

9119/16

* 10311/2016



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

X 179703

2111/16
 4/10/16
 4867548/16
 e. no. - 2742/16
 Jul 25
 Jul 45
 700

Additional Registrar of
 Assurances-IV, Kolkata



Certified that the Document is admitted to
 Registration. The Stamp Fee and the
 necessary charges are shown in this document
 and the same can be taken.

Additional Registrar
 of Assurances, 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

2675

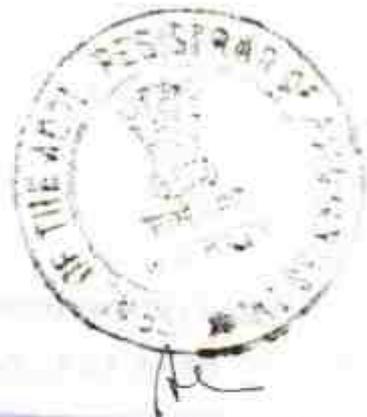
CE. NO.
DATE
ADD
AMOUNT 100/-

31 AUG 2016

Soumitra Chandra
SOUMITRA CHANDRA
Licensed Stamp Vendor
8/2, K. S. Roy Rd., Kol-1



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

- 4 OCT 2016

पिता / वरिष्ठ अधिकारी का नाम / Name of Father / Legal Guardian

SUNIL LODH



K5203958

माता का नाम / Name of Mother

SHIBANI LODH

पति का नाम 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. एवं जारी की तिथि एवं जगह का उल्लेख / 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 2015

PERMANENT ACCOUNT NUMBER

AACCN4272A



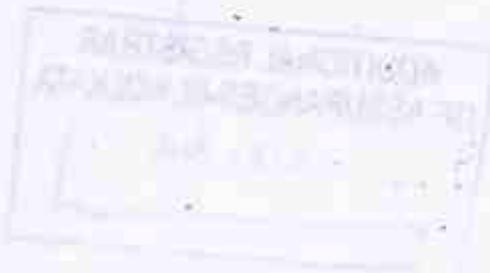
NEFA TEA PRIVATE LIMITED

DATE OF INCORPORATION/FORMATION

24-11-1995

[Signature]
COMMISSIONER (Income Tax), Birlong

COMMISSIONER OF INCOME-TAX (SYSTEMS), BIRLONG



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

TAPAS LODHI
 SUNIL BANDHU LODHI
 18/03/1973
 Permanent Account Number
ACIPL5863A

Tapas Lodhi
 Signature



In case this card is lost, found, destroyed or return to -
 Income Tax PAN Services Unit, UTIISL,
 Plot No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 614.

यह कार्ड को खोने या नष्ट हो जाने पर वापस -
 आयकर पैन सेवाएँ इकाई, UTIISL,
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
 नयी मुंबई - 400 614.

TAPAS LODHI
Tapas Lodhi



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
১.১.১৯৯৫-এ বয়স : ২২

Address PART NO : 185
RAJARHAT BISNUPUR-1
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং: ১৮৫
রাজারহাট-বিসনুপুর-১
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 07/04/95

তারিখ : ০৭/০৪/৯৫

Tapas Saha



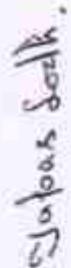
Government of West Bengal

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 19040001367548/2016

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 Bikram Kumar Jha Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamahati, P.S.- Belghoria, District:- North 24-Parganas, West Bengal, India, PIN - 700056	Represent ative of Buyer [SEAMAR NE SUPPLIE RS 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	Represent ative of Seller [NEFA TEA PRIVATE LIMITED]		 5918	 04/10/2016

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, Ballyguange Park, P.O:- Ballyguange, P.S:- Ballyguange Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr Bikram Kumar Jha, 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: 19-201617-002544618-1 Payment Mode Online Payment
GRN Date: 01/10/2016 13:23:12 Bank : State Bank of India
BRN : CKA5814198 BRN Date: 01/10/2016 13:41:25

DEPOSITOR'S DETAILS

Id No. : 19040001367548/1/2016
(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 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	19040001367548/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43834 ✓
2	19040001367548/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	188770 ✓

Total

242604

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

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 **SEAMARINE SUPPLIERS 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 SEAMARINE SUPPLIERS PRIVATE LIMITED**, (PAN- AAPCS7902M), the Company, registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- 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 "**PURCHASER**" [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 **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) **Kalpana 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) **Kalpana 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, 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 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 share in the 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:

Pranabendra S. Saha

216/F Netaji G St, Kol-23

Agent
42- IRONSIDE ROAD
KOL-19.

Drafted by

Vaun Gaj
Advocate

High Court, Calcutta

F/1023/2008

NEPA TEA PVT. LTD.

Jalpaas Saha
DIRECTOR

For. Secy. Nepa Tea Pvt. Ltd.

Singh

Ashwin Singh

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	717201	Indian Overseas Bank, Baguiati Branch	Nefa Tea Private Limited
19,77,000/-	28.09.2016	717202	Indian Overseas Bank, Baguiati Br.	Nefa Tea Private Limited
39,77,000/-	Rupees Thirty Nine Lac And Seventy Seven Thousand only.			

Witnesses:

pranodk s

Pranodk s

NEFA TEA PVT. LTD.

Japal Sakh
DIRECTOR

 SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

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

Major Information of the Deed

Deed No :	I-1904-10311/2016	Date of Registration	11/7/2016 1:15:06 PM
Query No / Year	1904-0001367548/2016	Office where deed is registered	
Query Date	30/09/2016 10:13:02 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		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
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

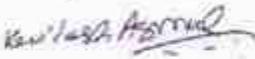
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SEAMARINE SUPPLIERS PRIVATE LIMITED At VIP Enclave, Block-A, Flat No- 104, VIP Road, R, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAPCS7902M, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikram Kumar Jha Son of Mr Chandī Charan Jha Date of Execution - 04/10/2016, , Admitted by: Self, Date of Admission: Nov 7 2016 , Place of Admission of Execution: Office	 Nov 7 2016 1:09PM	 LTI Nov 7 2016 1:09PM	 Nov 7 2016 1:09PM
	Flat No. 3A, 3rd Floor, Indira Aparment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, P.O:- Kamahati, 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 SUPPLIERS 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 Bikram Kumar Jha	07/11/2016
	

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:- 406(Corresponding RS Plot No:- 406), LR Khatian No:- 5018	Owner:মেসার্স নেফা টী, Gurdian:প্রাঃ লিং, Address:পবন সদন পোঃ-নারায়েরিটা,তিনসুকিয়া আসাম, Classification:শালি, Area:0.34000000 Acre,

Endorsement For Deed Number : I - 190410311 / 2016

On 04-10-2016

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

Presented for registration at 19:44 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 1:41PM with Govt. Ref. No: 192016170025446181 on 01-10-2016, Amount Rs: 43,834/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5814198 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 1:41PM with Govt. Ref. No: 192016170025446181 on 01-10-2016, Amount Rs: 1,98,770/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA5814198 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 7675, 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 Bikram Kumar Jha,

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 383427 to 383454
being No 190410311 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.16 17:17:43 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 16-11-2016 17:17:43
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

9/11/16

*10312/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179705

visit
4.10.16
0-1367555/16.

