lac And Seventy Seven Thousand only.			

Witnesses:

S. Wondras
A. J.

NEFA TEA PVT. LTD.

S. J. S. S.
 DIRECTOR

 SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Japas Sath.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>Subhash Sath.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Major Information of the Deed

Deed No :	I-1904-10310/2016	Date of Registration	11/7/2016 1:14:10 PM
Query No / Year	1904-0001367541/2016	Office where deed is registered	
Query Date	30/09/2016 10:09:37 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	NEFA TEA PRIVATE LIMITED Pawan Sadan, Post Office- Margherita, District- Tinsukia, Asam- 786 181, Thana : MARGHERITA, District : Tinsukia, ASSAM, Mobile No. : 9836475200, Status : Seller/Executant		
Transaction:	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 39,77,000/-	Rs. 39,77,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,98,870/- (Article:23)	Rs. 43,834/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-406	LR-5018	Bastu	Shali	11.334 Dec	39,77,000/-	39,77,000/-	Property is on Road
Grand Total :					11.334Dec	39,77,000 /-	39,77,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEFA TEA PRIVATE LIMITED Pawan Sadan, Post Office- Margherita, District- Ti, P.O:- Margherita, P.S:- MARGHERITA, District-Tinsukia, Assam, India, PIN - 786181 PAN No. AACCN4272A, Status : Organization, Executed by: Representative

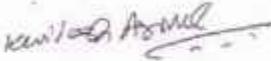
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EXCEPTIONAL VINCOM PRIVATE LIMITED VIP Enclave, Block- A, Flat No-104, VIP Road, Ragh, P.O:- D B Nagar, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AACCE7615A, Status : Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Deb Dulal Sarkar Son of Mr Banibhusan Sarkar Date of Execution - 04/10/2016, , Admitted by: Self, Date of Admission: Nov 7 2016 , Place of Admission of Execution: Office	 Nov 7 2016 1:07PM	 LTI Nov 7 2016 1:07PM	 Nov 7 2016 1:07PM
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 : EXCEPTIONAL VINCOM PRIVATE LIMITED				
2	Mr Tapas Lodh Son of Mr Sunil Lodh Rekjoani, Indira Nagar, Rajarhat, North 24-Parganas, PIN- 700 135, P.O:- Rekjoani, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : NEFA TEA PRIVATE LIMITED			

Identifier Details :

Name & address	
Mr Sushil Kumar Agarwal Son of Jugal Kishore Dhanuka 42, Iron Side Road, Ballyguange Park, P.O:- Ballyguange, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Tapas Lodh	
Mr KAILASH AGARWAL Son of Late S S AGARWAL LAKE TOWN, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Deb Dulal Sarkar	07/11/2016
	

Land Details as per Land Record

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

Details Of Land		
Sch No	Plot & Khatian Number	
L1	LR Plot No:- 406(Corresponding RS Plot No:- 406), LR Khatian No:- 5018	Owner:মেসার্স নেফা টী, Gurdian:প্রা: লি:, Address:দবন সদন পোঃ-মারঘেরিটা,তিলসুকিয়া আসাম, Classification:শালি, Area:0.34000000 Acre,

Endorsement For Deed Number : I - 190410310 / 2016

On 04-10-2016

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

Presented for registration at 19:42 hrs on 04-10-2016, at the Private residence by Mr Tapas Lodh ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,77,000/-

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

Execution is admitted on 04-10-2016 by Mr Tapas Lodh,

Identified by Mr Sushil Kumar Agarwal, . . Son of Jugal Kishore Dhanuka, 42, Iron Side Road, Ballyguange Park, P.O: Ballyguange, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others



Asit Kumar Joarder

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

Kolkata, West Bengal

On 07-10-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,834/- (A(1) = Rs 43,736/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 43,834/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 1:45PM with Govt. Ref. No: 192016170025446831 on 01-10-2016, Amount Rs: 43,834/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5814702 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. 1,98,870/- and Stamp Duty paid by by online = Rs 1,98,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2016 1:45PM with Govt. Ref. No: 192016170025446831 on 01-10-2016, Amount Rs: 1,98,770/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5814702 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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,98,870/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7676, 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

On 07-11-2016

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.

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

Execution is admitted on 07-11-2016 by Mr Deb Dulal Sarkar,

Indetified by Mr KAILASH AGARWAL, , Son of Late S S AGARWAL, LAKE TOWN, P.O: SREEBHUMI, Thana: Lake
Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others



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 382170 to 382197

being No 190410310 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.15 17:07:21 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 15-11-2016 17:07:20
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)