

6/4058

P - K 231
LR 280

(93/93)

E-6301/13

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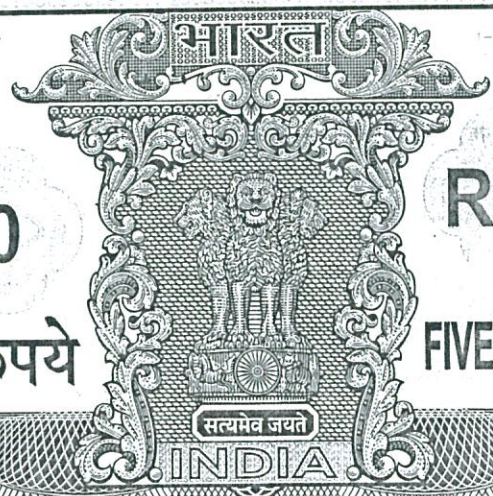


रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



● पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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6.42
 No. 8566/13
 S.C. No. 1094/13
 13/5/13

P - RS. 231.
LR. 280.

It is certified that the document is a true copy of the original as registered, the registration, the signature sheets and the endorsement. The same is attached with this document are part of this document.

[Signature]
 Registrar, Alipore
 District Office, 1 (A) of
 West Bengal, Kalyani

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

Made on this the 13th day of MAY, Two Thousand and Thirteen

BETWEEN

1) M/S. LAKHIRAM PRIYAVART (PAN NO.- AAAFL2822R),
 a partnership firm, registered under the provisions of the Indian
 Partnership Act, 1932, having its office at 747 Shivaji Colony,
 Rohtak, Hariyana, and having its another office at 88,S/A, Block

[Signature]

8146

18 APR 2013

KALIDOLA & CO.
 No.
 Sold to
 Address
A. BANERJEE
L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001



Arunk...

1690

AJAY BANERJEE
L.S. VENDOR
HIGH COURT C.A.P.

- For NETTLE VILLA PRIVATE LIMITED
- For PARSLEY NIRMAN PRIVATE LIMITED
- For PEONY RESIDENCY PRIVATE LIMITED
- For ROSEBAY HOUSING PRIVATE LIMITED
- For SALVIA NIWAS PRIVATE LIMITED.
- For SEDUM NIRMAN PRIVATE LIMITED
- For SNOWBALL VILLA PRIVATE LIMITED
- For THYME HOME PRIVATE LIMITED.
- For VERAIN AASHIANA PRIVATE LIMITED
- For YERROW HOUSING PRIVATE LIMITED



Arunk...
Director / Authorised Signatory

Ananta Deal Trade Pvt. Ltd.
Arunk...
Authorised Signatory/Director

Stamp: Registrar of Companies, Kolkata

13 MAY 2013

Biswajit Halder,
310 Sri Ranjit Kr. Halder,
50, Suburban School Road,
K-1-25

E, New Alipore, Kolkata-700053, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi,

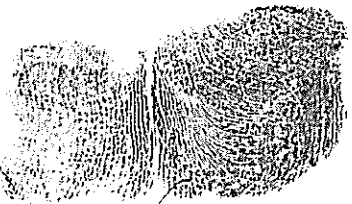
2) M/S.CHHIKARA BROTHERS (PAN NO.-AACFC4100H), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi,

For the sake of brevity hereinafter jointly and/or severally referred to as the **"VENDORS"** (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said two partnership firm and its partners time to time and their respective legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART;**

AND

1) NETTLE VILLA PVT. LIMITED (PAN NO. AAECN0598B), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S.

1691



M/S CHHIKARA BROTHERS

M/S LAKHIRAM PRIYA VART

[Handwritten signature]

Partner

1692

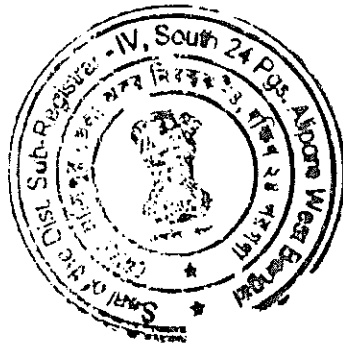


M/S CHHIKARA BROTHERS

M/S LAKHIRAM PRIYA VART

[Handwritten signature]

Partner



Biswajit Halder.

