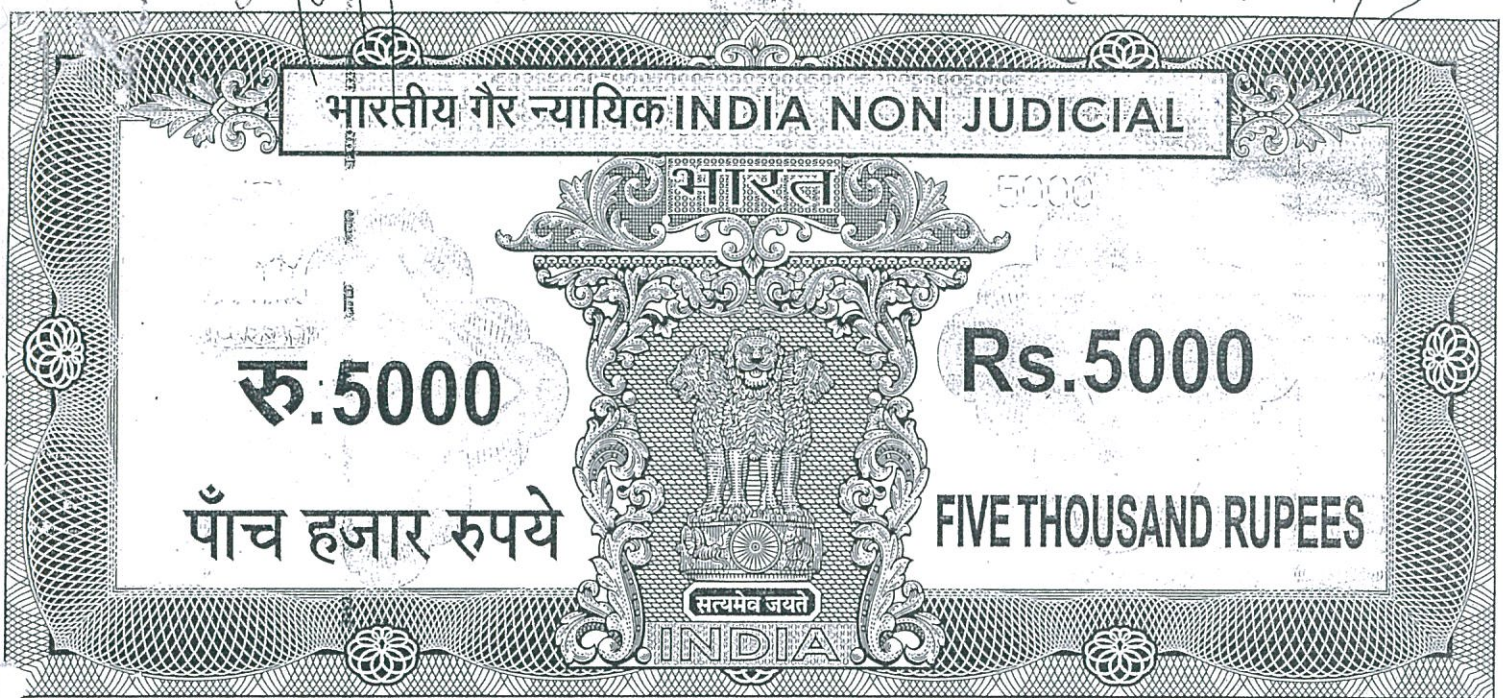


P.S. - K.S. 206

LR 277 I 6281/13

04049



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 832389 A 832389
 I certify that the document is a genuine
 registration, the signature sheets and
 the endorsement is attached with
 the document are part of this document

18A

6-375000
 R.No. 853513
 V.No. 1104113
 1315113

P- Rs. 256
 LR. 277

[Signature]
 Registrar, West Bengal
 Kolkata

103 MAY 2013

THIS DEED OF CONVEYANCE 01 AUG 2013

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

BETWEEN

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

NAME.....

ADD.. 5000 Five thousand

AMT.....

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



Re Kar Kedia.

1689



SHIVIKA CONCRETE FOUNDATION (P) LTD.

SHIVIKA REAL ESTATE (P) LTD.

Re Kar Kedia.

