

03004/14

P- R.S. 260
L.R. 281

I-03199/14

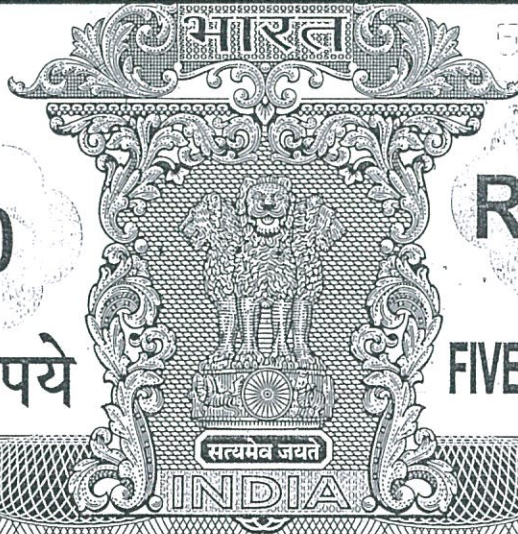
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 201323

v/c-860/14

B 201323

8/4/14

9-7442/14
नवदि 73.72, 210A-

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P- R.S. 260
L.R. 281

Certified that the Document is admitted to registration. The Signature Sheet and its 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

(1) M/S. LAKHI RAM PRIYA VART a partnership firm, duly registered under the provisions of the Indian Partnership Act, 1932,

26 FEB 2014

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NAME.....
 ADD.....
 Rs.....
 26 FEB 2014
 S. CHATTERJEE
 Licensed Stamp vendor
 C. C. Court
 2 & 3, K. S. Roy Road, KOL-1

R- Khar Kedia,

12466

8881008

SHIVIKA PROCON (P) LTD.

SHIVIKA KUTIR (P) LTD.

SHIVIKA HOUSING (P) LTD

SHIVIKA PROMOTERS (P) LTD

SHIVIKA PLAZA (P) LTD.

SHIVIKA NIRMAN (P) LTD.

SHIVIKA AWAS (P) LTD.

BALADEVA HOMES (P) LTD.

SATYALAXMI NIRMAN (P) LTD.

SATYALAXMI INFRAPROJECT (P) LTD.

SATYALAXMI INFRACON (P) LTD.

R- Khar Kedia

Director/Authorised Signatory



ADDITIONAL REGISTRAR
 REGISTRAR OF COMPANIES, KOLKATA
 8 APR 2014

(Signature)

RAMCHANDRA KHATUA

having its principal place of business and office at 747 Shivaji Colony, Rohtak, Hariyana, and also having its office at 88, S/A, Block E, New Alipore, Kolkata-700053, having Income Tax Permanent Account

(PAN) No. "AAAFL2822R"; and is represented by one of its Partners
S. Rajinder Singh son of Late Priya Vart residing at 88/S/A,
Block E, New Alipore, Kolkata

(2) M/S. CHHIKARA BROTHERS, a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, having Income Tax Permanent Account (PAN) No. AACFC4100H, both the partnership firm 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 "VENDORS" (which expression shall unless repugnant to the context be deemed to mean and include the said present 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

1947c

M/S. LAKHIRAM PRIYAVART

Partner

M/s. CHHIKARA BROTHERS

Partner

RAJINDER SINGH

1948c

M/s. CHHIKARA BROTHERS

Partner

RAJINDER SINGH

[Handwritten signature]

REGISTRAR
MUMBAI
23 APR 1948

- 1) SHIVIKA PROCON PVT. LIMITED (PAN No. AASC57683L);
- 2) SHIVIKA KUTIR PVT. LIMITED (PAN No. AASC57681J);
- 3) SHIVIKA HOUSING PVT. LIMITED (AASC57738J);
- 4) SHIVIKA PROMOTERS PVT. LIMITED (PAN No. AASC57690H);
- 5) SHIVIKA PLAZA PVT. LIMITED (PAN No. AASC57676P);
- 6) SHIVIKA NIRMAN PVT. LIMITED (PAN No. AASC57677N);
- 7) SHIVIKA AWAS PVT. LIMITED (PAN No. AASC57689A);
- 8) BALADEVA HOMES PVT. LIMITED (PAN No. AAFCB3973R);
- 9) SATYALAXMI NIRMAN PVT. LIMITED (PAN No. AASC57679C);
- 10) SATYALAXMI INFRAPROJECT PVT. LIMITED (PAN No. AASC57672K); and
- 11) SATYALAXMI INFRACON PVT. LIMITED (PAN No. AASC57680K);

All the above mentioned companies incorporated under the provisions of the Indian Companies Act, 1956, And all the companies having Registered Office 2B, Dr. 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



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occupation Company Director, residing at 50, Suburban 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 110 (One Hundred Ten) Decimal (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. 153, R. S. Dag No. 260, L. R. Khatian No.s 435 & 436 and L. R. Dag No. 281, which is hereinafter referred to as the said Land and the same is



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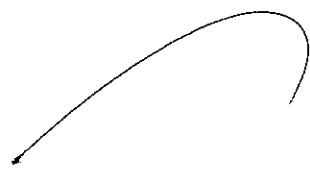
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more fully and particularly mentioned and described in the schedule hereunder written.