MV
= 39,77,000/-
Additional Registrar of
Assurances-IV, Kolkata

(5)



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

PERMANENT ACCOUNT NUMBER
AACCN4272A



NEFA TEA PRIVATE LIMITED

DATE OF INCORPORATION INFORMATION
24-11-1995

COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG

COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

TAPAS LODH
 SUNIL BANDHU LODH
 18/03/1973
 Permanent Account Number
ACIPL5863A

Tapas Lodh
 Signature



In case this card is lost, please notify us (return)
 Income Tax PAN Services Centre, IITNL,
 Plot No. 3, Sector 11, CHD Melapur,
 Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया हमें सूचित करें (वापस)
 आयकर विभाग सेवा केंद्र, IITNL,
 प्लॉट नं. 3, सेक्टर 11, चिडमेलपुर,
 नवी मुंबई - 400 614.

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
সিঙ্গা : পুরুষ
Age as on 1.1.1995 : 22
১১.১১.৯৫-এ বয়স : ২২

Address PART NO : 185
RAJARHAT BISHNUPUR-1
NORTH 24 - PARGANAS

ঠিকানা পোর্ট নং ১৮৫
রাজারহাট বিষ্ণুপুর - ১
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 07/04/95

তারিখ : ০৭/০৪/৯৫

Tapas Saha



K5203050

पिता / पिताजी / पिताजी का नाम / Name of Father / Legal Guardian

SUNIL LODH

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 तारीख और जहाँ जारी किया गया / 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 19040001367555/2016

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 Bikram Kumar 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	Represent ative of Buyer [DISHARI TRADELI NK PRIVATE LIMITED]			
Sl 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	Represent ative of Seller [NEFA TEA PRIVATE LIMITED]		5918 	Tapas Lodh 04/10/2016

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, Ballyguange Park, P.O:- Ballyguange, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr Bikram Kumar Jha, Mr Tapas Lodh	04/10/2016 [Signature]

(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: 19-201617-002544217-1 Payment Mode Online Payment
GRN Date: 01/10/2016 13:00:50 Bank : State Bank of India
BRN : CKA5811419 BRN Date: 01/10/2016 13:19:05

DEPOSITOR'S DETAILS

Id No. : 19040001367555/1/2016

(Query No./Query Year)

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

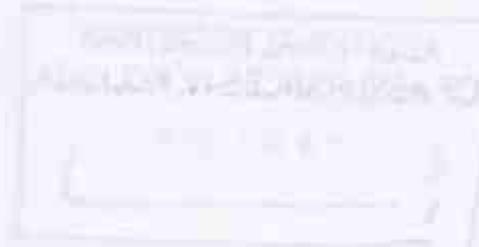
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001367555/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43834 ✓
2	19040001367555/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	198770 ✓

Total

242604

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



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 **DISHARI TRADE-LINK 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 DISHARI TRADE-LINK PRIVATE LIMITED**, the Company, (PAN- AADCD9014F), registered under the Companies Act 1956 and having its registered Office at VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, Kolkata 700 059, represented by its common Authorised Signatory (Mr.) Bikram Kumar Jha, (PAN- AFSPJ4367C), s/o Sri Chandi Charan Jha, residing at Flat No. 3A, 3rd Floor, Indira Apartment, 379/1, Bhagwati Charan Chatterjee Street, Belgharia, Kolkata 700 056, hereinafter referred to as the "**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) **Kalpana 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) **Kalpana 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, 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 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 share in the 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:

Pranab Saha
2/GF mtg G St Kof. 23

42-120W SIDE ROAD
Kol-19.

NEFA TEA PVT. LTD.

Jalpaas Saha
 DIRECTOR

For Dishari Tea Pvt. Ltd

Sikaroy

Authorised Signatory

Drafted by

Vaun Garg
Advocate

High Court, Calcutta
A/1023/2008

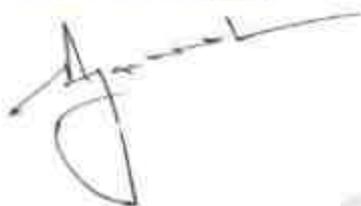
RECEIPT & MEMO OF CONSIDERATION

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	335205	Indian Overseas Bank, Baguiati Branch	Nefa Tea Private Limited
19,77,000/-	28.09.2016	335206	Indian Overseas Bank, Baguiati Br.	Nefa Tea Private Limited
39,77,000/-	Rupees Thirty Nine Lac And Seventy Seven Thousand only.			

Witnesses:

avandora s s s s



NEFA TEA PVT. LTD.

Jaipal Saha

DIRECTOR

SIGNATURE OF THE VENDOR



FORM FOR TEN FINGERPRINTS

1						
		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	
	<i>Jayasadh.</i>					
	<i>Harvey</i>					

Major Information of the Deed

Deed No :	I-1904-10312/2016	Date of Registration	11/7/2016 1:16:04 PM
Query No / Year	1904-0001367555/2016	Office where deed is registered	
Query Date	30/09/2016 10:14:40 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DISHARI TRADELINK PRIVATE LIMITED VIP Enclave, Block-A, Flat No- 104, VIP Road, Raghunathpur, 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. 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	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 :

Sl 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

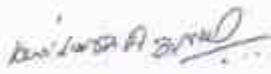
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DISHARI TRADELINK PRIVATE LIMITED VIP Enclave, Block-A, Flat No- 104, VIP Road, Ragh, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADCD9014F, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikram Kumar Jha Son of Mr Chandhi Charan Jha Date of Execution - 04/10/2016, , Admitted by: Self, Date of Admission: Nov 7 2016, Place of Admission of Execution: Office	 Nov 7 2016 1:09PM	 LTI Nov 7 2016 1:09PM	 Nov 7 2016 1:10PM
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 : DISHARI TRADELINK 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 LAKETOWN, 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 Bikram Kumar Jha	07/11/2016
	

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 406(Corresponding RS Plot No:- 406), LR Khatian No:- 5018	Owner:মেসার্স লেফা টী, Gurdian:প্রাঃ পিঃ, Address:পবন সদন মোঃ-মারবেমিটা,তিনসুকিয়া আসাম, Classification:শালি, Area:0.34000000 Acre,

Endorsement For Deed Number : I - 190410312 / 2016

On 04-10-2016

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

Presented for registration at 19:40 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,

Indetified 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 25-10-2016

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 Cash Rs 0/-, 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 1:19PM with Govt. Ref. No: 192016170025442171 on 01-10-2016, Amount Rs: 43,834/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA5811419 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 Stamp Rs 100/-, by online = Rs 1,98,770/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7677, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 1:19PM with Govt. Ref. No: 192016170025442171 on 01-10-2016, Amount Rs: 1,98,770/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA5811419 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 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 Bikram Kumar Jha,

Indetified by Mr KAILASH AGARWAL , , Son of Late S S AGARWAL, LAKETOWN, 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 382198 to 382225
being No 190410312 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.15 17:08:38 +05:30
Reason: Digital Signing of Deed.