Director/Authorised Signatory

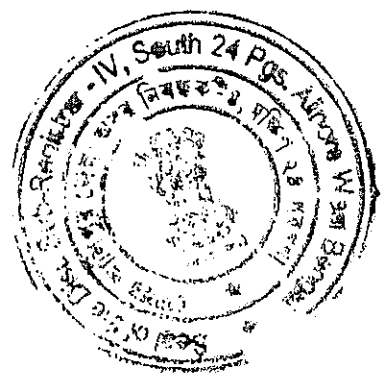
Shesh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



1690

Ananta Deal Trade Pvt. Ltd.

Ananta
Authorised Signatory/Director



1692

MIS LAKHIRAM PRIYA VART

Lakshmi
Partner



1691

MIS LAKHIRAM PRIYA VART

Lakshmi
Partner

[Signature]
KOLKATA REGISTRATION OFFICE

20 MAY 2010

Biswajit Halder,
Old En: Bismit Km. Halder.



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

Endorsement For Deed Number : I - 06281 of 2013
(Serial No. 04049 of 2013 and Query No. 1604L000008535 of 2013)

On 13/05/2013

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

Presented for registration at 18.33 hrs on :13/05/2013, at the Private residence by Ram Kumar 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 Aafl 2822r, 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, .
, By Profession : ----
4. Ram Kumar Kedia
Director, Shivika Concrete Foundation Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Shivika Real Estate 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. Caşte: Hindu, By. Profession: Service.

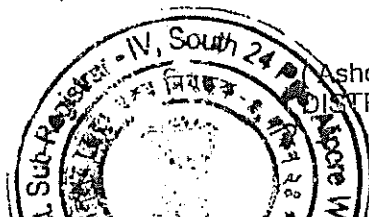
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013

Certificate of Market Value(WB PUVI rules of 2001)

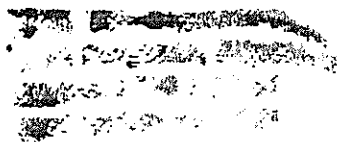
Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-11,32,387/-

Certified that the required stamp duty of this document is Rs.- 56630 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

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50, Suburban Sekolah Rend,
Kal. 25, Service.



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

Endorsement For Deed Number : I - 06281 of 2013
(Serial No. 04049 of 2013 and Query No. 1604L000008535 of 2013)

On 21/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 51629/- is paid , by the draft number 278462, 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 503659, 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

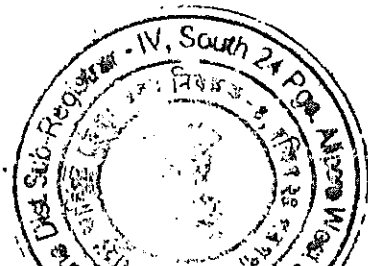
Rs. 5368.00/-, on 01/08/2013

Amount by Draft

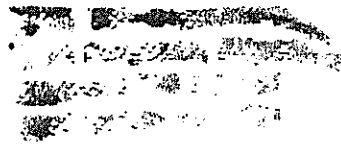
Rs. 12491/- is paid , by the draft number 278488, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 12452/- B = 5368/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



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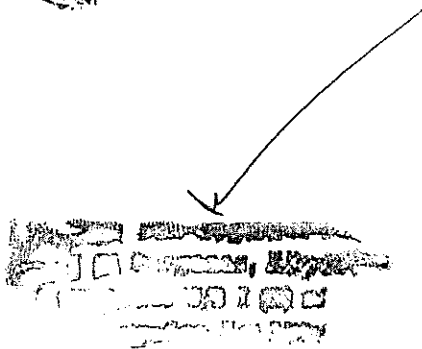
50, Suburban School Road,
Koh. 25, Service.

