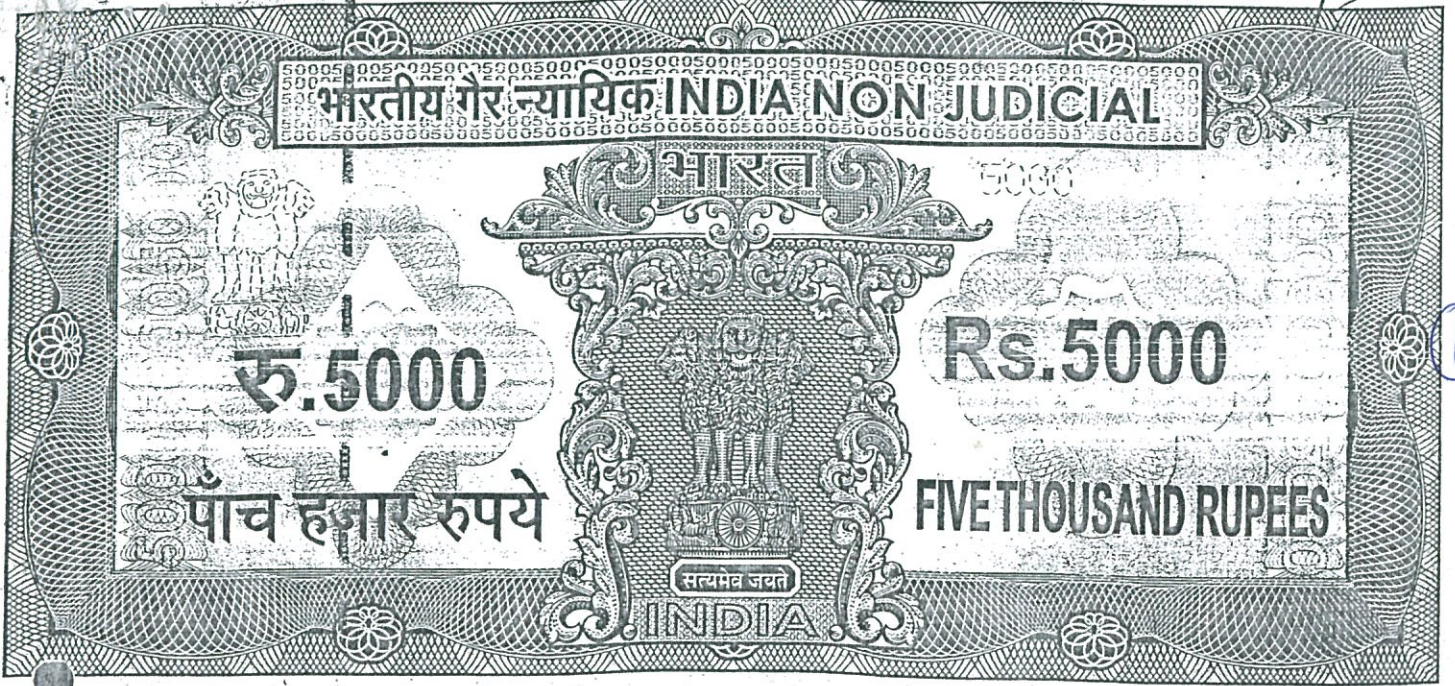


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P - RS 238  
LR 265

P-6318/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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A 832382

30/5/2013  
 2- No. 8525/13  
 V.C No. 1127/13  
 13/5/13

P - RS 238  
 LR 265

certified that the document is a genuine  
 a registration. the signature sheets and  
 the endorsement sheets attached with  
 the document are part of this document

*[Signature]*  
 [Stamp]  
 Registrar, Alipore  
 District of West Bengal

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

Made on this the 13<sup>th</sup> day of May Two Thousand and Thirteen

BETWEEN

M/S. LAKHIRAM PRIYAVART (PAN NO.- AA'FL2822R), 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

Sl. No. 1070 DATE 18 APR 2013

NAME .....

