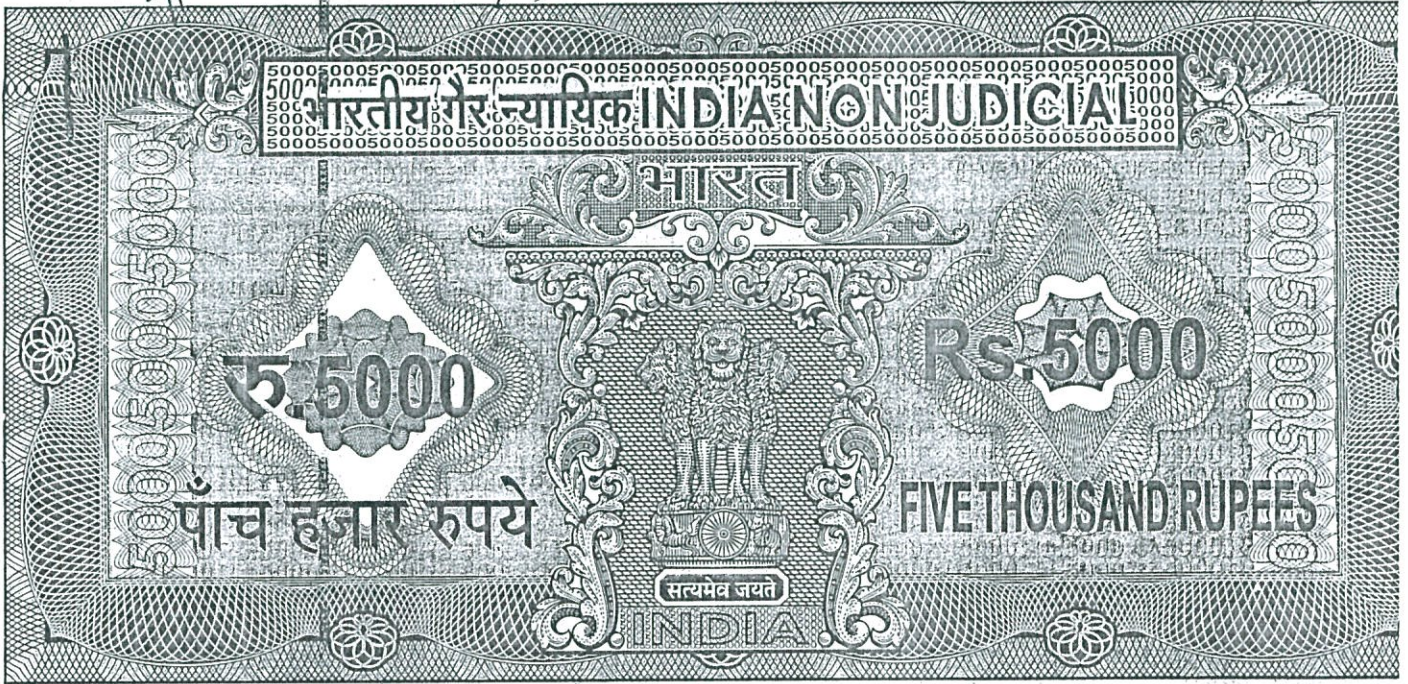


P-4069/13 (4069/13) P - KS 237 (10/15) LR 269 I 6317/13



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

6-29
R. No. 8512/13
V. No. 1108/13
a
13/17/13

P- RS. 237
LR. 269.

A 832379 A 83237
I warrant that the document is genuine and correct and that the registration, the signature sheets and the endorsement are attached with this document and are part of this document.

(5B)

[Signature]
Deputy Commissioner, Alipore
District, West Bengal

13 MAY 2013

THIS DEED OF CONVEYANCE 01 AUG 2013

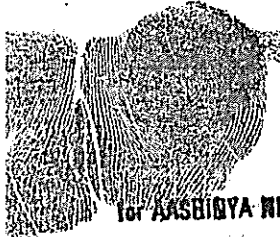
Made on this the 13th day of May Two Thousand and Thirteen

BETWEEN

SRI RAJINDER SINGH (PAN NO. ABQPS3822F), son of Late Priya Vart residing at 88/S/A, Block E, New Alipore, Kolkata-700 053, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to

Sl. No. 7072 DATE 18 APR 2013
NAME.....
ADD.....
AMT 5000/- Five thousand only

KANODIA & CO,
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata - 700 001.



