

03007/14

P - RS 258
LR 278

I-03203/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

5000
Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/4/14

8-7448/14

MV 8,65,943/-

201390

V/C-866/14

B 201390

19A

P - RS. 258
L.R. 278

Verified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar
of Assurances-1 Kolkata

09.4.14

THIS DEED OF CONVEYANCE

Made on this the 8th day of April Two Thousand and Fourteen.

BETWEEN

M/S. PRIYA VART DEWAN SINGH (PAN NO. AAAFP9638B),
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 E,

20/98

26 FEB 2014

Kanodia H O 20

NAME.....
 ADD.....
 Rs. 500/- 60000/-
 26 FEB 2014
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1



Re Kanakalia.



1946c

SHIVIKA NIWAS (P) LTD.

Re Kanakalia.

Director/Authorised Signatory

SHIVIKA ENCLAVE (P) LTD.

Re Kanakalia.

Director/Authorised Signatory

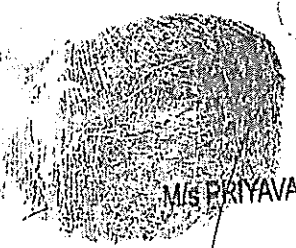


1947c

M/s PRIYAVART DEWAN SINGH

Ar
Partner

(Responsible Signatory)



1948c

M/s PRIYAVART DEWAN SINGH

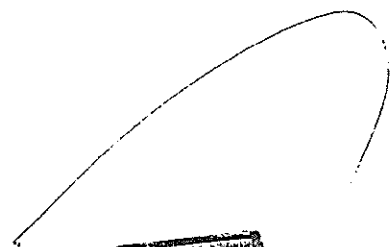
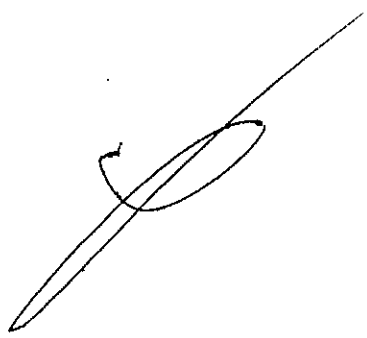
Partner

(Responsible Signatory)

RAMCHANDRA KHATUA

RAMCHANDRA KHATUA

ADDITIONAL REGISTRAR
 WEST BENGAL, KOLKATA
 08 APR 2014



New Alipore, Kolkata-700053, represented by its present partners namely (i) SRI Rajinder Singh (PAN NO. ABQP53822F) son of Late Priya Vart, residing at 88/5/A, Block E, New Alipore, Kolkata - 700 053, and (ii) SRI Surender Singh (PAN NO. ABQP53821G) 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 respective legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the FIRST PART,

AND

1) AADRIKA NIWAS PVT. LIMITED (PAN No. AAKC8201A), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P.S. Posta, Kolkata-700 007,

2) SHIVIKA ENCLAVE PVT. LIMITED (PAN No. AASC57693E), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P.S. Ballygunge, Kolkata-700 019,

Above mentioned Both the Companies 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

ARMOIRÉE REGISTRAR
MONTRE DE MOULKATA
- 8 APR 1914

School Road, P. S. Kalighat, Kolkata - 700 025, hereinafter referred to as the "PURCHASERS" (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, agents and assigns in office) of the OTHER PART.

WHEREAS:

- A. This deed of conveyance is being executed by the parties hereto for sale by the vendor unto and in favour of the Purchasers in respect of all that the piece and parcel of land measuring 13 (Thirteen) Decimals (Satak) lying and situate at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at Baruipur), 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. 39, R. S. Dag No. 258, L. R. Khatian No. 431 and L. R. Dag No. 278, which is hereinafter referred to as the said Land and the same is more fully and particularly mentioned and described in the schedule hereunder written.
- B. The devolution and flow of title of the said land is narrated hereinafter.

ADDITIONAL REGISTRAR
COMMERCIAL REGISTRY, KOLKATA
8 APR 2018

C. Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal was the lawful joint owners in respect of the property ALL that the piece and parcel of Danga land measuring 13 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. 39, R. S. Dag No. 258.