B. The devolution and flow of title of the said land is narrated hereinafter.

C. One Abdur Rahaman son of Late Hazi Abdul Hamid was the sole and absolute owner in respect of the property chunk of sali land measuring 110 Decimal, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No. 260.

D. While thus seized and possessed the aforesaid landed property as legal owner Abdur Rahaman for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being out of the aforesaid 110 Decimal Land all that the piece and parcel of undivided Sali land measuring 55 Decimal, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas



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comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No 260, by virtue of a registered Deed of Conveyance dated 1st October, 1975, by a Bengali Saff Kobala Deed to Dewan Singh son of Late Prem Sukh, the same was registered in Sonarpur Sub Registration Office and recorded in Book No. 1, Volume No. 63, Pages from 21 to 26, Being No. 4171 for the year 1975, for the valuable consideration paid by him.

- E. The said Dewan Singh thus became the joint owners of the said land.
- F. By virtue of a decree passed on 1st December, 1983 in Civil Suit No. 205 of 1983 in the Court of the Ld. Addl. Senior Sub Judge, Rohtak, the Vendor No. 1 herein namely M/s. Lakhi Ram Priya Vart was granted amongst other properties all that the said land measuring 55 Decimal which is the subject matter of sale hereunder.
- G. As aforesaid the present Vendor No. 1 herein became the absolute joint owners of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 55 Decimal of Sali land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying

but not
registered



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the aforesaid property peacefully without any hindrance and interruption by others.

H. On the other hand while thus seized and possessed the aforesaid landed property as legal joint owners the aforesaid Abdur Rahaman for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the rest property out of the said total 110 Decimal Land that is to say 55 Deecimal of Land under R.S. Dag No. 260, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, all that the piece and parcel of Sali land measuring 55 Decimal by virtue of an another registered Deed of Conveyance dated 1st October, 1975 by a Bengali Saff Kobala Deed to Pratap Singh son of Late Lakhi Ram and the same was registered at the office of Sonarpur Sub- Registration Office and recorded in Book No. 1, Volume No. 63, Pages from 15 to 20, Being No. 4170 for the year 1975.

I. By virtue of a decree passed in Civil Suit No. 710 of 1996 by the Ld. Court of Civil Judge (Jr. Div.), Faridabad and the



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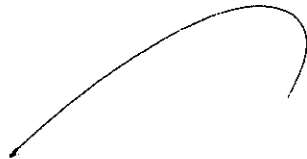
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Order dated 7th August, 1998 the said M/s. Chhikara Brothers the present Vendor no. 2 herein, a partnership firm, was granted the aforesaid property being the aforesaid 55 Decimal of Sali land under R.S. Dag No. 260, situated within Mouza Raghampur, in the state of West Bengal.

J. As aforesaid the Vendor No. 2 herein became the absolute joint owners of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 55 Decimal of Sali land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

K. As aforesaid the Vendor No. 1 herein and the Vendor No. 2 herein became the absolute joint owners in respect of the total land in the aforesaid R.S. Dag No. 260, being the aforesaid all that the piece and parcel of land measuring 110 Decimal of Sali Land and has since then been jointly possessing and jointly enjoying the aforesaid property peacefully without any hindrance and interruption by others.

L. Both the Vendor No. 1 herein and Vendor No. 2 herein duly recorded their name in the ROR of the B. L. & L. R. O. and



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each of them acquired $\frac{1}{2}$ share in the aforesaid landed property being all that the piece and parcel of land measuring 110 Decimal, and the new L. R. Khatian No. is 435 for the vendor no. 2 herein and the new L. R. Khatian No. is 436 for the vendor no. 1 herein, and the L. R. Dag No. 281.

M. The Vendor No. 1 & 2 herein and also others on the one hand and one Ananta Dealtrade Pvt. Ltd., having its registered office at No. 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 110 Decimal of Land being the said land lying and situate at or within the Mouza Raghampur 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



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earnest money and in part payment towards the value of the 800 Cottahs of land.

N. 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 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 whereto the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2nd February, 2012.