TR Kar Kedia
1689

878888 A

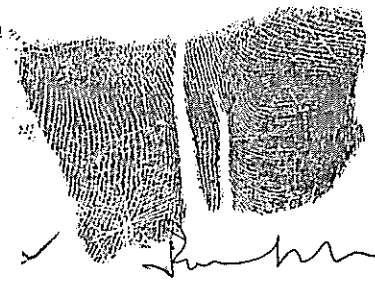
for AASHINYA NIWAS (P) LTD.
for AASHINYA NIWAS (P) LTD.

TR Kar Kedia
Director/Authorised Signatory



1690

for Amara Deal Trade Pvt. Ltd.
Bans Kedia
Authorised Signatory/Director



1692

Stamp
18 APR 2013

18 3 MAY 2013

Biswajit Halder,
S/O Sri Ranjit Kr. Halder,
50 Suburban School Road.



Government Of West Bengal

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

Endorsement For Deed Number : I - 06317 of 2013
(Serial No. 04069 of 2013 and Query No. 1604L000008517 of 2013)

On 13/05/2013

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

Presented for registration at 18.29 hrs on :13/05/2013, at the Private residence by Ram 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, son of Lt Priya Vart , 88/ S/ A, Block E, New Alipore, District:-Kolkata, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Business
2. Arun Kr. Kedia
Director, Ananta Dealtrade Pvt. Ltd. Pan. Aajca5087f, 50, Suburban School Rd, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business
3. Arun Kr. Kedia
Directortor, Ananta Dealtrade Pvt. Ltd. Pan. Aajca5087f, 50, Suburban School Rd, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business
4. Ram Kr. Kedia
Director, Currant Griha Pvt, Ltd. Pan. Aaecc9125h, 2b, Dr. Shyamadas Row, , Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Aashinya Niwas Pvt. Ltd. Pan. Aakca8078m, 53, Suburban School Road, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business

Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Business.

(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.-9,99,165/-

Certified that the required stamp duty of this document is Rs.- 49969 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

SECRET
NO FOREIGN DISSEM
EXCEPT BY AUTHORITY
OF THE SECRETARY OF DEFENSE





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

Endorsement For Deed Number : I - 06317 of 2013
(Serial No. 04069 of 2013 and Query No. 1604L000008517 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 44968/- is paid , by the draft number 278454, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 21/05/2013

(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 503662, 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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

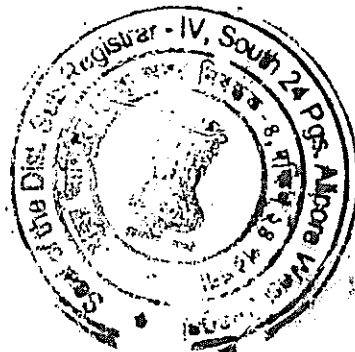
Rs. 8536.00/-, on 01/08/2013

Amount by Draft

Rs. 19817/- is paid , by the draft number 278466, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 10989/- B = 4741/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 12584/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



Ashoke

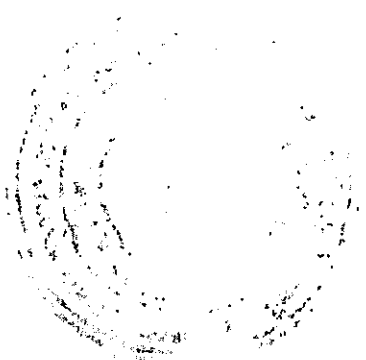
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

01/08/2013 16:30:00

EndorsementPage 2 of 2

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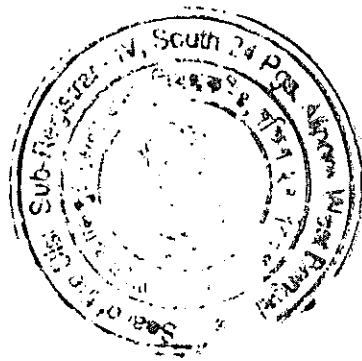


mean and include his legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART;**