D. While thus being so seized and possessed the aforesaid landed property as absolute legal joint owners, the aforesaid Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal for their legal necessity of money sold, conveyed, granted, assured, assigned and transferred the aforesaid property All that the piece and parcel of Danga land measuring 13 Decimal along with other property, situated 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,



ADDITIONAL REGISTRAR
MUMBAI, MUMBAI
8 APR 2014

Touzi No. 119, R. S. Khatian No. 39, R. S. Dag No. 258, by virtue of a registered Deed of Conveyance dated 3rd July, 1967 by a Bengali Saff Kobala Deed to M/s. Dewan Singh & Pratap Singh and the same was registered in Sonarpur Sub Registration Office and recorded in Book No. 1, Volume No. 18, Pages from 78 to 82, Being No. 1106 for the year 1967.

- E. The said M/s. Dewan Singh & Pratap Singh thus became the sole owner of the said land.
- F. By virtue of a decree passed in Civil Suit No. 481 of 1983, by Sh. J. K. Sud, the Ld. H.C.S. Senior Sub Judge, Rohtak and the order dated 25th November, 1983, the said M/s. Priya Vart Dewan Singh the Vendor herein, a partnership firm, was granted the abovementioned property under R.S. Dag No. 258, being all that the aforesaid land measuring 13 Decimal situated and lying at Raghampur Mouza in the state of West Bengal was granted amongst other properties which is the subject matter of sale hereunder.
- G. 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.
- H. The Vendor herein and also others on the one hand and one Ananta Dealtrade Pvt. Ltd., having its registered office at No.

ADDITIONAL REGISTRAR
OF REGISTRAR, KOLKATA
8 APR 2014



50, Suburban School Road, P.S. Kalighat, Kolkata - 700025 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 13 Decimal of Land being the said land lying and situate at or within the Mouza Raghobpur 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 said Ananta Dealtrade Pvt. Ltd., has from time to time as per the request of the said Vendors therein, paid to the said vendors named therein a total sum of Rs. 3,10,00,000/- (Rupees Three Crores and Ten Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

1. By reason of disputes having arisen relating to specific performance of the said MOU dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., initiated legal proceedings before the Ld. District Judge at Alipore being Title Suit No.93 of 2012, which was renumbered as Title Suit No. 2 of 2013. The parties to the said MOU have amicably and mutually settled and resolved the said disputes and the vendor with the

ADDITIONAL REGISTRAR
MUMBAI
8 APR 2011



other vendors agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms thereof either in favour of the said Ananta Dealtrade Pvt. Ltd., or its nominees, and The Ld. District Judge has been pleased to pass an order on 10/05/2013, pursuant where to the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2nd February, 2012.

J. 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 Vendor herein therein described as the Lessor, AND One M/s. Lokpriya Bricks Private Limited, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, the said land was demised unto the said 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.

K. The said M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights and with the consent and concurrence of the respective owners including the vendor herein, created an equitable mortgage in favour of the State Bank of India,

ADDITIONAL REGISTRAR
KOLKATA
8 APR 2014

Taratata 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 Nos 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 Nos.

L. The aforesaid M/s. Lokpriya Bricks Private Limited, negotiated with the said State Bank of India, Taratata Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid mortgaged properties.

M. 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, Taratata Branch, surrendered 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, Kolkata - 700027.

ADDITIONAL REGISTRAR
MUMBAI
8 APR 2012

- N. As per the request of the Vendors named in the said Memorandum of Understanding dated 2nd February, 2012, requested the said Ananta Dealtrade Pvt. Ltd., to make an additional advance payment towards the earnest money in further part payment under the said 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, the said Ananta Dealtrade Pvt. Ltd., 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) a further 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.
- O. The said Ananta Dealtrade Pvt. Ltd., had paid the mutually agreed amount as earnest money and in part payment of the total payable consideration to the vendor. As such the vendor has already received a sum of Rs. 4,84,119/- (Rupees Four Lacs Eighty Four Thousand One Hundred & Nineteen) only towards the value or price of the said land and the Purchasers herein

ADDITIONAL REGISTRAR
C. A.
- 8 APR 2016

has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 3,81,824/- (Rupees Three Lacs Eighty One Thousand Eight Hundred & Twenty Four) only at or before execution and presentation for registration of this deed of conveyance, to the vendor.

- P. In due compliance of the said Order passed by the Learned District Judge, the Vendors named in the said MOU have by various deeds of conveyances sold and transferred a total area of land measuring about 470 Cottahs and sale and transfer of the remaining area measuring about 330 Cottahs is now proposed to be completed within which the said land measuring 13 Decimals is also comprised.
- Q. In terms of the said MOU dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., has nominated the Purchasers herein to complete the purchase of the said land being all that the piece and parcel of land measuring about 13 Decimals and at the request of and also in due compliance of its obligations under the said MOU, the vendor herein has agreed to sell transfer grant convey assign and assure the said land unto and in favour of the Purchasers herein upon payment of the said balance amount of the said agreed payable consideration amount.