E, New Alipore, Kolkata-700053, represented by its present partners (i) RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata -700 053, and (ii) 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 legal heirs, successors, successors in office legal representatives, administrators, executors and assigns in office) of the **FIRST PART**,

AND

1) **SHIVIKA CONCRETE FOUNDATION PVT. LIMITED (PAN NO. AASCS7687Q)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Shyama Das Row, P. S. Ballygunge, Kolkata-700 019, 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) **SHIVIKA REAL ESTATE PVT. LIMITED (PAN NO. AASCS7674R)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Shyama Das Row, P. S. Ballygunge, Kolkata-700 019, 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,



03 MAY 2013

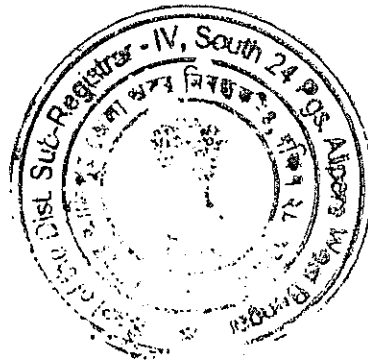
50, Suburban School Road,
Kolkata 25, Service...

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**;

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- 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 17 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.



~~Suburban School Kendra~~
Kolkata 25, West Bengal

13 MAY 2013

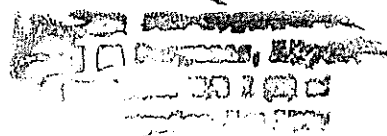
50, Suburban School Kendra
Kolkata 25, West Bengal

119, R. S. Khatian No. 10, R. S. Dag No. 256 L. R. Khatian No. 436 and L. R. Dag No. 277, 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 Basiruddin Saikh, Abdul Malek Saikh both are sons of Late Babar Ali Saikh, Abdul Sovan Saikh, Abdul Mannan Saikh both are sons of Late Dabiruddin Saikh were the recorded owner of all that the piece and parcel of land admeasuring 17 Decimal of land situated within Mouza Raghampur, Under R.S.Khatian No. 10, comprised in R.S. No. 235, J.L.No. 74, Touzi No.119, under the R.S.Dag No.s 256.

AND WHEREAS by virtue of a registered Deed of Conveyance by a Bengali Saf Kobala Deed dated 27th September, 1962 the aforesaid Basiruddin Saikh, Abdul Malek Saikh, Abdul Sovan Saikh, Abdul Mannan Saikh sold, conveyed and transferred all that the piece and parcel of land measuring a little more or less 17 Decimal land which was recorded as Danga Land and the same is situated at and lying in Mouza Raghampur, in the District of previously 24 Parganas and now South 24 Parganas, comprised in J. L. No. 74, R. S. 235, R.S. Dag No. 256, R. S. Khatian No. 10, 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. 11, Pages from 4 to 7, Being no. 8882 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.



13 MAY 2013

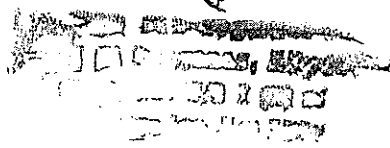
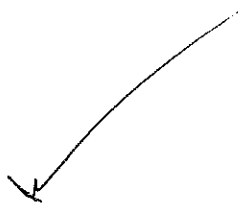
50, Suburban School Road,
Kolkata-25, Service.

Lakhi Ram Priyavart, a partnership firm, the present vendor herein was granted the above mentioned property under R. S. Dag No. 256 being all that the land measuring 17 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 6th 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 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 1st 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,



13 MAY 2012

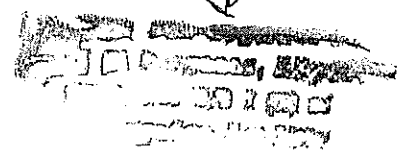
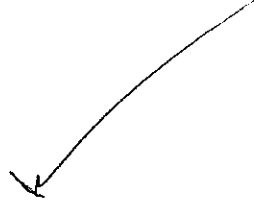
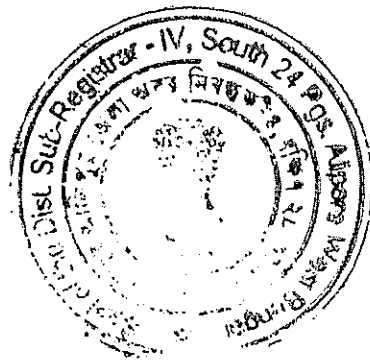
50, Subwitan Sekolah Kad.
Kal. 25, Service.