As

(Asit Kumar Joarder) 15-11-2016 17:08:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

8461/16

10431/16
*10265/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 192426

2-2-2016
19.9.16
visit
19.9.16
no. 0-1286522/16
Additional Registrar of
Assurances-IV, Kolkata

36



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

e.m - 2512/16
Juli 2500-
2500
19/9/16

11 NOV 2016

5 NOV 2016

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

9308

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



Sc

ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA
19 SEP 2016

and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DIPAK KUMAR MODI, (PAN- ADYPM7155M), son of Gopal Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (2) **PRAYAS VINCOM PRIVATE LIMITED**, (PAN- AAIECP2835K), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (3) **KARMA DEALERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (4) **RAHI TOWERS PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SUNIL AGARWAL, (PAN- AFCPA4841G), son of Late Kishan Lal Agarwal, residing at 98, Girish Ghosh Road, Belurmath, Howrah, 711 202, (5) **PARIJAT KUTIR PRIVATE LIMITED**, (PAN- AADCK0896L), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory PRABAL MARIK, (PAN- BDFPM1313R), son of Late Panna Lal Marik, residing at 84, Sarat Pally, Belghoria, Kolkata- 700 056, (6) **GLORY TIE-UP PRIVATE LIMITED**, (PAN- AACCG8628D), the Company, registered under the Companies Act 1956 and having its registered Office

at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (7) **ASIYANA VANIJYA PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory NIKITA MODI DEY, (PAN- AOWPM8225M), wife of Rahul Dey, residing at 6E, Avenue House, 107, Southern Avenue, Kolkata- 700 029, (8) **ACTION BULDCON PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SWAPNA BANERJEE, (PAN- AMGPB2207E), daughter of Panchu Gopal Banerjee, residing at Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, (9) **AASTHAA GRIH NIRMAN PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory SOMNATH MODI, (PAN- AHEPM3586C), son of Dilip Kumar Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, (10) **BLOSSOM INFRACON PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory TARAK NATH DEY, (PAN- AOIPD4343K), son of Late Hari Pado Dey, residing at 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, (11) **BOOSTER REALPRO PRIVATE LIMITED**, (PAN- AAGCA3541B), the Company, registered under the

Companies Act 1956 and having its registered Office at 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, represented by its Director/ Authorised Signatory DILIP KUMAR MODI, (PAN- AEZPM2127B), son of Late Kedar Nath Modi, residing at 243-G, Block- J, New Alipore, Kolkata- 700 053, hereinafter jointly and/or collectively referred to and called as "the **VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND GREEN TOWERS PRIVATE LIMITED**, the Company, (PAN- AACCG8917F), registered under the Companies Act 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by its Authorised Signatory (Mr.) Deb Dulal Sarkar, (PAN- BZPPS1417Q), son of Sri Banibhusan Sarkar, residing at 36-B, Prasanna Naskar Lane, P.O. Tiljala, Kolkata-700 039, hereinafter referred to as "the **PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS One **HARE KRISHNA MONDAL**, was the recorded owner of **ALL THAT** piece and parcel of land measuring about 35 [Thirty Five] Decimal, more or less, comprised in R.S. Dag No. 441 (Area of land- 2 Decimal) and R.S. Dag No. 442 (Area- 33 Decimals), recorded in R.S. Khatian Nos. 1519, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances;

AND WHEREAS by virtue of a Sale Deed dated 5th Day of May, 1984 said **HARE KRISHNA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 35 [Thirty Five] Decimal, more or less, comprised in R.S. Dag No. 441 (Area of land- 2 Decimal) and R.S. Dag No. 442 (Area- 33 Decimals), recorded in R.S. Khatian Nos. 1519, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, free from all encumbrances, unto and in favour of **(SRI) SWAPAN KUMAR MONDAL** and **(SRI) TAPAN KUMAR MONDAL** duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 10F, Pages from 123 to 128, Being No. 2046 for the year 1984, absolutely and forever.

AND WHEREAS thus after the aforesaid purchase, the said **(SRI) SWAPAN KUMAR MONDAL** and **(SRI) TAPAN KUMAR MONDAL**, mutated their name in Record Of Rights vide L.R. Khatian No. 617 and 618, respectively and are sole and absolute owner of the aforesaid properties, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto;

AND WHEREAS by virtue of a Sale Deed dated 3rd Day of August, 2007 said **(SRI) SWAPAN KUMAR MONDAL**, (out of his 50% demarcated share in the aforesaid properties), sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 17.10 [Seventeen point One Zero] Decimal, more or less, out of which land measuring 1 [One] Decimal, more or less, comprised in R.S. Dag No. 441 AND land measuring 16.1 [Sixteen point One] Decimal, more or less, comprised in R.S. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 617, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour

of **TARA HOME SEARCH PRIVATE LIMITED and ten Others** duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 23, Pages from 894 to 915, Being No. 06457 for the year 2010, absolutely and forever.

AND WHEREAS by virtue of a Sale Deed dated 3rd Day of August, 2007 said **(SRI) TAPAN KUMAR MONDAL**, (out of his 50% demarcated share in the aforesaid properties), sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring about 13.60 [Thirteen point Six Zero] Decimal, more or less, out of which land measuring 1 [One] Decimal, more or less, comprised in R.S. Dag No. 441 AND land measuring 12.6 [Twelve point Six] Decimal, more or less, comprised in R.S. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 618, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, unto and in favour of **TARA HOME SEARCH PRIVATE LIMITED and ten Others**, the Vendors herein, duly registered at the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book- I, CD Volume No. 5, Pages from 6377 to 6396, Being No. 03691 for the year 2008, absolutely and forever.

AND WHEREAS thus by virtue of the aforesaid purchases, said **TARA HOME SEARCH PRIVATE LIMITED and ten Others** became sole and absolute owner of **ALL THAT** piece and parcel of land admeasuring about 30.70 [Thirty point Seven Zero] Decimal, more or less, out of which land measuring 2 [Two] Decimal, more or less, comprised in R.S./ L.R. Dag No. 441 AND land measuring 28.7 [Twenty Eight point Seven] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian No. 617 and 618, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas;

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

<u>VENDORS'S Name</u>	<u>L.R. Khatian No.</u>
(1) TARA HOME SEARCH PRIVATE LIMITED -----	5937
(2) PRAYAS VINCOM PRIVATE LIMITED -----	5966
(3) KARMA DEALERS PRIVATE LIMITED -----	5967
(4) RAHI TOWERS PRIVATE LIMITED -----	5968
(5) PARIJAT KUTIR PRIVATE LIMITED -----	5969
(6) GLORY TIE-UP PRIVATE LIMITED -----	5970
(7) ASIYANA VANIJYA PRIVATE LIMITED -----	5971
(8) ACTION BUILDCON PRIVATE LIMITED -----	5972
(9) AASTHAA GRIH NIRMAN PRIVATE LIMITED -----	5973
(10) BLOSSOM INFRACON PRIVATE LIMITED -----	5974
(11) BOOSTER REALPRO PRIVATE LIMITED -----	5975

AND WHEREAS the Vendors due to paucity of funds and inability to administer and maintain the aforesaid properties, out of the aforesaid properties, have agreed to sale **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza-REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24- Parganas, more fully described in the **SCHEDULE** hereunder written, hereinafter referred as "the **SAID PROPERTY**", and the Purchaser herein has agreed to Purchase the Said Property at and for a Total Consideration of Rs.39,82,000/- [Rupees Thirty Nine Lac And Eighty Two Thousand) only, which according to the parties herein is fair and reasonable market value.