ADD .....

AMT 5000/- Five Thousand only

0000

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



Re Kar Kedia.



1683

*Shosh*

**MOUSUMI GHOSH**  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

for ANULEKHA COMPLEX (P) LTD.  
S88288 A

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NIRMAN (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

Re Kar Kedia.

Director/Authorised Signatory



1690



Ananta Deal Trade Pvt. Ltd.

*Anurub*

Authorised Signatory/Director



1691

M/S LAKHIRAM PRIYAVART

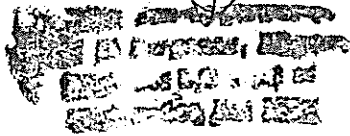
*Lakshmi*  
Partner



1692

M/S LAKHIRAM PRIYAVART

*Jay*  
Partner



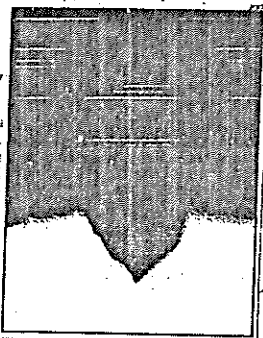
18 MAY 2012

Biswajit Halder,  
10 Sri Basit Kr Halder

# SPECIMEN FORM FOR TEN FINGER PRINTS

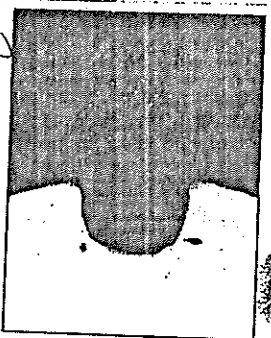
Sl. No. Signature of the executant and/or Purchaser/ Presentants

1. *Shy h*



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
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RIGHT HAND				

2. *meridw h*



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RIGHT HAND				

3. *TR - Khar Kedia.*



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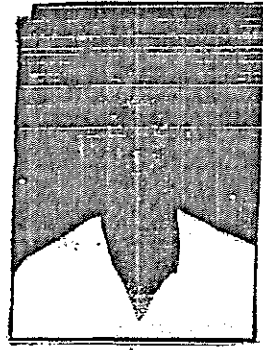
সশিশু ও সন্তান কল্যাণ বিভাগ  
সব-রেজিস্ট্রার - IV, দক্ষিণ ২৪ পর্গনা, আলিপুরে পশ্চিমবঙ্গ  
অফিসের প্রধান

23 MAY 2013

# SPECIMEN FORM FOR TEN FINGER PRINTS

SI No. Signature of the executant and/or Purchaser/ Presentants

1. *[Handwritten Signature]*



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2.

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RIGHT HAND				

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THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				



~~Sub-Registrar - IV, South 24 P.S. Alipore West, Bangalore~~  
\* Sub-Registrar - IV, South 24 P.S. Alipore West, Bangalore

13 MAY 2013



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

Endorsement For Deed Number : I - 06318 of 2013  
(Serial No. 04088 of 2013 and Query No. 1604L000008525 of 2013)

On 13/05/2013

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

Presented for registration at 18.30 hrs on :13/05/2013, at the Private residence by Mr. Arun Kr Kedia , one of the Executants.

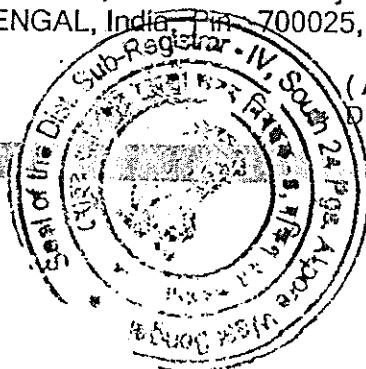
Admission of Execution(Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 13/05/2013 by