AND

1) **AASHINYA NIRMAN PVT. LIMITED (PAN NO. AAKCA8196L)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata- 700 025, represented by one of its Directors **MR. RAM KUMAR KEDIA**, son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) **AASHINYA NIWAS PVT. LIMITED (PAN NO. AAKCA8078M)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata- 700 025, represented by one of its Directors **MR. RAM KUMAR KEDIA**, son of Late Nagarmal 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 representatives, administrators, executors and assigns in office) of the **SECOND PART.**



13 MAY 2013

13 MAY 2013

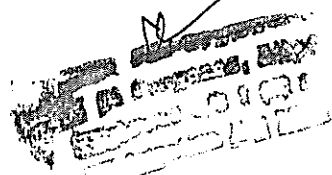
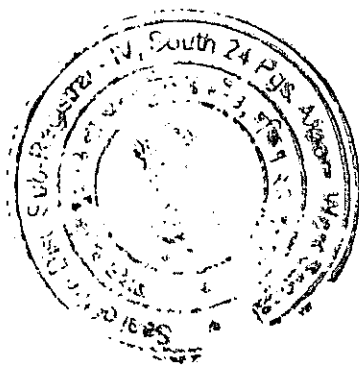
AND

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 **SRI 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, 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 15 Decimal out of 23 Decimal of Land which was recorded as Danga land, 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. 106, R. S. Dag No. 237, L. R. Khatian No.s 266 and 202 and L. R. Dag No. 269, 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 second schedule hereunder written.

AND WHEREAS One Madiennecha Bewa wife of Late Fajal Rehman was the owner of all that piece and parcel of land measuring 6.50 Decimal out of 23 Decimal, situated and lying at

R
O

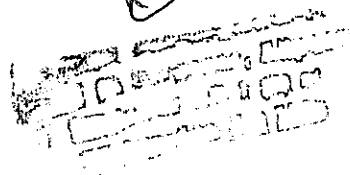


13 MAY 1971

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. 106, R. S. Dag No. 237.

AND WHEREAS while thus being seized and possessed the aforesaid landed property as legal owner, Madiennecha Bewa wife of Late Fajal Rehman for her legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 6.50 Decimal of Danga land (out of 23 Decimal more fully and particularly mentioned and described in the first schedule hereunder written), situate 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. 106, R. S. Dag No. 237, all that the piece and parcel of Danga land measuring 6.50 Decimal out of 23 Decimal by virtue of a registered Deed of Conveyance a Bengali Saaf Kobala dated 2nd February, 1983 to Rajinder Singh son of Late Priya Vart, the Vendor herein and the same was registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. II, Pages from 97 to 100, Being No. 499 for the year 1983.

AND WHEREAS as aforesaid the aforesaid Rajinder Singh the present Vendor herein has become the lawful owner of the aforesaid 6.50 decimal of Land out of 23 Decimal which was recorded as danga land comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 106, R. S. Dag No. 237, and has



03 MAY 2013

since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption of others.

AND WHEREAS the aforesaid Rajinder Singh the present vendor herein mutated his name in the B.L. & L.R.O. in respect of 6 Decimal of land which was recorded as Danga Land and the L.R. Dag No. 269 and L.R. Khatian No. 266.

AND WHEREAS Sk. Abdul Jabbar son of Late Fajal Rehman, Sk. Ajmattulla son of Late Abdul Rahim, Sk. Shebgatulla son of Late Abdul Rahim, Sk. Ansaruddin son of Late Abdul Rahim, Ayesa Bibi wife of Late Abdul Rahim, Rahima Bibi wife of Mir maniruddin, Alema Bibi wife of Kaji Abdul Rahaman, Habiba Bibi wife of Sk. Niyim, Saleha Bewa wife of Sk. Jalil Rahaman, was the joint owners in respect of all that the piece and parcel of land measuring 8.50 Decimal out of 23 Decimal, situated and lying 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. 106, R. S. Dag No. 237, corresponding to L.R. Dag No. 269 under L.R. Khatian No.202.

AND WHEREAS while thus being seized and possessed the aforesaid landed property as legal joint owners, Sk. Abdul Jabbar son of Late Fajal Rehman, Sk. Ajmattulla son of Late Abdul Rahim, Sk. Shebgatulla son of Late Abdul Rahim, Sk. Ansaruddin son of Late Abdul Rahim, Ayesa Bibi wife of Late Abdul Rahim, Rahima Bibi wife of Mir maniruddin, Alema Bibi wife of Kaji Abdul Rahaman, Habiba Bibi wife of Sk. Niyim, Saleha Bewa wife of Sk.