NOW THIS INDENTURE WITNESSETH as follows:

In pursuance of agreements and in consolidated consideration of sum of Rs.39,82,000/- [Rupees Thirty Nine Lac And Eighty Two 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 do hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian No. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended

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

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER:

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

manner aforesaid and according to the true intent and meaning of these presents; and

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

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

THE SCHEDULE

(the Said Property)

ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith.

R.S./ L.R. Dag No. 442 owned by the Vendors, is butted and bounded as follows:

- ON THE NORTH : By land under R.S./ L.R. Dag No. 445 & 440;
ON THE SOUTH : By land under R.S./ L.R. Dag No. 425 (Part);
ON THE EAST : By land under R.S./ L.R. Dag No. 432, 441 & 442;
ON THE WEST : By land under R.S./ L.R. Dag No. 443;

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

SIGNED, SEALED & DELIVERED

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

2 Aug
B/COMD RD
Belur Math - 711202

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

VARA HOME SEARCH PVT LTD.

Dipal Modi

Director

ACTION BUILDCON PVT LTD.

Swarna Banerji

Director

BLOSSOM INFRACON PVT LTD.

Tarek Nath Sen

Director

BOOSTER HEALTHCARE PVT LTD.

Dilip Kumar Mohi

Director

PRAYAS VINCOM PVT LTD.

Dipal Modi

Director

KARMA DEALERS PVT LTD.

Tarak Nath Sen

Director

RAHI TOWERS PVT. LTD.

[Signature]

Director

FOR GLORY TIF-UP PVT LTD.

Nirante Modi Sen

Director

AJSTHA

NIRMAN PVT LTD.

[Signature]

ASIYANA VANIJY: VT. LTD.

Nirante Modi Sen

Director

PARIJAT KUTIR PVT LTD.

[Signature]

Director

RECEIPT & MEMO OF CONSIDERATION

RECEIVED a sum of Rs.39,82,000/- [Rupees Thirty Nine Lac And Eighty Two 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:

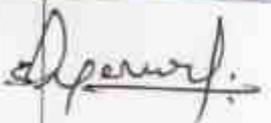
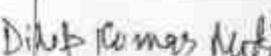
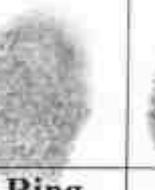
Amount (Rs.)	Date	Cheque No.	Bank/Branch	Issued In Favour Of
3,62,000/-	12.09.2016	703816	Corporation Bank, Baguiati Branch	Tara Home Search Pvt. Ltd.
3,62,000/-	12.09.2016	703817	-do-	Prayas Vincom Pvt. Ltd.
3,62,000/-	12.09.2016	703818	-do-	Karma Dealers Pvt. Ltd.
3,62,000/-	12.09.2016	703819	-do-	Rahi Towers Pvt. Ltd.
3,62,000/-	12.09.2016	703820	-do-	Parijat Kutir Pvt. Ltd.
3,62,000/-	12.09.2016	703821	-do-	Glory Tie-Up Pvt. Ltd.
3,62,000/-	12.09.2016	703822	-do-	Asiyana Vanijya Pvt. Ltd.
3,62,000/-	12.09.2016	703823	-do-	Action Buildcon Pvt. Ltd.
3,62,000/-	12.09.2016	703824	-do-	Aasthaa Grih Nirman Pvt. Ltd.
3,62,000/-	12.09.2016	703825	-do-	Bloosom Infracon Pvt. Ltd.
3,62,000/-	12.09.2016	703826	-do-	Booster Realpro Pvt. Ltd.
39,82,000/-	Rupees Thirty Nine Lac And Eighty Two Thousand only .			

Witnesses: *Dipal Modi* *Dipal Modi* *Apurva*
Nirrita Modi Dey *Tarak Nath Dey*
ASİYANA VANIJYA PVT LTD. *BOOSTER REALPRO PVT. LTD.*
Nirrita Modi Dey *Dilip Kumar Mohi*
BLOSSOM INFRACON PVT LTD. *ACTION BUILDCON PVT. LTD.*
Tarak Nath Dey *Swapna Banerjee*
ASTHA *NIRMAN PVT. LTD.*
PARIJAT KUTIR PVT LTD
Pradeep Malik
Director

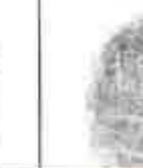
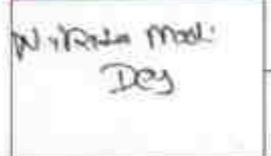
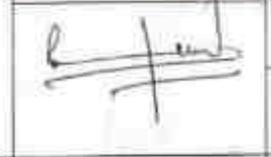
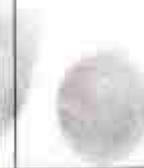
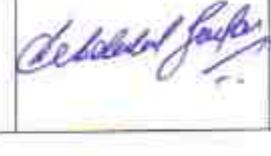
FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

1						
		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	
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

(36)

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

GRN: 19-201617-002330168-1 Payment Mode Online Payment
GRN Date: 17/09/2016 13:02:30 Bank : State Bank of India
BRN : CKA4831098 BRN Date: 17/09/2016 13:20:01

DEPOSITOR'S DETAILS

Id No. : 19040001286522/1/2016
[Query No./Query Year]

Name : GREEN TOWERS PVT LTD
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC 9/28, SHSATRI BAGAN
DESHBANDHU NAGAR, KOL-59
Applicant Name : Mr Green Towers Private Limited
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001286522/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43889 ✓
2	19040001286522/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	199020 ✓

Total 242909

In Words : Rupees Two Lakh Forty Two Thousand Nine Hundred Nine only



11 papers

35

Action Buildcon Pvt. Ltd.

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

Phone no. 033-22811981

Email id- actionpvt@gmail.com

CIN: U45400WB2007PTC116727

The undersigned, being the Directors of ACTION BUILDCON PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 10:30 AM at their registered office situated at 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Action Buildcon Private Limited

AKM
✓ Arun Kumar Modi
Arun Kumar Modi
Director
DIN: 0053844 8

swapna
✓ Swapna Banerjee
Swapna Banerjee
Director
DIN: 01991282

Asiyana Vanijya Pvt. Ltd.