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13 MAY 2013

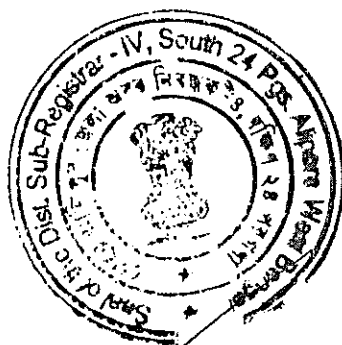
S/O Sri Ranjit K. Halder

Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) PARSLEY NIRMAN PVT. LIMITED (PAN NO. AAGCP7124D), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

3) PEONY RESIDENCY PVT. LIMITED (PAN NO. AAGCP7125C), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

4) ROSEBAY HOUSING PVT. LIMITED (PAN NO. AAGCR0033D), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director,



~~...~~
JSA Purposham, Alipura
West Bengal
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18 3 MAY 2015

50, Suburban School Road,
Kat.-25, Service

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residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

5) SALVIA NIWAS PVT. LIMITED (PAN NO. AARCS7764B), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA , son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

6) SEDUM NIRMAN PVT. LIMITED (PAN NO. AARCS7766D), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

7) SNOWBALL VILLA PVT. LIMITED (PAN NO. AARCS7765A), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,



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~~REGISTRATION DEPARTMENT~~
~~BANGALORE~~

12 3 MAY 2013

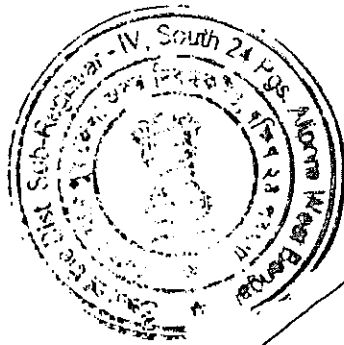
S/O Sri Ranjit Mr. Halder,
50, Suburban School Road,
Kal-25, Service

8) THYME HOME PVT. LIMITED (PAN NO. AAECT3204A), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

9) VERAINA AASHIANA PVT. LIMITED (PAN NO. AAECV1173C), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

10) YERROW HOUSING PVT. LIMITED (PAN NO. AAACY5575F), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors MR. ARUN KUMAR KEDIA, son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

For the sake of brevity hereinafter jointly and/or severally referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context be deemed to mean and include their respective successors, successors-in-office and/or interest, legal



~~Sub-Division - IV, South 24 P.S. Above West Bengal~~
~~Sub-Division - IV, South 24 P.S. Above West Bengal~~
~~Sub-Division - IV, South 24 P.S. Above West Bengal~~

03 MAY 2016

S/O Sri Ranjit Mr. Halder,
50, Suburban School Road,
Kat-25, Service

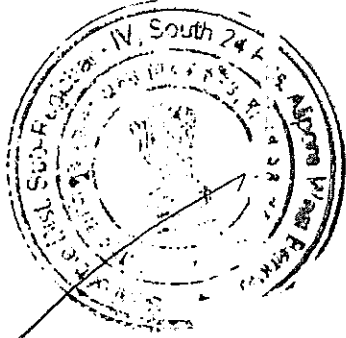
representatives, agents and assigns in office) of the **SECOND PART.**

AND

ANANTA DEALTRADE PVT. LTD. (PAN NO. AAJCA5087F), incorporated under the provisions of the Indian Companies Act, 1956, having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors **MR. ARUN KUMAR KEDIA**, son of Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in office and or interest, legal representatives, administrators, executors and assigns in office) of the **OTHER PART;**

WHEREAS all that piece and parcel of land measuring 93 Decimal which was recorded as Danga Land, situated in Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No 231, L. R. Khatian No. 435 & 436 and L. R. Dag No. 280 is the property being sold by and under this Deed of Conveyance and the same is more fully and particularly mentioned and described in the schedule hereunder written.

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~~CONFIDENTIAL~~
FOR PURPOSES, ALABAMA
REGISTERED UPON R 60 at
MAY 13 2012

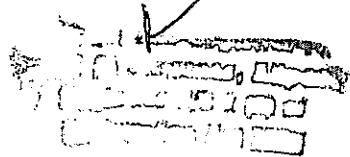
13 MAY 2012

AND WHEREAS one Abdur Rahaman son of Late Hazi Abdul Hamid was the sole and absolute owner in respect of the property chunk of danga land measuring 93 Decimal, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No 231.