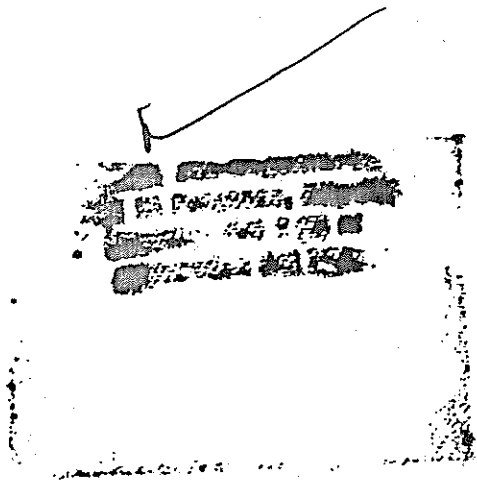
1. Sri Rajinder Singh  
Partner, M/s. Lakhiram Proyavart (pan No. Aaaf12822r), 747, Shivaji Colony Rohtak Hariyana, HARYANA, India, ,  
, By Profession : Others
  2. Sri Surender Singh  
Partner, M/s. Lakhiram Priyavart (pan No. Aaaf12822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, ,  
, By Profession : Others
  3. Mr. Arun Kr Kedia  
Director, Ananta Dealtrade Pvt. Ltd. (pan No. Aajca5087f), 50 Suburban School Rd., Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
, By Profession : Others
  4. Mr. Ram Kr Kedia  
Director, Anulekha Complex Pvt. Ltd. (pan No. Aakca8197m), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
Director, Anulekha Developersvt. Ltd. (pan No. Aakca8083c), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
Director, Anulekha Nirman Pvt. Ltd. ( Pan No. Aakca8210d), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
Director, Anulekha Real Estate Pvt. Ltd. (pan No. Aakca8194j), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
Director, Arrowleaf Niwas Pvt. Ltd. (pan No. Aakca7539h), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Others
- Identified By Biswajit Halder, son of Sri Ranjit 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 15/05/2013



( 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 - 06318 of 2013

(Serial No. 04088 of 2013 and Query No. 1604L000008525 of 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.-23,97,996/-

Certified that the required stamp duty of this document is Rs.- 119911 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On 10/06/2013

### Deficit stamp duty

Deficit stamp duty Rs. 114910/- is paid , by the draft number 278455, Draft Date 28/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 10/06/2013

( 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 503667, 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:

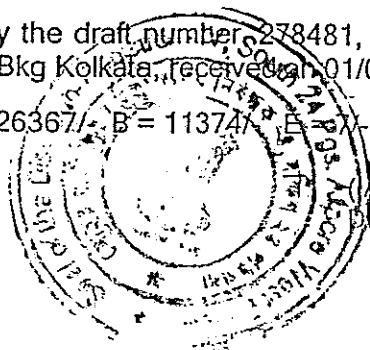
Amount By Cash

Rs. 11374.00/-, on 01/08/2013

Amount by Draft

Rs. 26406/- is paid , by the draft number 278481, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

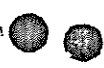
( Under Article : A(1) = 26367/- , B = 11374/- , H = 28/- , M(b) = 4/- on 01/08/2013 )



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

✓  
[REDACTED]

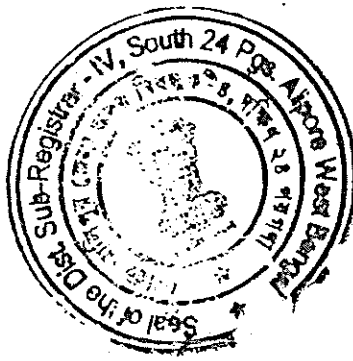


E, New Alipore, Kolkata-700053, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata -700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART,**

**AND**

1) **ANULEKHA COMPLEX PVT. LIMITED (PAN NO. AAKCA8197M)**, 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) **ANULEKHA DEVELOPERS PVT. LIMITED (PAN NO. AAKCA8083C)**, 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,



Handwritten signature and a rectangular stamp. The stamp contains illegible text, possibly including a name and a title.