SECRET
OFFICE OF THE DIRECTOR
CENTRAL INTELLIGENCE AGENCY
28 APR 2014

- R. The vendor herein has assured the Purchasers inter alia that neither any other person and/or persons has any right title interest or claim in the said land nor any one has asserted any right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the vendor had offered to sell the said land measuring 13 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.
- S. In terms of the said Memorandum of Understanding dated 2nd February, 2012 as also the compromise arrived at and filed in the said Title Suit and pursuant to the nomination of the Purchasers made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 13 Decimal being the said land (out of the said remaining area of 330 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 2nd February, 2012.

ADDITIONAL REGISTRAR
OF LAND REVENUE, KOLKATA
8 APR 2015

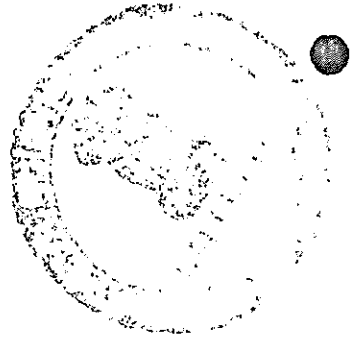
NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

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. 8,65,943/- (Rupees Eight Lac Sixty Five Thousand Nine Hundred Forty Three) only of the lawful money of the Union of India well and truly paid at or before execution of these presents to the Vendor herein as per details mentioned in the Memo of Receipt written hereunder (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 land, the Vendor as the beneficial and lawful Owner of the said land 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 lispendens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendor by or at the instance of any third party whatsoever and howsoever all

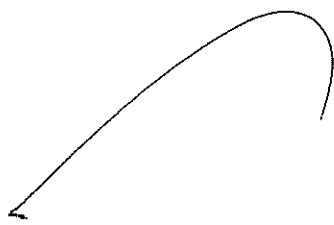
ADDITIONAL
APR 8 1963



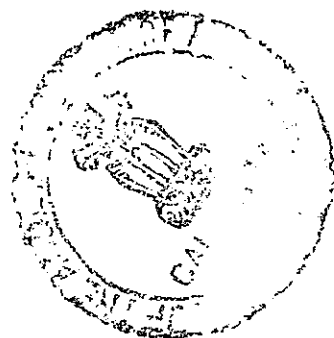
that the piece and parcel of land measuring 13 (Thirteen) Decimal be the same a little more or less, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 39, R. S. Dag No. 258, L. R. Khatian No. 431 and L. R. Dag No. 278, which is more fully and particularly mentioned in the Schedule hereunder written and the same is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said land or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the said land 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 for them the Vendor or its predecessor(s) in title into and upon the said land or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on



ADDITIONAL REGISTRAR
8 APR 2014



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 land 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 land free from all encumbrances attachments and defect in title whatsoever and the Vendor is otherwise well and sufficiently entitled to the said land 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 land hereby sold conveyed transferred granted assigned and assured or expressed so to be unto



ADDITIONAL REGISTRAR
KOLKATA
8 APR 2014

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 Purchasers in actual physical peaceful vacant and lawful possession of the said land And Further that the Purchasers shall be entitled to apply to have its name mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in its name and further that the Vendor and all persons having or lawfully or equitably claiming or estate or right title and interest in the said land 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 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 land 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 doth hereby indemnify and assure the purchasers to keep the Purchasers indemnified in respect of and against all disputes or claims raised with regard to the title of

ADDITIONAL REGISTRAR
CIVIL AVIATION AUTHORITY, POLKATA
28 APR 2012

the vendor and/or mutation of the name of the Vendor and also in respect of any damages or loss that may be suffered by reason thereof.

AND THE Vendor has at or before execution of these presents handed over and delivered to the Purchasers all the link deeds evincing title of the Vendor to the said land 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 said Ananta Dealtrade Pvt. Ltd., has confirmed and assured the sale of the said land mentioned in the schedule hereunder written by the Vendor unto and in favour of the Purchasers and also that the sale of the said land 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.