AND WHEREAS while thus seized and possessed the aforesaid landed property as legal owner Abdur Rahaman for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being out of the aforesaid 93 Decimal Land all that the piece and parcel of undivided Danga land 46.50 Decimal, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119 R. S. Khatian No. 153, R. S. Dag No 231, by virtue of a registered Deed of Conveyance dated 1st October, 1975, by a Bengali Saff Kobala Deed to Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury, the same was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 63, Pages from 21 to 26, Being No. 4171 for the year 1975, for the valuable consideration paid by him.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 205 of 1983 by the Ld. Addl. Senior Sub Judge, Rohtak, M/s. Lakhi Ram Priyavart, a partnership firm, the present vendor no. 1

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103 MAY 2012

herein was granted the aforesaid property being all that the land measuring 46.50 Decimal of Danga land under R. S. Dag No. 231, situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHEREAS the as aforesaid the present Vendor No. 1 became the absolute joint owners of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 46.50 Decimal of Danga land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS on the other hand while thus seized and possessed the aforesaid landed property as legal joint owners the aforesaid Abdur Rahaman for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the rest property out of the total 93 Decimal Land that is to say 46.50 Deecimal of Land under R.S. Dag No. 231, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, all that the piece and parcel of Danga land measuring 46.50 Decimal by virtue of an another registered Deed of Conveyance dated 1st October, 1975 by a Bengali Saff Kobala Deed to Pratap Singh Chowdhury son of Late Lakhi Ram Chowdhury and the same was registered at the office of Sonarpur Sub- Registration Office and recorded in Book No. I, Volume No. 63, Pages from 15 to 20, Being No. 4170 for the year 1975.

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03 MAY 51

AND WHEREAS by virtue of a decree passed in Civil Suit No. 710 of 1996 by the Ld. Court of Civil Judge (Jr. Div.), Faridabad and the Order dated 7th August, 1998 the said M/s. Chhikara Brothers the present Vendor no. 2 herein, a partnership firm, was granted the aforesaid property being the aforesaid 46.50 Decimal of Danga land under R.S. Dag No. 231, situated within Mouza Raghampur, in the state of West Bengal.

AND WHEREAS the as aforesaid the present Vendor No. 2 became the absolute joint owners of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 46.50 Decimal of Danga land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS as aforesaid the Vendor No. 1 herein and the Vendor No. 2 herein became the absolute joint owners in respect of the total land in the aforesaid R.S. Dag No. 231, being the aforesaid all that the piece and parcel of land measuring 93 Decimal of Danga Land and has since then been jointly possessing and jointly enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS both the Vendor No. 1 herein and Vendor No. 2 herein duly recorded their name in the ROR of the B. L. & L. R. O. and each of them acquired $\frac{1}{2}$ share in the aforesaid landed property being all that the piece and parcel of land measuring 93 Decimal, and the new L. R. Khatian No. is 435 for the vendor no. 2



ANCHORAGE, ALASKA
MAY 13 2013

13 MAY 2013

and the new L. R. Khatian No. is 436 for the vendor no. 1, and the L. R. Dag No. 280.

AND WHEREAS the VENDOR herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the vendor had offered to the Confirming Party herein to sell the aforesaid property being all that the piece and parcel of land measuring 93 Decimal, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No 231, L. R. Khatian No. 435 & 436 and L. R. Dag No. 280, which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, and as such negotiated with the CONFIRMING PARTY who being satisfied with the said offer of the Vendors and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDORS to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah, which is equivalent to Rs.66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per decimal and the VENDORS accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

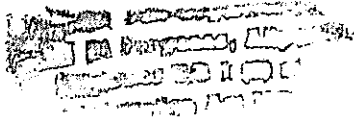
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U.S. POST OFFICE
POST OFFICE AT SOUTH 24TH AVE, WEST BENGAL, INDIA

AND WHEREAS the Vendors herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 93 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, previously 24 Parganas and presently South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012, the confirming party has from time to time as per the request of the said Vendors therein made to the Confirming Party, paid to the said vendors named therein a total sum of Rs.3,51,00,000/- (Rupees Three Crores Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

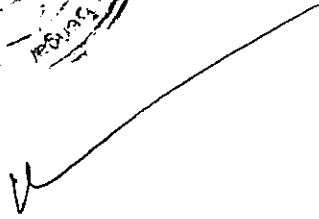
AND WHEREAS the confirming party has with the consent and concurrence of the said vendors named in the said Memorandum of Understanding dated 2nd February, 2012 nominated the purchasers herein to complete the purchase of the said area of land measuring 93 Decimal being the said property (out of the said 800 Cottahs of land) and the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2nd February, 2012.