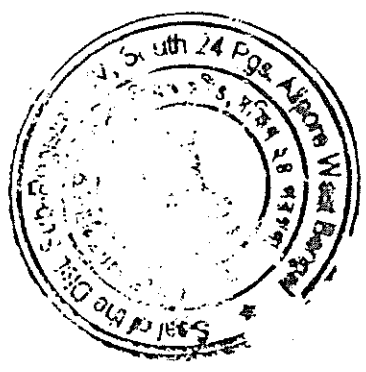
13 MAY 2013

3) **ANULEKHA NIRMAN PVT. LIMITED (PAN NO. AAKCA8210D)**, 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,

4) **ANULEKHA REAL ESTATE PVT. LIMITED (PAN NO. AAKCA8194J)**, 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, 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 Sri Arun Kumar Kedia son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban



13 MAY 2013

13 MAY 2013

School Road, P.S. Kalighat, Kolkata- 700025, 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 36 Decimal 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. 37, R. S. Dag No. 238, L. R: Khatian No. 436 and L. R. Dag No. 265, is the property being sold by and under this Deed of Conveyance and the same more fully and particularly mentioned and described in the schedule hereunder written.

**AND WHEREAS** One Abdul Malek Shaikh of Late Babar Ali Shaikh was the recorded owner of all that the piece and parcel of land admeasuring 36 Decimal situated in Mouza Raghampur, Under R.S.Khatian No. 37, comprised in R.S. No. 235, J.L.No. 74, Touzi No.119, under the R.S.Dag No. 238, in the District of previously 24 Parganas and now South 24 Parganas.

**AND WHEREAS** by virtue of a registered Deed of Conveyance by a Bengali Saf Kobala Deed dated 27<sup>th</sup> September, 1962 the aforesaid Abdul Malek Shaikh son of Late Babar Ali



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BUREAU OF LAND MANAGEMENT  
ALASKA

13 MAY 2013

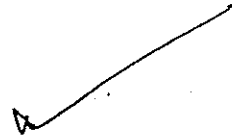


Shaikh sold, conveyed and transferred all that the piece and parcel of land measuring a little more or less 36 Decimal, which was recorded as Danga Land and the same is situated at and lying in Mouza Raghampur, in the District previously 24 Parganas and now South 24 Parganas comprised in J. L. No. 74, R. S. 235, R.S. Dag No. 238, R. S. Khatian No. 37, to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered at the office of Baruipur Sub- Registration Office and recorded in Book no. I, Volume No. III, Pages from 12 to 16, Being no. 8881 for the year 1962, for 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 herein was granted the aforesaid property under R. S. Dag No. 238, being the aforesaid land all that the piece and parcel of land measuring 36 Decimal situated and lying at Raghampur Mouza in the state of West Bengal.

**AND WHEREAS** as aforesaid the Vendor herein became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

**AND WHEREAS** by a DEED OF LEASE dated 6<sup>th</sup> January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendors herein therein described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company



~~REGISTRAR GENERAL, BANGLADESH~~  
~~REGISTRAR GENERAL, BANGLADESH~~  
~~REGISTRAR GENERAL, BANGLADESH~~

13 MAY 2013

incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1<sup>st</sup> August of 2004, and on the terms and condition mentioned therein, of the aforesaid property.

**AND WHEREAS** the aforesaid M/S Lokpriya Bricks Private Limited, mortgaged its leasehold rights as also the consent and concurrence of the respective owners, created an equitable mortgage in favour of the State bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No.s 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27 Decimal, 227 - 13 Decimal, 246,258,245,255 - 60 Decimal, 256 - 17 Decimal, 243 - 15 Decimal, 89 - 3 Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

**AND WHEREAS** the aforesaid M/S Lokpriya Bricks Private Limited, negotiated with the said State bank of India, Taratala Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid properties being the properties of the aforesaid R.S. Dag No.s from the aforesaid mortgage.