Registered Office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64991532
Email id. asiyanavani@gmail.com
CIN: U52100WB2007PTC116370

The undersigned, being the Directors of ASIYANA VANIJYA PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 11:00 AM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Asiyana Vanijya Private Limited

AKM
Arun Kumar Modi
Arun Kumar Modi
Director
DIN: 00538448

Nikita
Nikita Modi Dey
Nikita Modi Dey
Director
DIN: 01215762

आयकर विभाग
INCOME TAX DEPARTMENT
GREEN TOWERS PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

03/07/2007
Permanent Account Number
AACCG8917F



91072007

1 9 56 Aug
STATOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KARMA DEALERS PRIVATE LIMITED

06/06/2007
Permanent Account Number

AADCK0896L



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARA HOME SEARCH PRIVATE
LIMITED

15/10/2006
Permanent Account Number

AADCT5376G





Government of West Bengal

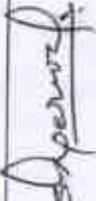
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19040001286522/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [PRAYAS VINCOM PRIVATE LIMITED]		5409 	Dipak modi 19/9/16
1.1	Mr DIPAK KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [TARA HOME SEARCH PRIVATE LIMITED]			Dipak modi 19/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	Mr TARAK NATH DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India. PIN - 700032	Represent ative of Seller [BLOSSOM M INFRACON PRIVATE LIMITED]		5412 	Tarak nath Dey 19/09/16

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.1	Mr TARAK NATH DEY 618, Bloygan, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Seller [KARMA DEALERS PRIVATE LIMITED]			Tarak nath dey 19.9.16
3	Mr SUNIL AGARWAL 88, Girish Ghosh Road, Belurmath, Howrah- 711 202, P.O:- Belur Math, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202	Represent ative of Seller [RAHI TOWERS PRIVATE LIMITED]		5419 	 19.9.16
4	SWAPNA BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Represent ative of Seller [ACTION BUILDCO N PRIVATE LIMITED]		5414 	Swapna Banerjee

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mrs NIKITA MODI DEY 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Represent ative of Seller [GLORY TIE-UP PRIVATE LIMITED]		5415 	Nikita modi Dey 19/9/16
6.0	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [AASTHA A GRIH NIRMAN PRIVATE LIMITED]		5418 	Dilip Kumar Modi 19/9/16
6.1	Mr DILIP KUMAR MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Represent ative of Seller [PRAYAS VINCOM PRIVATE LIMITED]			Dilip Kumar Modi 19/09/16
7	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 [AASTHA A GRIH NIRMAN PRIVATE LIMITED]		5416 	 19/9/16

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr PRABAL MARIK 84, Sarat Pally, Belghoria, Kolkata- 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056	Representative of Seller [PARIJAT KUTIR PRIVATE LIMITED]		5420 	 29/09/2016.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Bipul Samanta Son of Late Nagendra Nath Samanta 87, Jyotish Ray Road, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Mr Anand Kumar Shah, Mr DIPAK KUMAR MODI, Mr TARAK NATH DEY, Mr SUNIL AGARWAL, SWAPNA BANERJEE, Mrs NIKITA MODI DEY, Mr DILIP KUMAR MODI, Mr SOMNATH MODI, Mr PRABAL MARIK		 19/9/16	

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









आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GLORY TIE UP PRIVATE LIMITED

07/06/2007
Resident Account Number

AACCG8628D



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARJAT KUTIR PRIVATE LIMITED



15/06/2007
Permanent Account Number

AAECP3010G

2400300





Booster Realpro Pvt. Ltd.

Registered Office: Room No. 87, 8th Floor, Chitrakoot,
230A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020.

Phone no. 033-22902140

Email Id- booster_realpro@outlook.com

CIN: U45400WB2007PTC116724

The undersigned, being the Directors of BOOSTER REALPRO PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 01:00 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 undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Booster Realpro Private Limited

NIKITA
— Nikita Modi Dey

Nikita Modi Dey
Director
DIN: 01518762

DKM
— Dilip Kumar Modi

Dilip Kumar Modi
Director
DIN: 00030252

Blossom Infracon Pvt. Ltd.

Registered Office: 243-G, Block-J, Ground Floor, New Alipore, Kolkata - 700053

Phone no. 033-22903124

Email id. blossomreal@outlook.com

CIN: U45400WB2007PTC116726

The undersigned, being the Directors of BLOSSOM INFRACON PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 12:00 Noon 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 undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

For and on behalf of the Board
For Blossom Infracon Private Limited

Neha Modi
Director
DIN: 01518742

TND

Tarak Nath Dey
Director
DIN: 00058111

Karma Dealers Pvt. Ltd.

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

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

TND

✓ Tarak Nath Dey

Tarak Nath Dey
Director
DIN: 00058111

Sarwani

Sarwani Devi Modi

Sarwani Devi Modi
Director
DIN: 00945513

Glory Tie-up Pvt. Ltd.

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

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

<p>DKM ✓</p> <p><u>Dilip Kumar Modi</u></p> <p>Dilip Kumar Modi</p> <p>Director</p> <p>DIN: 00030252</p>	<p>TND ✓</p> <p><u>Tarak Nath Dey</u></p> <p>Tarak Nath Dey</p> <p>Director</p> <p>DIN: 00058111</p>
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Aasthaa Grih Nirman Pvt. Ltd.

Registered Office: 243-G, Block-J, Ground Floor, New Alipore, Kolkata - 700053

Phone No. 033-22903012

E- Mail, Id- aasthagrih@gmail.com

CIN: U45400WB2007PTC116722

The undersigned, being the Directors of AASTHAA GRIH NIRMAN PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 05.09.2016 at 10:00 AM at their registered office situated at 5N(II),5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No, Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, 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.

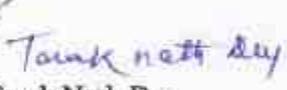
RESOLVED FURTHER THAT Mr. SOMNATH MODI, being director of the company is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental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

Somnath

Somnath Modi
Director
DIN: 00060439

TND

Tarak Nath Dey
Director
DIN: 00058111

36

Rahi Towers Pvt. Ltd.

Registered Office: 243-G, Block-J, New Alipore, Kolkata - 700053

Phone no. 033-22903124

Email Id. rahitowers@outlook.com

CIN: U45400WB2007PTC116598

The undersigned, being the Directors of RAHI TOWERS 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 12:00 Noon 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 undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, 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.

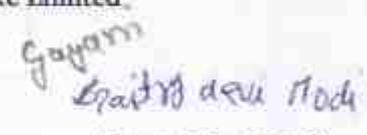
FURTHER RESOLVED, that Mr. SUNIL AGARWAL Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same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

CA 
Sunil Agarwal
Director
DIN: 01548658


Gayatri Devi Modi
Director
DIN: 01264895

36

Parijat Kutir Pvt. Ltd.

Registered Office: 243-G, Block-J, New Alipore, Kolkata - 700053

Phone no. 033-22903124

Email Id. parijatkutir@outlook.com

CIN: U45400WB2007PTC116586

The undersigned, being the Directors of PARIJAT KUTIR PRIVATE LIMITED, do hereby certify that at a meeting of the Board of Directors of said Company duly called and held on 06.09.2016 at 11:00 AM at their registered office situated at 5N(II), 5TH FLOOR, THE MILLENNIUM, 235/2A, Acharya Jagdish Chandra Bose Road, Kolkata- 700 020, which a quorum was present, the Board of Directors adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

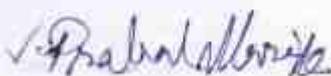
FURTHER RESOLVED, that Mr. PRABAL MARIK Director, of this Company is hereby authorized to act on behalf of the Company and to execute and deliver the Sale Deed, present the Sale Deed so signed by him on behalf of the company for registration to registrar or sub registrar and admit execution of the same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

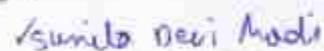
For and on behalf of the Board
For Parijat Kutir Private Limited

DM



Prabal Marik
Director
DIN: 07086068

Sunita



Sunita Devi Modi
Director
DIN: 00945545

TARA HOME SEARCH PRIVATE LIMITED

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata – 700020
Phone no. 033-84991532
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 undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur I No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

KKM

Kishan Kumar Modi
Director
DIN: 00052423

Dipak
Dipak Modi

Dipak Kumar Modi
Director
DIN: 00052468

Prayas Vincom Pvt. Ltd.