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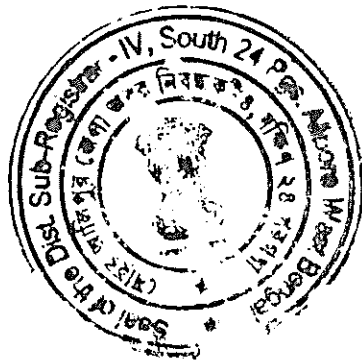
Official stamp of the District Sub-Registrar - IV, South 24 P.W. District, Alkora, West Bengal.

03 MAY 2011

Jalil Rahaman, for their legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 8.50 Decimal of Danga land out of 23 Decimal, situate 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. 106, R. S. Dag No. 237, corresponding to L.R. Dag No. 269, under L.R. Khatian No. 202, all that piece and parcel of Danga land measuring 8.50 Decimal out of 23 Decimal by virtue of a registered Deed of Conveyance dated 10th December, 2012 to Rajinder Singh son of Late Priya Vart, the Vendor herein and the same was registered at the office of the D.S.R.-IV South 24 Parganas, and the same was recorded in Book No. I, CD Volume No. 34, Pages from 3378 to 3394, and the Being No. 09594 for the year 2012.

AND WHEREAS as aforesaid Rajinder Singh the present Vendor herein became the lawful owner of the aforesaid 8.50 decimal of Land out of 23 Decimal which was recorded as Danga land comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 106, R. S. Dag No. 237, corresponding to L.R. Dag No. 269, under L.R. Khatian No. 202, and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS as aforesaid by virtue of the aforesaid two sale deeds the aforesaid Rajinder Singh the present Vendor herein became the lawful joint owner of intotaling 15 decimal of Land out of 23 Decimal, which was recorded as danga land comprised in R.

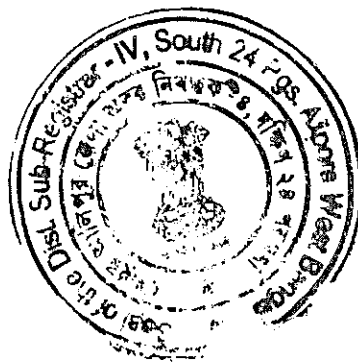


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13 MAY 2013

S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 106, R. S. Dag No. 237, corresponding to L.R. Dag No. 269, under L.R. Khatian Nos. 266 and 202, and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

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 15 Decimal of Land out of 23 Decimal of 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. 106, R. S. Dag No. 237, L. R. Khatian No. 266 and 202 and L. R. Dag No. 269, which is more fully and particularly mentioned and described in the Second 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 Vendor and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDOR 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 VENDOR accepted the said proposal of the CONFIRMING



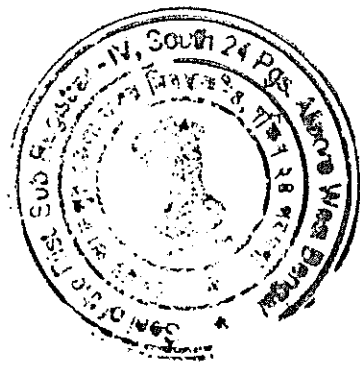
স্বাক্ষরিত
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13 MAY 2012

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.

AND WHEREAS the Vendor 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 lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, previously 24 Parganas and now 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 and 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 15 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the second schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendor herein unto and in favour of the Purchasers herein in



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13 MAY 2013

part performance of the said Memorandum of Understanding dated 2nd February, 2012.