**AND WHEREAS** for enabling the vendor herein to sell the aforesaid property the aforesaid M/S Lokpriya Bricks Private Limited, has after obtaining such consent of the aforesaid State



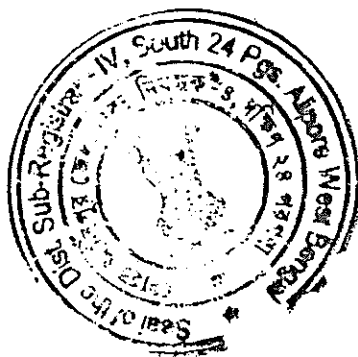
13 MAY 2013

13 MAY 2013

Bank of India, Taratala Branch, surrender the aforesaid lease by Deed Of Surrender of Lease dated 18<sup>th</sup> March, 2013 made and executed before the Learned Notary Public Sri A. K. Sinha (having Registration No. 608 of 1995) of Alipore Police Court, Calcutta-700027.

**AND WHEREAS** as per the request of the Vendors under the Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, the Confirming Party to make an additional advance payment towards the earnest money in further part payment under the Memorandum of Understanding dated 2<sup>nd</sup> February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch, the Confirming Party has paid by a Demand Draft No. 323745, dated 23<sup>rd</sup> March, 2013, issued by the State Bank of India, Harish Mukherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) of a sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071 and has obtained delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

**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

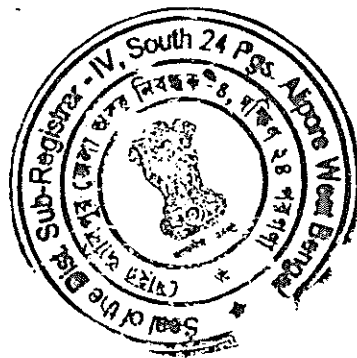


*[Handwritten signature]*  
~~Sub-Registrar - IV, South 24 Pgs. Alipore West, Bengal~~  
~~সব-রেজিস্ট্রার - IV, দক্ষিণ ২৪ পর্গালা, আলিপুর পশ্চিম, বেঙ্গল~~

13 MAY 2013

that the piece and parcel of land measuring 36 Decimal situated and lying at 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. 37, R. S. Dag No.238, L. R. Khatian No. 436 and L. R. Dag No. 265 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 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 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 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the said 36 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, 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 2<sup>nd</sup> February, 2012,



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13 MAY 2013

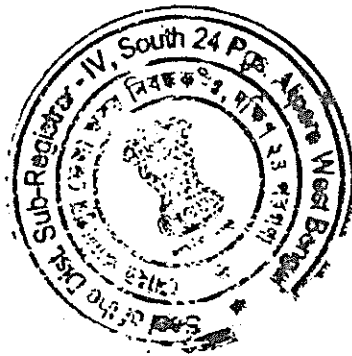


the confirming party has from time to time as per the request of the said vendors therein made to the Confirming Party, paid to the said vendors named therein a total sum of Rs.3,51,00,000/- (Rupees Three Crores and Fifty One Lac) only as and by way of earnest money and in part payment towards the value 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 2<sup>nd</sup> February, 2012, nominated the purchasers herein to complete the purchase of the said area of land measuring 36 Decimal being the said property (out of the said 800 Cottahs of land) 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 Vendor herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, and in consideration of the sum of Rs.23,97,996/- (Rupees Twenty Three Lac Ninety Seven Thousand Nine Hundred Ninety Six) only, paid to and received by the VENDOR herein out of which a sum of Rs.8,44,776/- (Rupees Eight Lac Forty Four Thousand Seven Hundred Seventy Six) 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



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STATE OF BIHAR  
SUB-REGISTRAR - IV  
SOUTH 24 P.O. ALKHAN WEST BANK