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 Bank of India, Taratala Branch, surrender the aforesaid lease by Deed Of Surrender of Lease dated 18th 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 2nd 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 2nd February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2nd February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch,

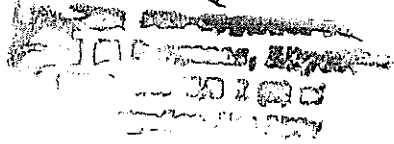
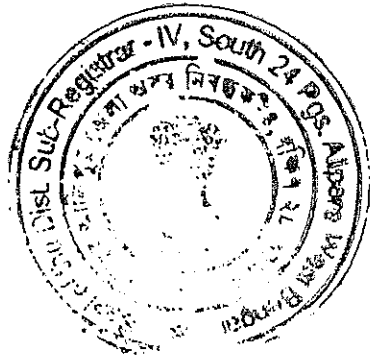


83 MAY 2012

50, Suburban School Road,
Kal. 25, Service.

the Confirming Party has paid by a Demand Draft No. 323745, dated 23rd 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 that the piece and parcel of land measuring 17 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. 10, R. S. Dag No.256, L. R. Khatian No. 436 and L. R. Dag No. 277, 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



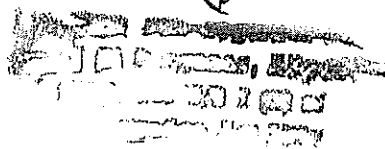
03 MAY 2013

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

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 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 17 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 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 17 Decimal of Land being the said property (out of the said 800 Cottahs of land) which is mentioned in the schedule hereunder written and which is intended to be



13 MAY 2013

50, Suburban Tehsil Kandi,
Kal.-25, Service.

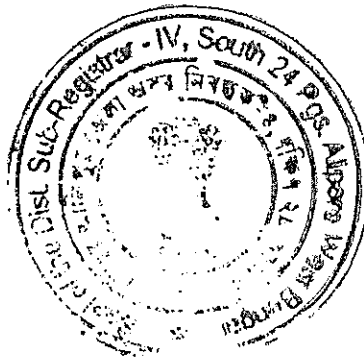
hereby sold conveyed transferred granted assigned and assured by the Vendor herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2nd February, 2012.

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.11,32,387/- (Rupees Eleven Lac Thirty Two Thousand Three Hundred Eighty Seven) only, paid to and received by the VENDOR herein out of which a sum of Rs.3,98,922/- (Rupees Three Lac Ninety Eight Thousand Nine Hundred Twenty Two) 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.89,819.50/- (Rupees Eighty Nine Thousand Eight Hundred Nineteen 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

03 MAY 2013

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

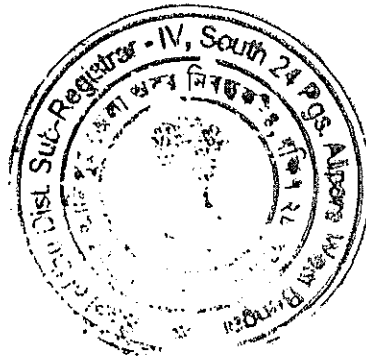


~~Suburban School Road,
Kal. - 25, Service.~~

03 MAY 2013

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

created by the Vendor and others in favour of the said bank and the balance sum of Rs.6,43,645.50/- (Rupees Six Lac Forty Three Thousand Six Hundred Forty Five 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 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 lispensens 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 17 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. 10, R. S. Dag No. 256, L. R. Khatian No. 436 and L. R. Dag No. 277, 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

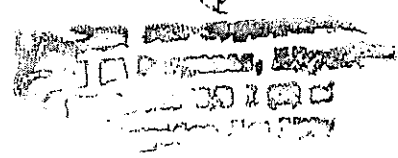
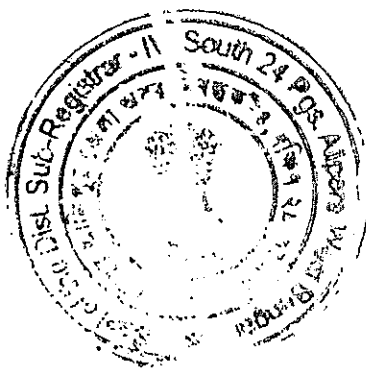


~~Sub-Registrar - IV, South 24 P.S. Alipore, West Bengal~~
~~জি.এ.সি. নং ১৩৩৩~~

83 MAY 2018

ISO, Subwt ban Shekhal Road,
Kal.-25, Service.