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.9,99,165/- (Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five) only paid to and received by the VENDOR herein out of which a sum of Rs.3,51,990/- (Rupees Three Lac Fifty One Thousand Nine Hundred Ninety) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendor with the others under the said Memorandum of Understanding dated 2nd February, 2012, which sum of money is being credited by the vendor herein to the account of the purchaser herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.79,252.50/- (Rupees Seventy Nine Thousand Two Hundred Fifty Two 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 Vendor in order to obtain release and discharge of the mortgage created by the Vendor and others in favour of the said bank and the balance sum of Rs.5,67,922.50/- (Rupees Five Lac Sixty Seven Thousand Nine Hundred Twenty Two and Fifty Paise) only, having been paid by the purchasers to the vendor at or before execution of these presents (the receipt whereof the VENDOR doth hereby as well as



13 MAY 2013

by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the PURCHASERS and the SAID PROPERTY, the said VENDOR as the beneficial and lawful Owner 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 said 15 Decimal of Danga Land out of the 23 Decimal of Danga Land 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. 106, R. S. Dag No. 237, L. R. Khatian No. 202 and 266, L. R. Dag No. 269, which is more fully and particularly mentioned in the SECOND 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



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MAY 20 1908

demand whatsoever of them the VENDOR or his predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds, 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 VENDOR or any one claiming under the Vendor or any other person or persons from whom the Vendor 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 forever and the VENDOR doth hereby for himself and his legal heirs, executors and administrators, successors, representatives and assigns covenant with the PURCHASERS that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the VENDOR is now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDOR is 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 VENDOR has in himself good right full power and absolute authority to sell grant convey transfer assign and assure the SAID PROPERTY hereby sold granted conveyed transferred assigned and 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

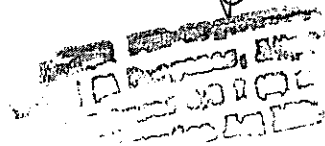
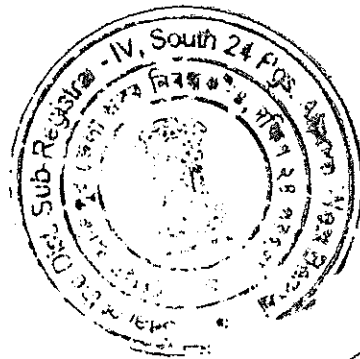


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03 MAY 2013

peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for him 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 VENDOR and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for him the VENDOR 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 VENDOR 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 vendor to the said property and the detailed particulars of such link deeds and documents so handed over to the purchasers by the Vendor are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.



103 MAY 2013

Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag Nos. 238 & 239, i.e. L. R. Dag Nos. 265 & 264.

ON THE SOUTH: By portions of land comprised in R. S. Dag Nos. 255 & 256, i.e. L. R. Dag Nos. 276 & 277.

ON THE EAST: By portions of land comprised in R. S. Dag Nos. 252 & 253, i.e. L. R. Dag Nos. 256 & 270.

ON THE WEST: By portions of land comprised in R. S. Dag Nos. 236 & 234, i.e. L. R. Dag Nos. 226 & 268.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 15 (Fifteen) Decimal out of 23 (Twenty Three) Decimal of Land, be the same a little more or less recorded as Danga Land being part of and/or comprised in L. R. Dag No. 269, held vide L. R. Khatian No. 202 and 266, held and owned by the Vendor, 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



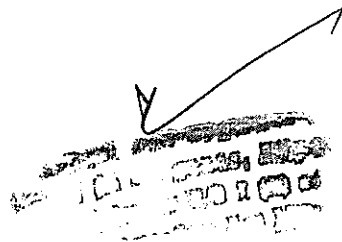
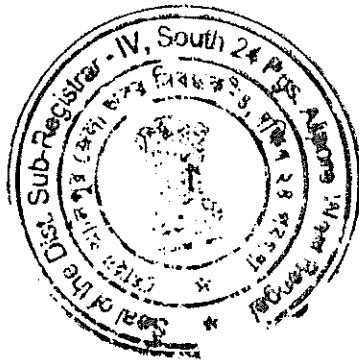
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13 MAY 2013

AND the Confirming Party is confirming the sale of the said property mentioned in the second schedule hereunder written by the Vendor unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendor from performing to the extent of such sale made by him, who is one 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 vendor therein and the Vendor herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 23 (Twenty Three) Decimal be the same a little more or less recorded as Danga Land being the total land comprised in L. R. Dag No. 269, 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. 106, R. S. Dag No. 237 and now under the jurisdiction of the Poleghat Gram



03 MAY 2012

(previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 106, R. S. Dag No. 237 and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag No. 237, i.e. L. R. Dag No. 269.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 237, i.e. L. R. Dag No. 269.