13 MAY 2013

dated 2<sup>nd</sup> 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.1,90,206/- (Rupees One Lac Ninety Thousand Two Hundred Six) 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.13,63,014/- (Rupees Thirteen Lac Sixty Three Thousand Fourteen) 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 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 piece and parcel of land measuring the 36 Decimal be the same a little more or less 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



*[Handwritten mark]*  
[Illegible stamped text]

13 MAY 2013

(previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 37, R. S. Dag No. 238, L. R. Khatian No. 436 and L. R. Dag No. 265, 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 **VENDOR** or its 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 for ever and the **VENDOR** doth hereby for itself and its 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 **VENDOR** is



~~STATE OF ALASKA~~  
~~DEPARTMENT OF TRANSPORTATION~~  
~~DIVISION OF AERONAUTICS~~  
~~1000 W. BRANCH, ANCHORAGE, ALASKA~~

03 MAY 2013

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 or thing whatsoever as aforesaid done or made or caused to be done or made the VENDOR has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the SAID PROPERTY hereby sold conveyed transferred granted 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 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 it 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 it 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 executed and performed all



*[Faded, illegible text]*

8 3 MAY 2013



such acts and deeds 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.

**AND** the Confirming Party is confirming the sale of the said property mentioned in the 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 it who is one of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2<sup>nd</sup> 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).



~~Sub-Registrar - IV, South 24 P.O., Alipore West, Kolkata~~  
~~সাব-রেজিস্ট্রার - IV, দক্ষিণ ২৪ প.ও., আলিপুর পশ্চিম, কলকাতা~~

03 MAY 2013

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring and/or containing 36 (Thirty Six) Decimal be the same or little more or less recorded as Danga Land being the total land comprised in L. R. Dag No. 265 held vide L. R. Khatian No. 436 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 (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No.37, R. S. Dag No. 238, 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. 241, i.e. L. R. Dag No. 262.

**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 Nos. 239 & 240, i.e. L. R. Dag Nos. 264 & 263.

**ON THE WEST:** By portions of land comprised in R. S. Dag Nos. 224, 225 & 236, i.e. L. R. Dag Nos. 248, 247 & 266.



WEST POINT, ALABAMA  
SOUTH 24 P.O.S.  
SUB-REGISTRAR - IV

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 LAKHIRAM PRIYA VART

*[Handwritten Signature]*  
Partner

M/S LAKHIRAM PRIYA VART

*[Handwritten Signature]*  
Partner

SIGNATURE OF THE VENDOR

Romchandra Khatue  
88/5-A Block E  
New Alipore  
Kolkata - 53

for ANULEKHA COMPLEX (P) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NIRMAN (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

*R. Kar Kalia*

Director/Authorised Signatory

Abhisit Chakraborty  
88B Sard Bone Rd  
Kolkata - 700026

SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt Ltd.

*[Handwritten Signature]*  
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

1. *[Handwritten Signature]*  
(S. K. Kanodia, Advocate,  
High Court, Calcutta)

2. *[Handwritten Signature]*



স্বাক্ষরিত  
[Signature]  
[Illegible text]  
[Illegible text]

13 MAY 2013

**RECEIVED** of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.23,97,996/- (Rupees Twenty Three Lac Ninety Seven Thousand Nine Hundred Ninety Six) 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 2<sup>nd</sup> February, 2012

Rs. 8,44,776.00

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. 1,90,206.00

By Demand Draft No. 324511,  
dated 29.04, 2013

Issued by *State Bank of India*  
Favouring the Vendor herein



ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 03-10-01 BY  
60322/UC/BAW/KSP

13 MAY 2013



towards the Balance Amount

Rs. 13,63,014.00

TOTAL

Rs. 23,97,996/-

=====

Total Rs. 23,97,996/- (Rupees Twenty Three Lac Ninety Seven Thousand Nine Hundred Ninety Six) only.