Registered office: 5th Floor, The Millennium,
235/2A, Acharya Jagadish Chandra Bose Road, Kolkata - 700020
Phone no. 033-64991532
Email Id. prayasvin@outlook.com
CIN: U51109WB2007PTC116452

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

RESOLVED, that this Company has agreed to sell its entire share in ALL THAT undivided piece and parcel of land measuring 10.25 [Ten point Two Five] Decimal, more or less, comprised in R.S./ L.R. Dag No. 442, recorded in R.S. Khatian Nos. 1519, corresponding to L.R. Khatian Nos. 5937, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974 and 5975, lying and situated at Mouza- REKJOANI, J.L. No. 13, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District- North 24-Parganas, concurrently with the transfer upon receipt of the full payment, the Company has agreed to release all its right claim and interest of whatsoever and howsoever in favour of Vendee Company or Companies on the terms set out in the Sale deed, presented before the board.

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

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

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

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

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

Prayas
✓ *Payal Modi*
Payal Modi
Director
DIN: 01518774



Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1564

Query No / Year	19040001286522/2016	Serial No/Year	1904008461/2016
Transaction id	0001989468	Date of Receipt	11/11/2016 11:41AM
Deed No / Year	I - 190410431 / 2016		
Presentant Name	Mr DIPAK KUMAR MODI		
Seller	TARA HOME SEARCH PRIVATE LIMITED , PRAYAS VINCOM PRIVATE LIMITED , KARMA DEALERS PRIVATE LIMITED , RAHI TOWERS PRIVATE LIMITED , PARIJAT KUTIR PRIVATE LIMITED , GLORY TIE-UP PRIVATE LIMITED , ASIYANA VANIJYA PRIVATE LIMITED , ACTION BUILDCON PRIVATE LIMITED , AASTHAA GRIH NIRMAN PRIVATE LIMITED , BLOSSOM INFRACON PRIVATE LIMITED , BOOSTER REALPRO PRIVATE LIMITED		
Buyer	GREEN TOWERS PVT LTD		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 39,82,000/-	Market Value	Rs. 39,82,000/-
Stamp Duty Paid	Rs. 0/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	Rs. 0/-	Requisition Form Fee	Rs. 0/-
Remarks			

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

Major Information of the Deed

Deed No :	I-1904-10431/2016	Date of Registration	11/11/2016 11:41:23 AM
Query No / Year	1904-0001286522/2016	Office where deed is registered	
Query Date	17/09/2016 12:29:06 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Green Towerers Private Limited DC-9/28, Shastri Bagan, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 39,82,000/-	Rs. 39,82,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,99,120/- (Article:23)	Rs. 43,889/- (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
L2	LR-442	LR-5937	Bastu	Shali	10.25 Dec	39,82,000/-	39,82,000/-	Property is on Road
Grand Total :					10.25Dec	39,82,000 /-	39,82,000 /-	

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, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCT5379G, Status :Organization, Executed by: Representative
2	PRAYAS VINCOM 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. AAACP2835K, Status :Organization, Executed by: Representative
3	KARMA DEALERS 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. AADCK0896L, Status :Organization, Executed by: Representative
4	RAHI TOWERS 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. AADCK0896L, Status :Organization, Executed by: Representative
5	PARIJAT KUTIR 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. AADCK0896L, Status :Organization, Executed by: Representative

6	GLORY 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. AACCG8628D, Status :Organization, Executed by: Representative
7	ASIYANA VANIJYA PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status :Organization, Executed by: Representative
8	ACTION BUILDCON PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status :Organization, Executed by: Representative
9	AASTHAA GRIH NIRMAN PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status :Organization, Executed by: Representative
10	BLOSSOM INFRACON PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGCA3541B, Status :Organization, Executed by: Representative
11	BOOSTER REALPRO PRIVATE LIMITED 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAGCA3541, Status :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN TOWERS PVT LTD 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. AACCG8917F, 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 , PRAYAS VINCOM PRIVATE LIMITED
2	Mr TARAK NATH DEY Son of Late Hari Pado DEY 6/18, Bijoygarh, Jadavpur, Kolkata- 700 032, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : KARMA DEALERS PRIVATE LIMITED , BLOSSOM INFRACON PRIVATE LIMITED
3	Mr SUNIL AGARWAL Son of Late Kishan Lal AGARWAL 98, Girish Ghosh Road, Belurmath, Howrah- 711 202, P.O:- Belur Math, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : RAHI TOWERS PRIVATE LIMITED
4	SWAPNA BANERJEE Daughter of Mr Panchu Gopal BANERJEE Kumore Para, Maheshtala, South 24 Parganas, PIN- 700 141, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ACTION BUILDCON PRIVATE LIMITED

5	Mrs NIKITA MODI DEY Wife of Mr RAHUL DEY 6E, AVENUE HOUSE, 107, SOUTHERN AVENUE, P.O:- LAKE, P.S:- Lake, District -South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ASİYANA VANIJYA PRIVATE LIMITED (as DIRECTOR)
6	Mr DILIP KUMAR MODI Son of Late Kedar Nath MODI 243-G, Block- J, New Alipore, Kolkata- 700 053, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PRAYAS VINCOM PRIVATE LIMITED (as), GLORY TIE-UP PRIVATE LIMITED (as DIRECTOR), AASTHAA GRIH NIRMAN PRIVATE LIMITED (as), BOOSTER REALPRO PRIVATE LIMITED (as DIRECTOR)
7	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 : AASTHAA GRIH NIRMAN PRIVATE LIMITED
8	Mr PRABAL MARIK Son of Late Panna Lal MARIK 84, Sarat Pally, Belghoria, Kolkata- 700 056, P.O:- Kamarhati, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PARIJAT KUTIR PRIVATE LIMITED

Identifier Details :

Name & address	
Mr Bipul Samanta Son of Late Nagendra Nath Samanta 87, Jyotish Ray Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr DIPAK KUMAR MODI, Mr TARAK NATH DEY, Mr SUNIL AGARWAL, SWAPNA BANERJEE, Mrs NIKITA MODI DEY, Mr DILIP KUMAR MODI, Mr SOMNATH MODI, Mr PRABAL MARIK	

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	TARA HOME SEARCH PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
2	PRAYAS VINCOM PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
3	KARMA DEALERS PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
4	RAHI TOWERS PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
5	PARIJAT KUTIR PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
6	GLORY TIE-UP PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
7	ASIYANA VANIJYA PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
8	ACTION BUILDCON PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
9	AASTHAA GRIH NIRMAN PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
10	BLOSSOM INFRACON PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 Dec
11	BOOSTER REALPRO PRIVATE LIMITED	GREEN TOWERS PVT LTD-0.931818 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
L2	LR Plot No:- 442(Corresponding RS Plot No:- 442), LR Khatian No:- 5937	Owner:তারা হোম সার্চ, Gurdian:প্রা: লি:, Address:220 ব্লক জে নিউআলিপুর, Classification:ডাঙ্গা, Area:0.04000000 Acre,

Endorsement For Deed Number : I - 190410431 / 2016

On 19-09-2016

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

Presented for registration at 19:20 hrs on 19-09-2016, at the Private residence by Mr. DIPAK KUMAR MODI ..