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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs.61,94,823/- (Rupees Sixty One Lac Ninety Four Thousand Eight Hundred Twenty Three) only paid to and received by the VENDOR herein out of which a sum of Rs.21,82,338/- (Rupees Twenty One Lac Eighty Two Thousand Three Hundred Thirty Eight) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendors with the others under the said Memorandum of Understanding dated 2nd February, 2012, which sum of money is being credited by the vendors herein to the account of the purchasers herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.4,91,365.50/- (Rupees Four Lac Ninety One Thousand Three Hundred Sixty Five and Fifty Paise) only has been adjusted out of another sum of Rs.41,00,000/- (Rupees Forty One Lac) only which has since in the meantime been further paid by the Confirming Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata- 700071, at the instance and request of the Vendors in order to obtain release and discharge of the mortgage created by the Vendors and others in favour of the said bank and the balance sum of Rs.35,21,119.50/- (Rupees Thirty Five Lac Twenty One Thousand One Hundred Nineteen and Fifty Paise) only, having been paid by the purchasers to the vendor at or before execution of these presents (the receipt whereof the VENDORS do and each one of them doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof,



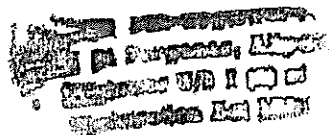
স্ব. স্ব. স্ব. সচিব, দক্ষিণ ২৪ প.স. অলিপুরে পশ্চিম, বেঙ্গল

১৩ মে ১৯৬৬

hereby releases and discharges the PURCHASERS and the SAID PROPERTY, the said VENDORS as the beneficial and lawful Owners of the said property doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the PURCHASERS free from all encumbrances charges claims demands mortgages lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the 93 Decimal be the same a little more or less, lying and situate at and within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No 231, L. R. Khatian No. 435 & 436 and L. R. Dag No. 280, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever of them the VENDORS or their predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds,



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03 MAY 22

writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the SAID PROPERTY or any part thereof which now are on hereafter shall or may be in the possession or power or control of the VENDORS or any one claiming under the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit TO HAVE AND TO HOLD the SAID PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDORS doth hereby for themselves and their partners from time to time and their heirs executors successors representatives administrators agents and assigns covenant with the PURCHASERS that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the VENDORS are now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDORS are otherwise well and sufficiently entitled to the SAID PROPERTY hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid done or made or caused to be done or made the VENDORS has in themselves good right full power and absolute authority to sell convey transfer grant convey assign and assure the SAID PROPERTY hereby sold conveyed transferred granted assigned assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and



Sub-Registrar
Alipore, West Bengal
103 MAY 2013

103 MAY 2013

profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDORS or either of them or any person or persons lawfully or equitably claiming from under or in trust for them or either of them And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchasers and each one of them shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDORS or any of them and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any of them or any part thereof from under or in trust for them the VENDORS shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS or either of them do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the SAID PROPERTY conveyed by these presents and every part thereof unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

AND THE VENDORS HAS at or before execution of these presents handed over and delivered to the Purchasers jointly and severally all the link deeds evincing title of the vendors to the said property and the detailed particulars of such link deeds and documents so handed over to the purchasers by the Vendors are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.



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AND the Confirming Party is confirming the sale of the said property mentioned in the schedule hereunder written by the Vendors unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendors from performing to the extent of such sale made by them who are two of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2nd February, 2012 and also adjustment of the said sum of consideration amount mentioned hereinabove out of the said earnest money and part payment made by the Confirming Party to the vendors therein and the Vendors herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring and/or containing 93 (Ninety Three) Decimals be the same a little more or less recorded as Danga Land being the total property comprised in L. R. Dag No. 280 held vide L. R. Khatian Nos. 435 & 436, held and owned by the Vendors, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No 231, now under the jurisdiction of the Poleghat Gram Panchayet and, which is butted and bounded in the manner following, that is to say -



~~103~~
103

103

ON THE NORTH: By portions of land comprised in R. S. Dag Nos. 230 & 232, i.e. L. R. Dag Nos. 243 & 244.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 197, i.e. L. R. Dag No. 282.