M/S LAKHIRAM PRIYA VART



Partner


M/S LAKHIRAM PRIYA VART



Partner


SIGNATURE OF THE VENDOR

**WITNESSESS :**

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

2. 

Drafted by me.

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



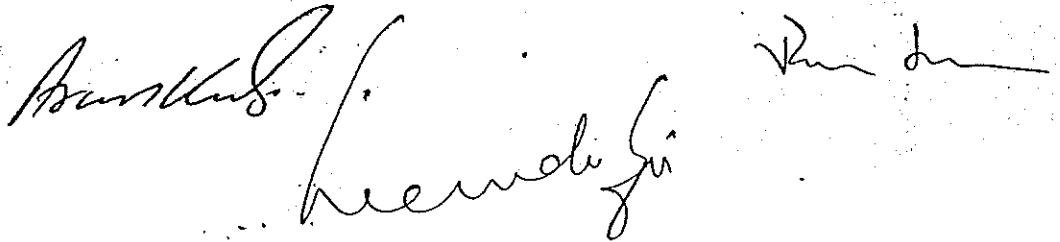
~~Sub-Registrar, South 24 Parganas, West Bengal~~  
~~103 MAY 2017~~

103 MAY 2017

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 Saf Kobala Deed dated 27<sup>th</sup> September, 1962, registered at the office of the Baruipur Sub- Registration Office and recorded in Book no. I, Volume No. III, Pages from 12 to 16, Being no. 8881 for the year 1962.
2. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
3. Original R. S. Information.

The other documents relevant hereto which formed part of the lease, mortgage and release by the State Bank of India have been handed over under another deed being registered simultaneously herewith.

The block contains three handwritten signatures in cursive script. The first signature is on the left, the second is in the center and is the largest, and the third is on the right. They appear to be the signatures of the Vendor and the Purchaser(s).



ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ  
ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ  
ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ  
ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ

18 3 MAY 2013

**SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 238, L. R. DAG NO. - 265, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.**

M/S LAKHIRAM PRIYA VART

*[Signature]*  
Partner

DAG: R. S. - 224  
L. R. - 248

DAG R.S. 241  
L. R. 262

70'-0"

52'-0"

AREA:-  
0.36 DECI  
BI-KA-CH-SFT  
01-01-12-22

DAG: R. S. - 240  
L. R. - 263

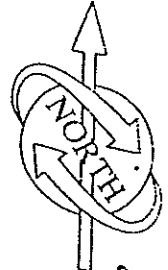
DAG: R. S. - 225  
L. R. - 247

DAG

R. S. - 238  
L. R. - 265

230'-0"

M/S LAKHIRAM PRIYA VART  
*[Signature]*  
Partner



for ANULEKHA COMPLEX (P) LTD.

for ANULEKHA DEVELOPERS (P) LTD.

for ANULEKHA NIRMAL (P) LTD.

for ANULEKHA REAL ESTATE (P) LTD.

*[Signature]*  
Director/Authorised Signatory

DAG: R. S. - 236  
L. R. - 266

DAG: R. S. - 239  
L. R. - 264

192'-0"

59'-0"

DAG : R. S. - 237,  
L. R. - 269

Ananta Deal Trade Pvt. Ltd.

*[Signature]*  
Authorised Signatory/Director

Traced By

*[Signature]*

MOHAN KUMAR GHOSH  
Rajpur-Sonarpur Municipality  
Marinavi, D1, Sonarpur Lena  
KOL-700146, E.B.S. No. 79.....

19-4-23



সি. ডি. সাব-রেজিস্ট্রার  
দক্ষিণ ২৪ পর্গনা, আলিপুর  
পশ্চিমবঙ্গ

13 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 33  
Page from 198 to 222  
being No 06318 for the year 2013.



*Ashoke Kumar Biswas*

(Ashoke Kumar Biswas) 02-August-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West-Bengal