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 39,82,000/-

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

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

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr SUNIL AGARWAL,

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

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

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mrs NIKITA MODI DEY, DIRECTOR, ASIYANA VANIJYA PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr DILIP KUMAR MODI, , PRAYAS VINCOM 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; , AASTHAA GRIH NIRMAN PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, GLORY 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; DIRECTOR, BOOSTER REALPRO PRIVATE LIMITED, 5N (II), 5th Floor, THE MILLENNIUM, 235/2A, Achary, P.O:- Bhawanipore, P.S:- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

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

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

Execution is admitted on 19-09-2016 by Mr PRABAL MARIK,

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service

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

Indetified by Mr Bipul Samanta, , Son of Late Nagendra Nath Samanta, 87, Jyotish Ray Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Service



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

On 24-09-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,889/- (A(1) = Rs 43,791/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 43,889/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/09/2016 1:20PM with Govt. Ref. No: 192016170023301681 on 17-09-2016, Amount Rs: 43,889/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4831098 on 17-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,120/- and Stamp Duty paid by online = Rs 1,99,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2016 1:20PM with Govt. Ref. No: 192016170023301681 on 17-09-2016, Amount Rs: 1,99,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4831098 on 17-09-2016, Head of Account 0030-02-103-003-02



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

On 27-09-2016

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,120/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9308, Amount: Rs.100/-, Date of Purchase: 09/09/2016, Vendor name: S Chanda



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

On 11-11-2016

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.



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 381451 to 381503
being No 190410431 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.11.12 13:36:01 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 12-11-2016 13:36:01
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

940116

10/63/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179693

21.10.16
 6074000 visit
 21.10.16 0-1273535/16.
 C.W-2825/16 M.V=35,29,820/.
 Additional Registrar of
 Assurances-IV, Kolkata
 21/10/16

A.R.A. IV
 Certified that the Document is admitted in the Register. The Signature Sheet and the endorsement are the part of the Document.
 Additional Registrar of Assurances-IV, Kolkata
 29 NOV 2016

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

7665

SL. NO.
NAME.....
ADD. 100A
AMOUNT.....

31 AUG 2016

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



21 OCT 2016

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

- A. WHEREAS, one **MOZHAR MONDAL** by virtue of a *Heba Bil Ewaz* dated 10th Day of May, 1985, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah and 23 (Twenty Three) Square Feet, more or less, comprised in R.S. Dag No. 409, appertaining to R.S. Khatian No. 383, lying and situated under Mouza- REKJOANI, J.L. No. 13, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **JOBEDA KHATUN BIBI** duly registered at the office of the Sub-Registrar, Bidhan Nagar (Salt Lake City), Book-1, Volume- 63, Pages from 299 to 308, Being No. 3307 for the year 1985, absolutely and forever;

- B. WHEREAS, said **JOBEDA KHATUN BIBI** by virtue of a Sale Deed dated 27th Day of December, 1985 sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah and 23 (Twenty Three) Square Feet, more or less, lying and situated at Mouza- REKJOANI, J.L. No.13, comprised in R.S. Dag No. 409, appertaining to R.S. Khatian No. 383, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **SK. NUR MOHAMMAD** duly registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- I, Volume No. 169F, Pages from 167 to 172, Being No. 8976 for the year 1985, absolutely and forever;
- C. WHEREAS, said **SK. NUR MOHAMMAD** by virtue of a Sale Deed dated 4th Day of August, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 1 cottah 11 chittack and 23 Square Feet, equivalent to 2.84 (Two point Eight Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, R.S. Khatian No.383, under Police Station- Rajarhat,, District North 24-Parganas, unto and in favour of **SUDHIR KUMAR MONDAL** and **SUBIR KUMAR MONDAL** duly registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- I, Volume No. 88, Pages 43 to 50, Being No. 4326 for the year 1987, absolutely and forever;
- D. WHEREAS, after the aforesaid purchases, said **SK. NUR MOHAMMAD** by virtue of a Sale Deed dated 16th Day of September, 1988 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring 2 Cottah 5 Chittack, equivalent to 3.82 (Three point Eight Two) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, recorded in R.S. Khatian No. 383, under Police Station- Rajarhat, District North 24-Parganas unto and in favour of **MR. PRITHIRAJ DUTTA** duly

registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- I, Volume No. 162, Pages 169 to 176, Being No. 7962 for the year 1988, absolutely and forever;

E. WHEREAS, said **SUDHIR KUMAR MONDAL** and **SUBIR KUMAR MONDAL** by virtue of a Sale Deed dated 30th Day of October, 1987 sold, transferred and conveyed **ALL THAT** piece or parcel of land measuring measuring 1 cottah 11 chittack and 23 Square Feet, equivalent to 2.84 (Two point Eight Four) Decimal, more or less, lying and situated under Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, recorded in R.S. Khatian No.383, under Police Station- Rajarhat, District North 24-Parganas, unto and in favour of **MR. TARUN KUMAR DUTTA** duly registered at Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City), recorded in Book- I, Volume No. 124, Pages 249 to 256, Being No. 6127 for the year 1987, absolutely and forever;

F. WHEREAS, said **MR. PRITHIRAJ DUTTA** and **MR. TARUN KUMAR DUTTA** by virtue of a Sale Deed dated 31st Day of march, 2007 sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah and 23 (Twenty Three) Square Feet, equivalent to 6.66 [Six Point double Six] Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S. Dag No. 409, recorded in R.S. Khatian No. 383, under Police Station- Rajarhat, District North 24-Parganas, more fully described in the **SCHEDULE**, written hereunder, hereinafter referred as "the **SAID PROPERTY**" unto and in favour of **(MRS.) KIRAN LATA MODI** the Vendor herein, duly registered at the office of the District Sub Registrar II, recorded in Book- I, CD Volume No. 4, Pages 3066 to 3090, Being No. 02884 for the year 2007, absolutely and forever;

G. **WHEREAS** after the aforesaid purchases, the said **(MRS.) KIRAN LATA MODI**, the Vendor herein, recorded her name in Record Of

Rights vide L.R. Khatian No. 5942 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 in connection with the sale of the Said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the Vendor is the sole and absolute owner of the Said Property having clear good marketable title thereto, free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, dev seva, trusts, benami transactions, attachments, bargadar, bhag chasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities, whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) That there shall be no difficulty in mutation of the name of the Purchasers as owners in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Said Property upon its purchase by the Purchasers;
- (iii) That there is no dispute among the trustees inter-se and further there is no action claim demand by or against the Trustee in any way relating to the Said Property.
- (iv) That save and except the Vendor no other person has any right title or interest in the Said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the Said Property or any part or share thereof in any manner whatsoever;

- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the Said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That save those relating to sale of the Said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the Said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (ix) That the consideration being paid by the Purchasers represents the current market value and available price for sale of the Said Property.