ON THE EAST : By portions of land comprised in R. S. Dag Nos. 234, 259 & 260, i.e. L. R. Dag Nos. 268, 279 & 281.

ON THE WEST: By portions of land comprised in R. S. Dag Nos. 202 & 203, i.e. L. R. Dag Nos. 218 & 230.

IN WITNESS WHEREOF the parties abovenamed have put and subscribed their respective hands and seals and signature on the day month and year first above written.

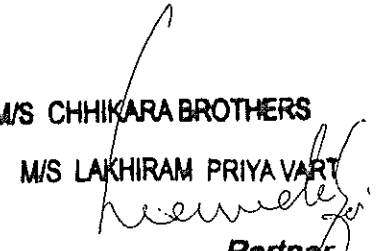
M/S CHHIKARA BROTHERS

M/S LAKHIRAM PRIYA VART


Partner

M/S CHHIKARA BROTHERS

M/S LAKHIRAM PRIYA VART


Partner

SIGNATURE OF THE VENDORS



~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

03 MAY 2016

For NETTLE VILLA PRIVATE LIMITED

For PARSLEY NIRMAN PRIVATE LIMITED

For PEONY RESIDENCY PRIVATE LIMITED

For ROSEBAY HOUSING PRIVATE LIMITED

For SALVIA NIWAS PRIVATE LIMITED.

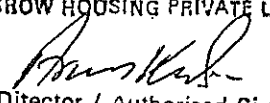
For SEDUM NIRMAN PRIVATE LIMITED

For SNOWBALL VILLA PRIVATE LIMITED

For THYME HOME PRIVATE LIMITED.

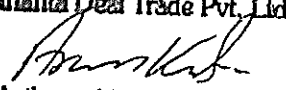
For VERAİN AASHIANA PRIVATE LIMITED

For YERROW HOUSING PRIVATE LIMITED


Director / Authorised Signatory


SIGNATURE OF THE PURCHASERS

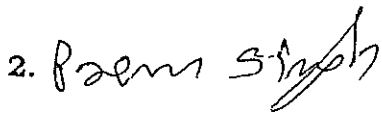
Ananta Deal Trade Pvt. Ltd.

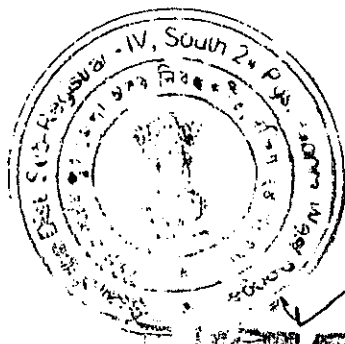

Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSESS :

1. 
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. 
885111 Block B
New Ashu
KOL-53



~~CONFIDENTIAL~~
CONFIDENTIAL
CONFIDENTIAL
CONFIDENTIAL
103

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.61,94,823/- (Rupees Sixty One Lac Ninety Four Thousand Eight Hundred Twenty Three) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

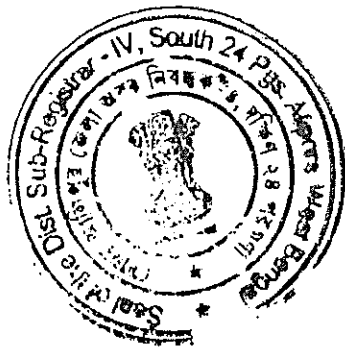
By adjustment and appropriation
out of the earnest money paid by
the Confirming Party to inter
alia the Vendors in terms of the
Memorandum of Understanding
dated 2nd February, 2012 Rs. 21,82,338.00

By adjustment and appropriation
Out of the sum of Rs.41,00,000/-
Paid by the Confirming Party to
Inter alia the Vendors through
the State Bank of India (SARB) Rs. 4,91,365.50

By Demand Draft No. 324, S24
dated 29-04 _____, 2013

Issued by State Bank of India
favouring Lakhiram Puriyavart
& by Demand Draft NO 324, S23
dated 29.04.13. and by SBF
in favouring Chirikara Brothers.