THE SCHEDULE ABOVE REFERRED TO

ADDITIONAL REGISTRAR
OF ASSAM, DISPURA, ASSAM
28 APR 2014

ALL THAT the piece and parcel of land measuring and/or containing 13 (Thirteen) Decimal be the same a little more or less being the total property of and/or comprised in L. R. Dag No. 278, L. R. Khatian No. 431, 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. 39, R. S. Dag No. 258, and now under the jurisdiction of the Poleghat Gram Panchayet which is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES, abutting on 4 feet katcha path and which is butted and bounded in the manner following, that is to say-

ON THE NORTH: R.S. DAG NO. 234, L.R. DAG NO. 268.

ON THE SOUTH : R.S. DAG NOS. 260, L.R. DAG NOS. 281.

ON THE EAST : R.S. DAG NOS. 257, L.R. DAG NOS. 275.

ON THE WEST : R.S. DAG NO. 259, L.R. DAG NO. 279

ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KOLKATA
8 APR 2011

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 PRIYAVART DEWAN SINGH

Partner

M/s PRIYAVART DEWAN SINGH

Partner

SIGNATURE OF THE VENDOR

for AADRIKA NIWAS (P) LTD

R. K. Kalia.

Director/Authorised

SHIVIKA ENCLAVE (P) LTD.

R. K. Kalia.

Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

WITNESSESS :

1.

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

2. Sujay Chakrabarty
B/I Campas.
Tandap. 12/32

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
8 APR 2014

RECEIVED of and from the within named Purchasers the said sum Rs. 8,65,943/- (Rupees Eight Lac Sixty Five Thousand Nine Hundred Forty Three) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

By adjustment and appropriation
out of the earnest money paid
to the Vendor in terms of the
Memorandum of Understanding
dated 2nd February, 2012

Rs. 4,84,119-00

By Pay order No. 791037

Dated 20th March, 2014

Drawn on United Bank of India

Issued by Adrika Niwas Pvt. Ltd

Favouring Priyavart Dewan Singh

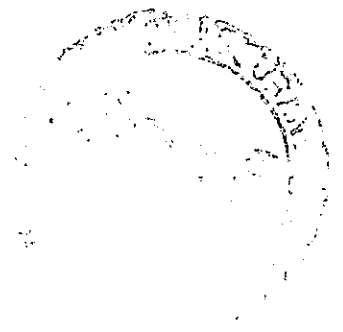
Towards the balance amount

1,90,912.00

By Pay order No. 791036

Dated 20th March, 2014

ADDITIONAL REGISTRAR
OF ASSAM, DISPUR
8 APR 2014



Drawn on United Bank of India

Issued by Shivika Enclave Pvt. Ltd

Favouring Priyavart Dewan Singh

Towards the balance amount

1,90,912.00

TOTAL

Rs.8,65,943/-

=====

Total Rupees Eight Lac Sixty Five Thousand Nine Hundred Forty Three only.

M/s PRIYAVART DEWAN SINGH

SIGNATURE OF THE VENDOR

WITNESSES :

1.

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

2.

Sujay Chakrabarty

Drafted by Me:

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

ADDITIONAL REGISTRAR
OF ASSAM, DISPUR
8 APR 2014





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03203 of 2014
(Serial No. 03007 of 2014 and Query No. 1901L000007448 of 2014)

On 08/04/2014

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

Presented for registration at 18.10 hrs on :08/04/2014, at the Private residence by Ram Kumar Kedia
, Claimant.

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

Execution is admitted on 08/04/2014 by

1. Rajinder Singh
Partner, M/ S. Priya Vart Dewan Singh, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Others
2. Surender Singh
Partner, M/ S. Priya Vart Dewan Singh, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Others
3. Ram Kumar Kedia
Director, Aadrika Niwas Pvt. Ltd., 10/1, Burtolla Street, Kolkata, Thana:-Posta, District:-Kolkata, WEST
BENGAL, India, Pin :-700007.

Director, Shivika Enclave Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Business

Identified By Ramchandra Khatua, son of Lt. Sankarsan Khatua, 88/ S- A, New Alipore, Kolkata,
Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste:
Hindu, By Profession: Others.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 09/04/2014

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

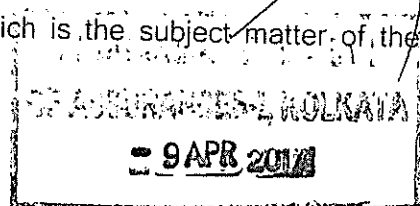
Amount By Cash

Rs. 9613.00/-, on 09/04/2014

(Under Article : A(1) = 9515/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2014)