AND WHEREAS the Vendor, due to paucity of funds and inability to administer and maintain the Said Property, has agreed to sale and the Purchasers herein have agreed to purchase the Said Property **TOGETHER WITH** all the rights and properties appurtenant thereto, at and for a Total Consideration of Rs.35,26,000/- (Rupees Thirty Five Lac And Twenty Six Thousand) only.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of sum of Rs.35,26,000/- (Rupees Thirty Five Lac And Twenty Six 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 and parcel of land measuring about 4 (Four) Cottah 23 (Twenty Three) Square Feet, equivalent to 6.66 [Six Point double Six] Decimal, more or less, lying and situated at Mouza- REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 409, recorded in R.S. Khatian Nos. 383, corresponding to L.R. Khatian No. 5942, under Police Station- Rajarhat, District North 24- Parganas **TOGETHER WITH** all the rights and properties appurtenant thereto, morefully and particularly described in the Schedule, hereunder written and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the Said Property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions reminder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the Said Property and every part thereof and all other evidence of title whatsoever in any way relating to or

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

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

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

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

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

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

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

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of land measuring about 4 (Four) Cottah 23 (Twenty Three) Square Feet, equivalent to 6.66 [Six Point double Six] Decimal, more or less, lying and situated at Mouza-REKJOANI, J.L. No. 13, comprised in R.S./ L.R. Dag No. 409, recorded in R.S. Khatian Nos. 383, corresponding to L.R. Khatian No. 5942, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, under Police Station- Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and butted and bounded as follows:

- ON THE NORTH : By land under R.S./ L.R. Dag No. 404;
- ON THE SOUTH : 211 Bus Route;
- ON THE EAST : By land under R.S./ L.R. Dag No. 403 ;
- ON THE WEST : By land under R.S./ L.R. Dag No. 409 (Part) ;

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

SIGNED, SEALED & DELIVERED

Kiran Lata Modi

by the **VENDOR** at Kolkata

in the presence of:

[Signature]
98, A.G. Road
How - 711202

[Signature]
84, South-falguni
Beharman, Kal-56.

Drafted by
Vann Gay
Advocate
High Court, Calcutta
F/1023/2008.

RECEIPT

RECEIVED a sum of Rs.35,26,000/- (Rupees Thirty Five Lac And Twenty Six 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
17,63,000/-	12.09.2016	703745	Corporation Bank, Baguihati Branch	Kiran Lata Modi
17,63,000/-	12.09.2016	703719	Corporation Bank, Baguihati Branch	Kiran Lata Modi
35,26,000/-	Rupees Thirty Five Lac And Twenty Six Thousand only.			

Witnesses:

[Handwritten signature]

93

[Handwritten signature]

[Handwritten signature: Kiran Lata Modi]

SIGNATURE OF THE VENDOR

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Kiran Lata Mishra</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Abdul Samad</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KIRAN LATA MODI

BASUDEV KEDIA

26/02/1967
Permanent Account Number
AELPM0120J

Kiran Lata Modi
Signature



18/03/2008



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MELODY ENCLAVE PRIVATE LIMITED



18/05/2007
Permanent Account Number

AAFCM1502R

1000000000

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MONOPOLY ENCLAVE PRIVATE
LIMITED



18/05/2007

Permanent Account Number

AAFCM1462L

18/05/2007



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

GRN: 19-201617-003309632-1

Payment Mode Online Payment

GRN Date: 29/11/2016 13:03:19

Bank : State Bank of India

BRN : CKB0346464

BRN Date: 29/11/2016 13:04:02

DEPOSITOR'S DETAILS

Id No. : 19040001273535/1/2016

[Query No./Query Year]

Name : MONOPOLY ENCLAVE PRIVATE LIMITED
Contact No. : Mobile No. : +91 9836475200
E-mail :
Address : DC-9/28, SHASTRI BAGAN, KOL-59
Applicant Name : Ms MONOPOLY ENCLAVE 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	19040001273535/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	38917
2	19040001273535/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	176411
Total				215328

In Words : Rupees Two Lakh Fifteen Thousand Three Hundred Twenty Eight only



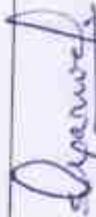
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001273535/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KIRAN LATA MODI 243-G, Block-J, New Alipore, Kolkata 700053,, P.O.- NEW ALIPORE, P.S.- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Seller		 C-068	 21/10/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SUNIL AGARWAL Son of Late KISHAN LAL AGARWAL 98, GIRISH GHOSH ROAD, P.O:- BELUR MATH, P.S.- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202	Mrs KIRAN LATA MODI, Mr Deb Dulal Sarkar		 21/10/16	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1904-10963/2016	Date of Registration	11/29/2016 2:38:53 PM
Query No / Year	1904-0001273535/2016	Office where deed is registered	
Query Date	14/09/2016 5:56:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MONOPOLY ENCLAVE PRIVATE LIMITED DC-9/28, SHASTRI BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,26,000/-	Rs. 35,29,820/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,76,511/- (Article:23)	Rs. 38,917/- (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-409	LR-5942	Bastu	Shali	6.66 Dec	35,26,000/-	35,29,820/-	Width of Approach Road: 12 Ft.,
Grand Total :					6.66Dec	35,26,000 /-	35,29,820 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fringingerprint	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 Allipore, Kolkata 700053,, P.O:- NEW ALIPORE, P.S:- New Allipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AELPM0120J, Status :Individual				

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	MONOPOLY ENCLAVE PRIVATE LIMITED DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AAFCM1332L, Status :Organization			

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

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

Identifier Details :

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

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No- 409(Corresponding RS Plot No- 409), LR Khatian No- 59	Owner:কিরম লতা মোদি, Gurdian:নারায়ন কুমার, Address:243 ব্লক জে নিউআলিপুুর, Classification:শালি, Area:0.08000000 Acre,

Endorsement For Deed Number : I - 190410963 / 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 35,29,820/-



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 18:07 hrs on 21-10-2016, at the Private residence by Mrs KIRAN LATA MODI ,Executant.

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

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

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



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

On 29-11-2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,917/- (A(1) = Rs 38,819/- , 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 38,917/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2016 1:04PM with Govt. Ref. No: 192016170033096321 on 29-11-2016, Amount Rs: 38,917/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKB0346464 on 29-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,76,511/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,76,411/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7665, Amount: Rs.100/-, Date of Purchase: 31/08/2016, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2016 1:04PM with Govt. Ref. No: 192016170033096321 on 29-11-2016, Amount Rs: 1,76,411/-
Bank: State Bank of India (SBIN0000001), Ref. No. CKB0346464 on 29-11-2016, 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 405769 to 405794

being No 190410963 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.12.03 14:00:01 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 03-12-2016 14:00:00
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)