ON THE EAST: By portions of land comprised in R. S. Dag No. 237, i.e. L. R. Dag No. 269.

ON THE WEST: By portions of land comprised in R. S. Dag No. 237, i.e. L. R. Dag No. 269.

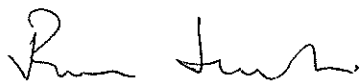


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MAY 2012
01 02 03
04 05 06

03 MAY 2012


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.

Ramchandra Khatue
88/S.A Block E
New Alipore
Kat-83


SIGNATURE OF THE VENDOR

for AASHINYA NIWAS (P) LTD.

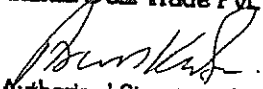
for AASHINYA NIWAS (P) LTD.


Director/Authorised Signatory

Ashutosh Chakravarty
88B Smart Bone Rd.
Kolkata 700026

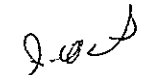
SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt. Ltd.


Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. 



~~JOHN [illegible]~~

13 MAY 2013

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.9,99,165/- (Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five) 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. 3,51,990.00

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.79,252.50

By Demand Draft No. 324520
dated 29.04 —, 2013
Issued by *State Bank of India*
Favouring the Vendor herein
towards the Balance Amount

Rs. 5,67,922.50



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TOTAL

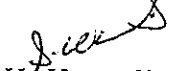
Rs.9,99,165/-

=====

Total Rs. 9,99,165/- (Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five) only.

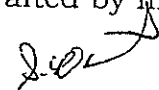

SIGNATURE OF THE VENDOR

WITNESSESS :

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

2. 

Drafted by me.

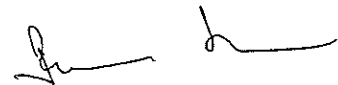

(S. K. Kanodia, Advocate,
High Court, Calcutta)



19 11 11

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

1. Original Bengali Saff Kobala Deed dated 29th day of December, 1962, registered at the office of the Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 121, pages from 219 to 221, Being No.10897 for the year 1962.
2. ~~Original~~ ^{Revised} Bengali Saaf Kobala Deed dated 2nd February, 1983, registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. II, Pages from 97 to 100, Being No. 499 for the year 1983.
3. Original Deed of Conveyance dated 10th December, 2012, registered at the office of the D.S.R.-IV South 24 Parganas, and recorded in Book No. I, CD Volume No. 34, Pages from 3378 to 3394, and the Being No. 09594 for the year 2012.
4. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.

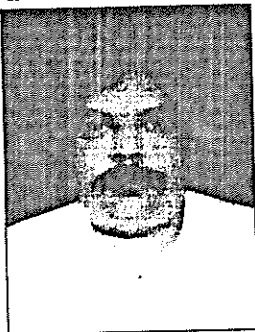



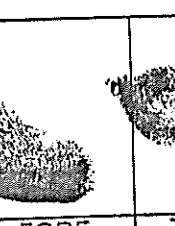
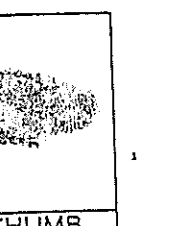

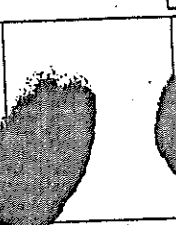
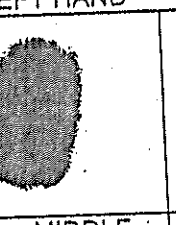
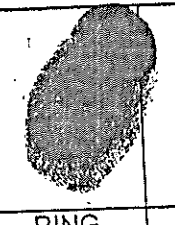
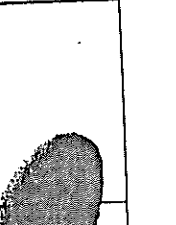

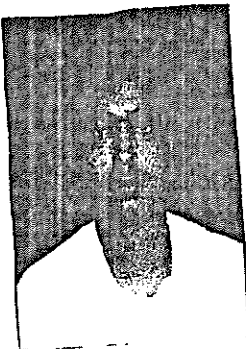




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13 MAY 2010

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				

TR - K... K...

A...