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 forever 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 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 good right full power and absolute

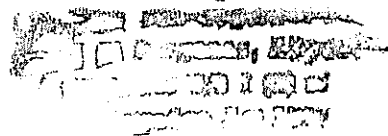
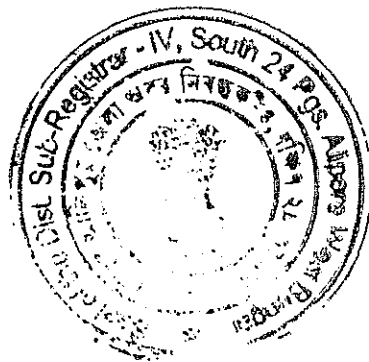


03 MAY 2008

50, Suburban School Road,
Service.

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 for them or either of them in the SAID PROPERTY or any part thereof from under or in trust for it or either of them 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 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



03 MAY 2013

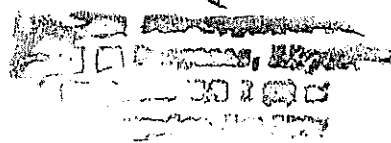
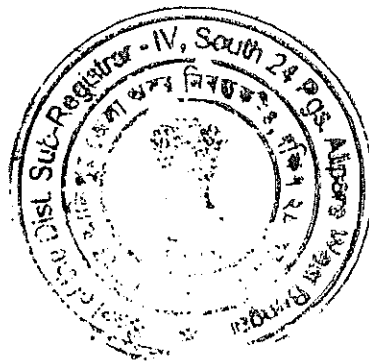
50, Suburban School Road,
Kali-25, Service.

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 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 SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 17 (Seventeen) Decimal be the same or little more or less recorded as Danga Land being the total land comprised in L. R. Dag No. 277, 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



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Kolkata, West Bengal

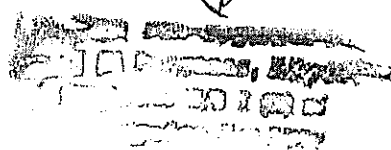
Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No.10, R. S. Dag No. 256, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, 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. 257, i.e. L. R. Dag No. 275.

ON THE EAST : By portions of land comprised in R. S. Dag Nos. 255 & 257, i.e. L. R. Dag Nos. 276 & 275.

ON THE WEST: By portions of land comprised in R. S. Dag No. 234, i.e. L. R. Dag No. 268.



03 MAY 2013

For: ~~Sukanta~~ from Se Khal Kaul.
Kal. 25, Service.

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 & CO

[Signature]
Partner

M/S LAKHIRAM PRIYA & CO

[Signature]
Part

SIGNATURE OF THE VENDOR

Ramchandras Khatus
88/ S.A Block - E
New Alipore
Kolkata - 33

SHIVIKACONCRETE FOUNDATION (P) LTD.

&
SHIVIKA REAL ESTATE (P) LTD.

Tr. Kanodia

Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

Abhyut Kanodia

Ananta Deal Trade Pvt. Ltd.

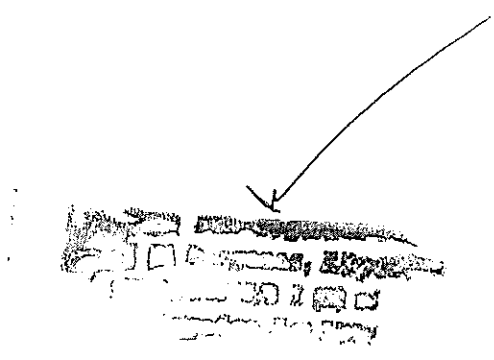
[Signature]
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. *[Signature]*



13 MAY 2013

150, Subash Chandra Bose Road,
Kolkata-25, Service.

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs. 11,32,387/- (Rupees Eleven Lac Thirty Two Thousand Three Hundred Eighty Seven) 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. 3,98,922.00

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. 89,819.50

By Demand Draft No. 324514,
dated 29.04, 2013
Issued by State Bank of India ✓
Favouring the Vendor herein
Towards the Balance Amount

Rs. 6,43,645.50



ଆଲିପୋରା ପଶ୍ଚିମ ବଜାର
ଆଲିପୋରା ପଶ୍ଚିମ ବଜାର
ଆଲିପୋରା ପଶ୍ଚିମ ବଜାର
ଆଲିପୋରା ପଶ୍ଚିମ ବଜାର

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Kali-25, Service.