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স্বাক্ষরিত
৩ মে ২০১২

৩ MAY 2012

Favouring the Vendor herein
towards the Balance Amount

Rs. 35,21,119.50

TOTAL

Rs.61,94,823/-

=====

Total Rs.61,94,823/- (Rupees Sixty One Lac Ninety Four
Thousand Eight Hundred Twenty Three) only.

M/S CHHIKARA BROTHERS

M/S LAKHIRAM PRIYA VART

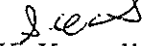

Partner

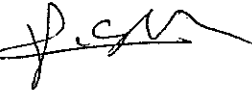
M/S CHHIKARA BROTHERS
M/S LAKHIRAM PRIYA VART


Partner


SIGNATURE OF THE VENDORS

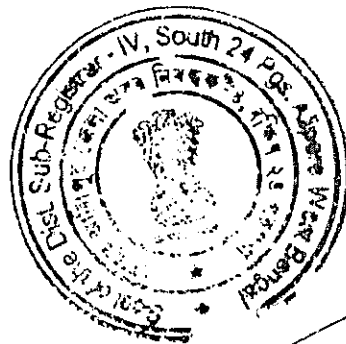
WITNESSESS :

1. 
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. 

Drafted by me.


(S. K. Kanodia, Advocate,
High Court, Calcutta)

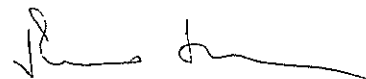
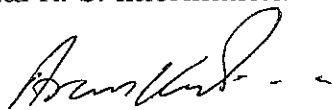


183

183

Schedule of title deeds or relevant documents handed over by the Vendors herein to the Purchaser(s) in terms of this deed

1. Original Bengali Saff Kobala Deed dated 1st October, 1975, registered at the office of the Sonarpur Sub- Registration Office and recorded in Book No. I, Volume No. 63, Pages from 15 to 20, Being No. 4170 for the year 1975.
2. Original Bengali Saff Kobala Deed dated 1st October, 1975, registered at the office of the Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 63, Pages from 21 to 26, Being No. 4171 for the year 1975.
3. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
4. Original R. S. Information.

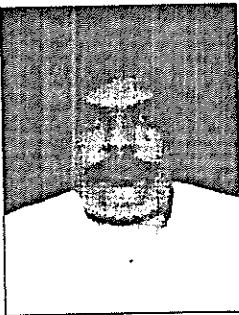

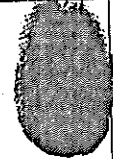
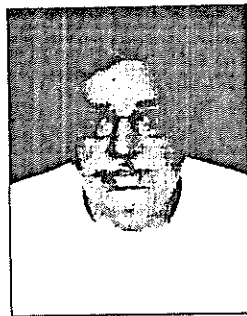




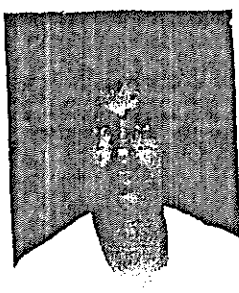




RECEIVED
DISTRICT SUB-REGISTRAR
ALIPORE WEST
KOLKATA

13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or Purchaser/ Presentants										
1											
		LITTLE	RING	MIDDLE	FORE	THUMB					
		LEFT HAND									
											
		THUMB	FORE	MIDDLE	RING	LITTLE					
		RIGHT HAND									
2											
		LITTLE	RING	MIDDLE	FORE	THUMB					
		LEFT HAND									
											
											
		THUMB	FORE	MIDDLE	RING	LITTLE					
RIGHT HAND											
3											
		LITTLE	RING	MIDDLE	FORE	THUMB					
		LEFT HAND									
		THUMB	FORE	MIDDLE	RING	LITTLE					
RIGHT HAND											