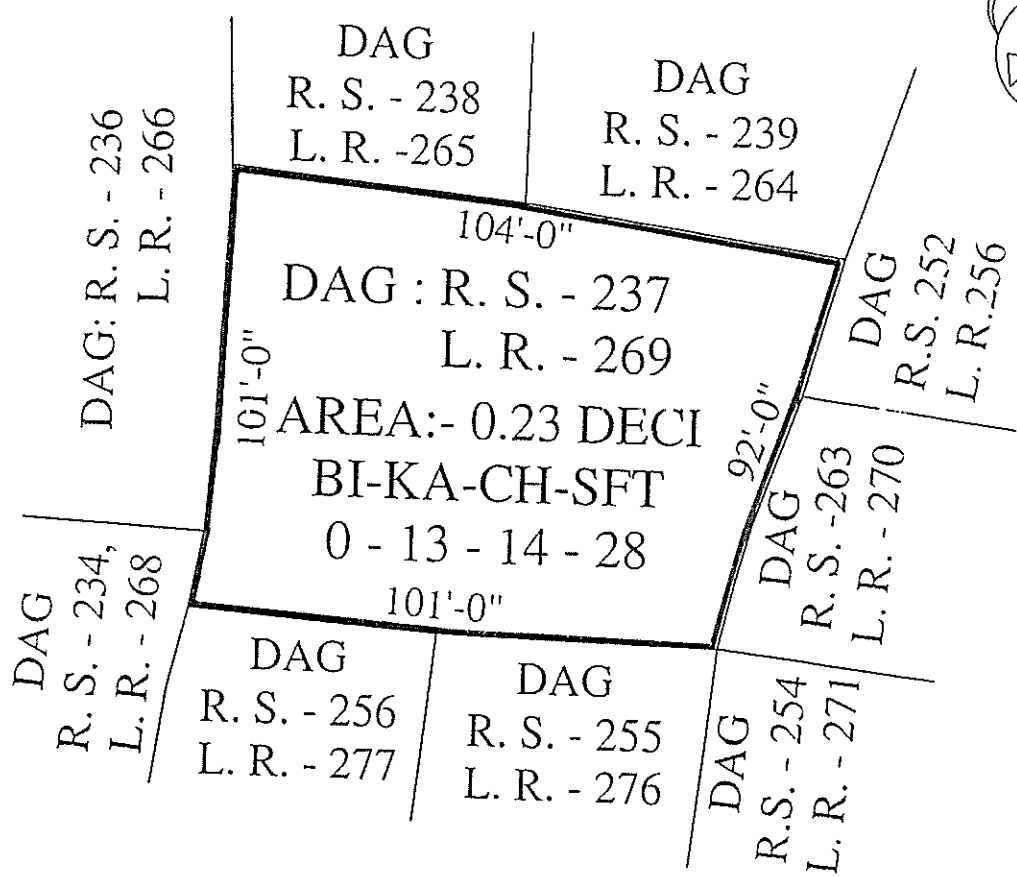
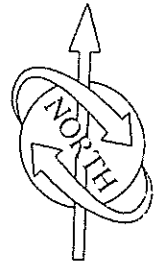


~~STATE OF WEST BENGAL~~
~~SUB-REGISTRAR - IV, SOUTH 24 P.S.~~
~~...~~

13 MAY 2013

THE PLAN SHOWING THE SOLD LAND [MARKED BY
 RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
 R. S. DAG NO. - 237, L. R. DAG NO. - 269,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

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TOTAL LAND IN DAG- .23 DECI.
 SOLD LAND .15 DECI.

BI	KA	CH	SFT
00	09	01	09

for AASHINYA NIWAS (P) LTD.

for AASHINYA NIWAS (P) LTD.

TR - Kalyan Kedia

Director/Authorised Signatory

Traced By

M. Ghosh

ANANTA DEAL TRADE PVT. LTD.

Ananta Deal Trade Pvt. Ltd.

[Handwritten signature]
 Authorised Signatory/Director

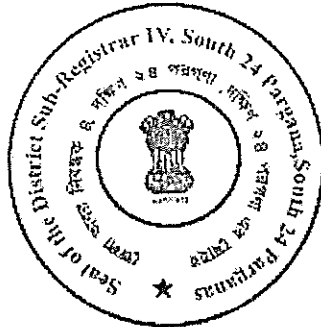
19-4-13



13 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 3902 to 3926
being No 06317 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