TOTAL

Rs. 11,32,387.00

=====

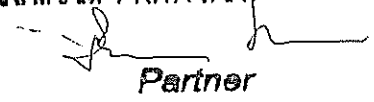
Total Rs.11,32,387/- (Rupees Eleven Lac Thirty Two Thousand Three Hundred Eighty Seven) only.

M/S LAKHIRAM PRIYA VART



Partner


M/S LAKHIRAM PRIYA VART



Partner

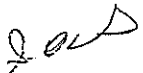
SIGNATURE OF THE VENDOR

WITNESSESS :

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

2. 

Drafted by me.


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



13 MAY 2013

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

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 27th September, 1962, registered at the office of Baruipur Sub Registration Office and recorded in Book no. I, Volume No. 119 Pages from 4 to 7, Being no. 8882 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.

Handwritten signature

Handwritten signature

Handwritten signature



স্বাক্ষরিত
ডাঃ প্রমোদ, অতিরিক্ত
স্বাক্ষরিত
13 MAY 2013

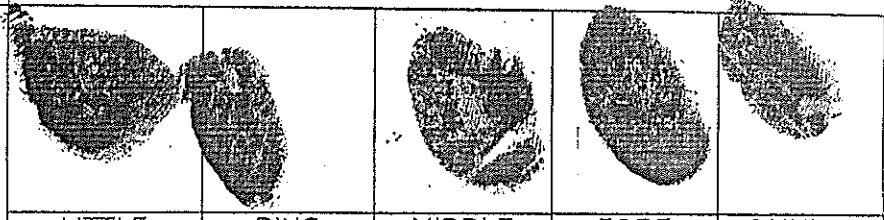
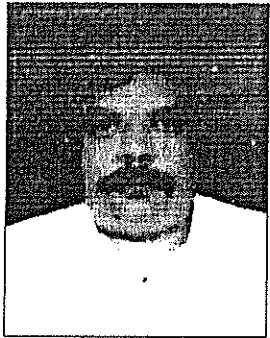
13 MAY 2013

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

SPECIMEN FORM FOR TEN FINGER PRINTS

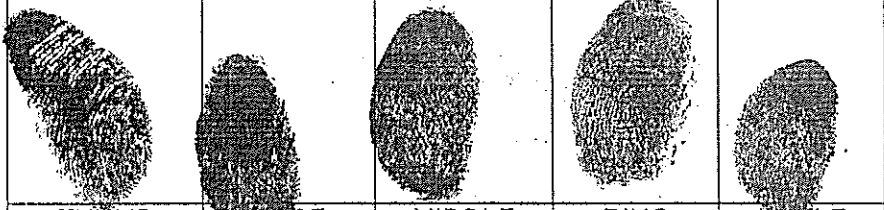
Sl. No. Signature of the executant and/or Purchaser/ Presentants

1. *[Handwritten signature]*



LITTLE RING MIDDLE FORE THUMB

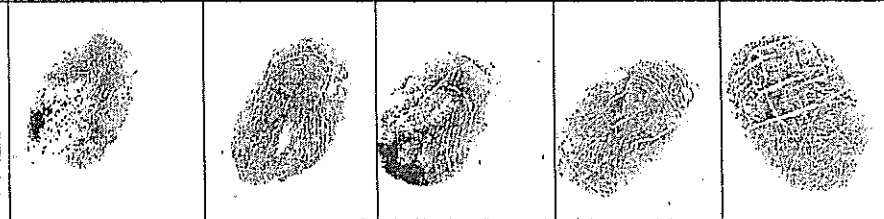
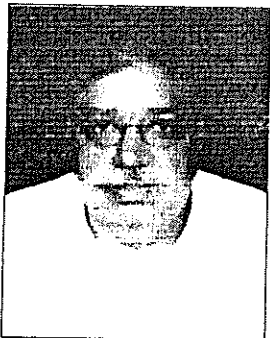
LEFT HAND