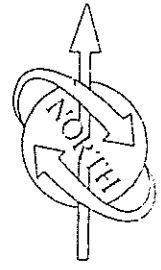
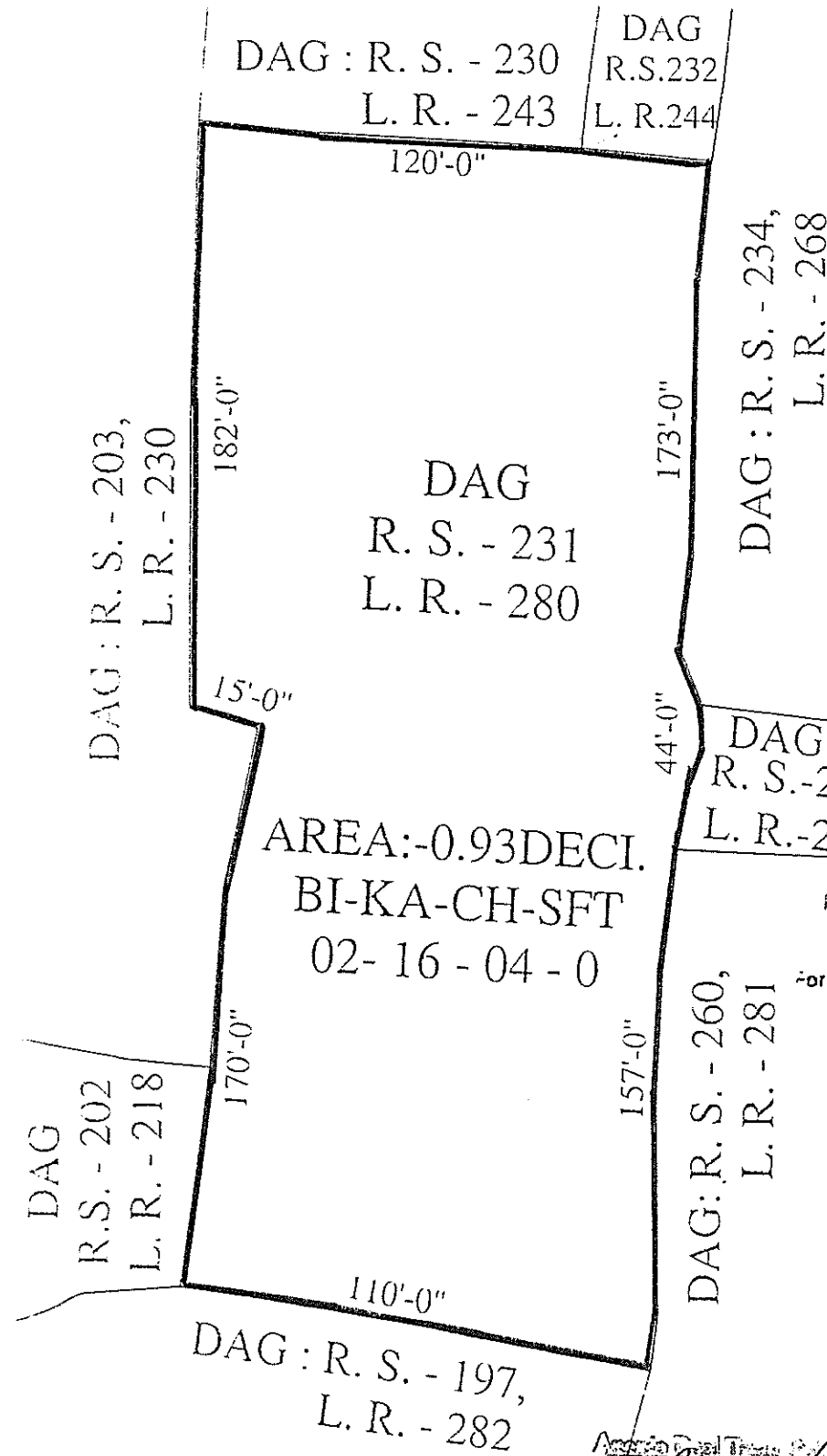


RECEIVED
OFFICE OF THE
SUB-REGISTRAR

10 3 MAY 2013

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 231, L. R. DAG NO. - 280, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S CHHIKARA BROTHERS
 M/S LAKHIRAM PRIYA VART
Partner



M/S CHHIKARA BROTHERS
 M/S LAKHIRAM PRIYA VART
Partner

- For PARSLEY NIRMAN PRIVATE LIMITED
- For SEDUM PRIDE INDIA PRIVATE LIMITED
- For ROSEBAY HOUSING PRIVATE LIMITED
- For SALVIA NIWAS PRIVATE LIMITED
- For SEDUM NIRMAN PRIVATE LIMITED
- For SNOWBALL VILLA PRIVATE LIMITED
- For VERAIN AASHIANA PRIVATE LIMITED
- For YERBOW HOUSING PRIVATE LIMITED

Arunkumar
 Director / Authorised Signatory

Traced By
For Eshosh

PODAN KUMAR GHOSH
 19-4-13

Arunkumar



Sub-Registrar, IV, South 24 P.O., Alipore, West Bengal.