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.-8,65,943/-



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

09/04/2014 16:22:00

12





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03203 of 2014
(Serial No. 03007 of 2014 and Query No. 1901L000007448 of 2014)

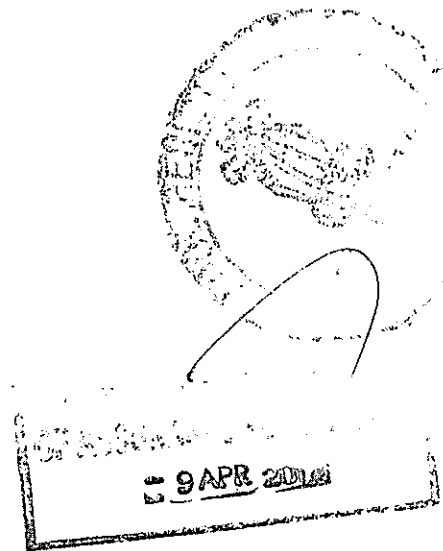
Certified that the required stamp duty of this document is Rs.- 43317 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 19159/- is paid , by the draft number 322850, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
2. Rs. 19158/- is paid , by the draft number 322849, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
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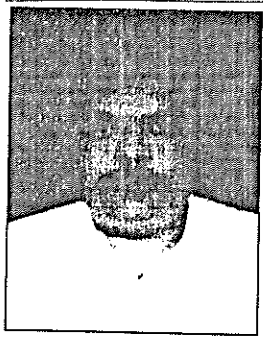
10



SPECIMEN FORM FOR TEN FINGER PRINTS

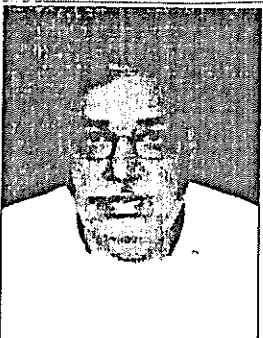
Sl. No. Signature of the executant and/or Purchaser/ Presentants

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]*

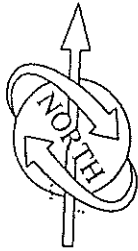


LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

ADDITIONAL REGISTRAR
OF A P P S OFFICES, KOLKATA
8 APR 2012



SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 258, L. R. DAG NO. - 278, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



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

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

DAG
R.S. 259
L. R. 279

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

AREA:- 13 DECI
BI-KA-CH-SFT
00-07-13-37

DAG : R. S. - 257,
L. R. - 275

DAG : R. S. - 260,
L. R. - 281

SOLD LAND - 13 DECI.

BI.	KA.	CHI.	SFT.
00	07	13	37

M/s PRIYAVART DEWAN SINGH

Partner

M/s PRIYAVART DEWAN SINGH

Partner

for AADRIKA NIWAS (P) LTD

SHIVIKA ENCLAVE (P) LTD.

TR - Kar Keliu

Director/Authorised Signatory

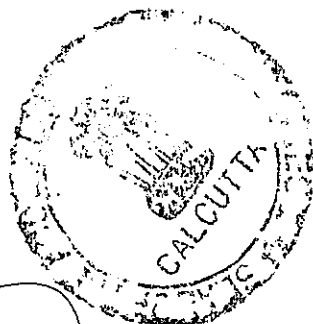
Traced By

R. K. Ghosh

MOHAN KUMAR GHOSH
Rajpur-Sonarpur Municipality

Harinavi, D1, Sahzpur, Lane
Kot-700140, E.S.S. No. 79

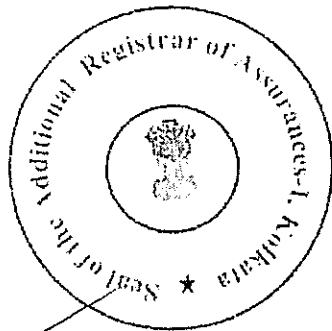
7-3-14



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
8 APR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2263 to 2288
being No 03203 for the year 2014.



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(Dinabandhu Roy) 11-April-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

100



100



DATED this 8th day of April, 2014.

BETWEEN

PRIYA VART DEWAN SINGH

AND

AADRIKA NIWAS PVT. LTD. & ANR.

DEED OF CONVEYANCE

KANODIA & CO.,
Solicitors & Advocates,
Temple Chambers, 4th Floor,
6, Old Post Office Street,
KOLKATA - 700001.
OFF: 22109532/22307298
Res.: 26550151/25298919
Email: kanodiaco@vsnl.net
[AD05-CON28-DA6258]