THUMB FORE MIDDLE RING LITTLE

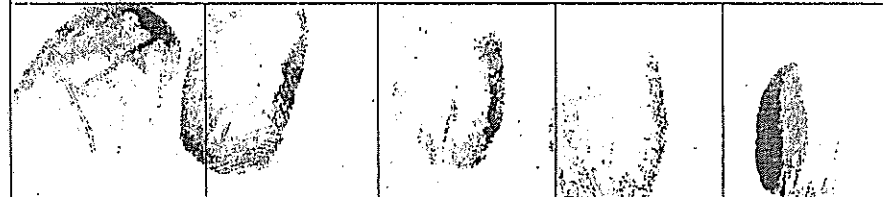
RIGHT HAND

2. *[Handwritten signature]*



LITTLE RING MIDDLE FORE THUMB

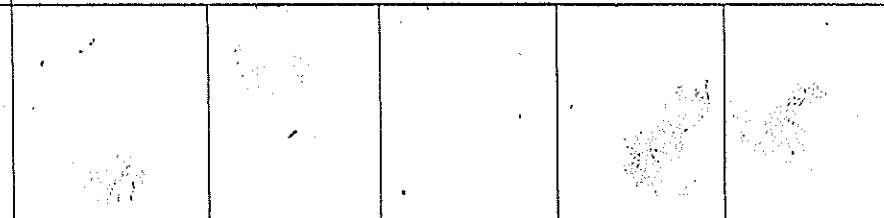
LEFT HAND



THUMB FORE MIDDLE RING LITTLE

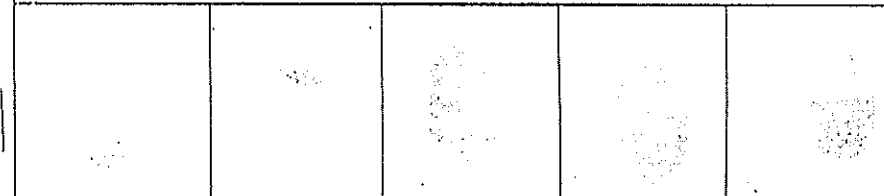
RIGHT HAND

3. *[Handwritten signature]*



LITTLE RING MIDDLE FORE THUMB

LEFT HAND



THUMB FORE MIDDLE RING LITTLE

RIGHT HAND



13 MAY 2013

13 MAY 2013

50, Suburban School Road,
Kal. 25, Service.

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				



13 MAY 2013

13 MAY 2013

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Kal. 25, Service.

**SITE PLAN SHOWING THE SOLD LAND [MARKED BY
 DOTTED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 7,
 R. S. DAG NO. - 256, L. R. DAG NO. - 277,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.**

M/S LAKHIRAM PRIYA VART

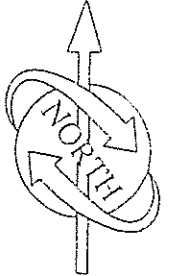
[Signature]
 Partner

M/S LAKHIRAM PRIYA VAF

[Signature]
 Partner

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

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



DAG: R. S. - 234
 L. R. - 268

DAG
 R.S. - 256
 L. R. - 277

DAG: R. S. - 255
 L. R. - 276

132'-0"
 136'-0"
 AREA:-0.17 DECI
 BI-KA-CH-SFT
 00-10-04-25

DAG
 R. S. - 258
 L. R. - 278

61'-0"
 DAG: R.S. - 257
 L. R. - 275

Ananta Deal Trade Pvt. Ltd.

[Signature]
 Authorised Signatory/Director

SHIVIKAGONDRETE FOUNDATION (P) LTD.

SHIVIKA REAL ESTATE (P) LTD.

Traced By:

[Signature]

MOHAN KUMAR CHAKRABORTY



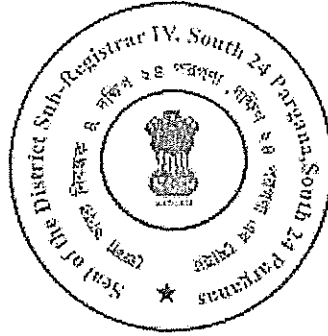
স্বাক্ষরিত
13 মে 2013
সচিব, অসম
স্বাক্ষরিত

13 MAY 2013

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 98 to 122
being No 06281 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