33 MAY 2009



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06301 of 2013
(Serial No. 04058 of 2013 and Query No. 1604L000008566 of 2013)

On 13/05/2013

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

Presented for registration at 18.42 hrs on :13/05/2013, at the Private residence by Arun Kr Kedia
, Claimant.

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

Execution is admitted on 13/05/2013 by

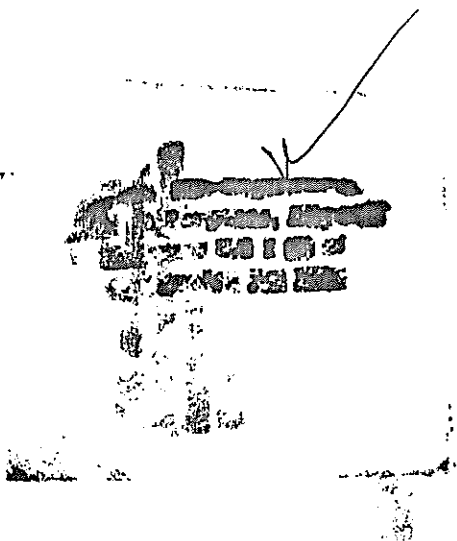
1. Rajinder Singh
Partner, M/s Lakhiram Priyavart Pan No Aaaf1 2822r, 747 Shivaji Colony Rohtak Hariyana, HARYANA,
India, .

Partner, M/s Chhikara Brothers, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : ----
2. Arun Kr Kedia
Director, Ananta Dealtrade Pvt Ltd, 50 Suburban School Rd, , Thana:-Kalighat, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : ----
3. Surender Singh
Partner, M/s Lakhiram Priyavart, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .

Partner, M/s Chhikara Brothers, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : ----



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06301 of 2013
(Serial No. 04058 of 2013 and Query No. 1604L000008566 of 2013)

4. Arun Kr Kedia
Director, Nettle Villa Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Parsley Nirman Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Peony Residency Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Rosebay Housing Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Salvia Niwas Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Sedum Nirman Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Snowball Villa Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Thyme Home Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Veraine Aashiana Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Yarrow Housing Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019.
- , By Profession : ----
- Identified By Biswajit Halder, son of Ranjit Kr Halder, 50 Suburban School Rd, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

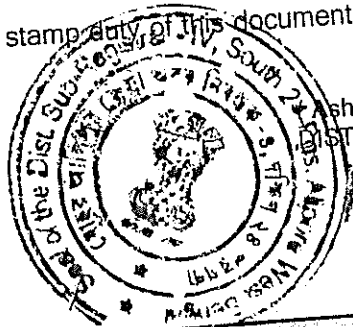
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013

Certificate of Market Value(WB PUVI rules of 2001)

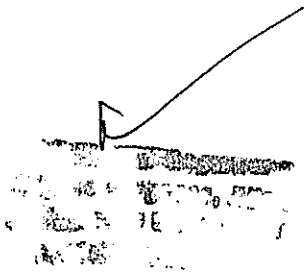
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-61,94,823/-

Certified that the required stamp duty of this document is Rs.- 371700 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 3





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06301 of 2013
(Serial No. 04058 of 2013 and Query No. 1604L000008566 of 2013)

On 20/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 366699/- is paid , by the draft number 278449, Draft Date 28/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 20/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503707, Draft Date 12/06/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 01/08/2013

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

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

Payment of Fees:

Amount By Cash

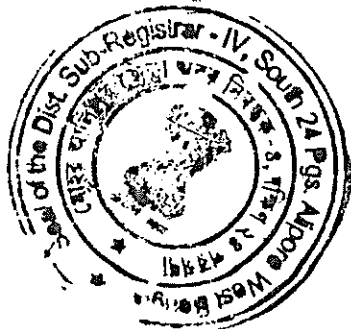
Rs. 29403.00/-, on 01/08/2013

Amount by Draft

Rs. 68173/- is paid , by the draft number 278475, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 68134/- B = 29403/- , E = 7/- , H = 28/- , M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV


Handwritten scribble and a curved line pointing to a heavily obscured, illegible block of text.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 3789 to 3817
being No 06301 for the year 2013.




(Ashoke Kumar Biswas) 01-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

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