O. 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



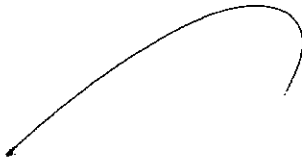
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M/s. Lokpriya Bricks Private Limited, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, the said land was demised unto the said Lessee for a term or period of 13 (Thirteen) years with effect from 7th August of 2004, and on the terms and condition mentioned therein.

P. 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, 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 Nos.

Q. The aforesaid M/s. Lokpriya Bricks Private Limited, negotiated with the said State Bank of India, Taratala Branch to pay off



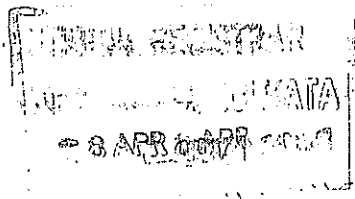
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the entire dues of the aforesaid bank in order to obtain release of the aforesaid mortgaged properties.

R. For enabling the vendors 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, 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.

S. 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



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(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.

T. 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. 40,96,388/- (Rupees Forty Lacs Ninety Six Thousand Three Hundred & Eighty Eight) only towards the value or price of the said land and the Purchasers herein has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 32,30,822/- (Rupees Thirty Two Lacs Thirty Thousand Eight Hundred & Twenty Two) only at or before execution and presentation for registration of this deed of conveyance, to the vendor.

U. 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



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proposed to be completed within which the said land measuring 110 Decimals is also comprised.

- V. 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 110 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.
- W. 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 110 Decimals which is more fully and particularly mentioned and described in the Schedule hereunder.



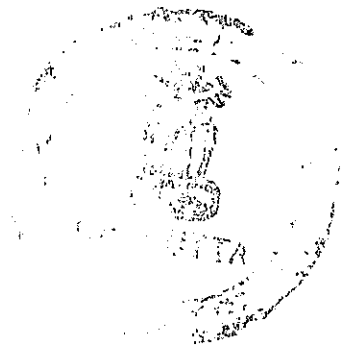
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X. In terms of the said Memorandum of Understanding dated 2nd February, 2012 as also the compromise arrived at and filed in the said Title Suit and pursuant to the nomination of the Purchasers made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 110 Decirnal 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.

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. 73,27,210/- (Rupees Seventy Three Lac Twenty Seven Thousand Two Hundred Ten) only of the lawful money of the Union of India well and truly paid at or before



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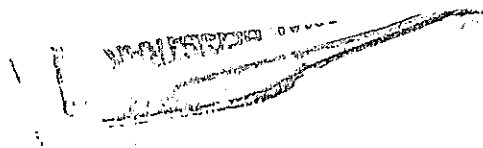
execution of these presents to the Vendor herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the VENDOR doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases 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 lispens 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 that the piece and parcel of land measuring 110 (One Hundred Ten) 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. 153, R. S. Dag No. 260, L. R. Khatian No.s 435 & 436 and L. R. Dag No. 281, which is more fully and



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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 hereafter shall or may be in the possession or power or control of the Vendors or any one claiming under the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendors doth hereby for itself and its partners from time to time and their heirs, executors





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successors representatives administrators agents and assigns covenant with the Purchasers that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of the said land free from all encumbrances attachments and defect in title whatsoever and the Vendors are 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 Vendors 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 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for it And the Vendors has put the Purchasers in actual physical peaceful vacant and lawful

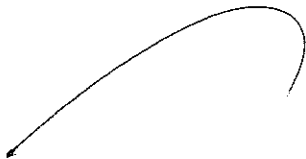


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possession of the said land And Further that the Purchasers shall be entitled to apply to have its name mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in its name and further that the Vendors and 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 Vendors 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 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 Vendors has at or before execution of these presents handed over and delivered to the Purchasers all the link deeds evincing title of the Vendors to the said land and the detailed



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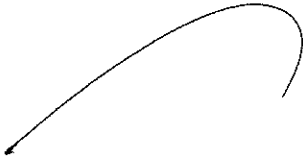
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particulars of such link deeds and documents so handed over to the Purchasers by the Vendors are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

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 Vendors from performing to the extent of such sale made by it who is two 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

ALL THAT the piece and parcel of land measuring and/or containing 110 (One Hundred Ten) Decimal be the same a little more or less being the total property of and/or comprised in L. R. Dag No. 281, L. R. Khatian No's 435 & 436, held and owned by the Vendors, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and



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8 APR 2009

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 153, R. S. Dag No. 260, 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 NOS. 258 & 259, L.R. DAG NOS. 278 & 279.

ON THE SOUTH : R.S. DAG NO. 267, L.R. DAG NO. 330.

ON THE EAST : R.S. DAG NOS. 257 & 261, L.R. DAG NOS. 275 & 331.

ON THE WEST : R.S. DAG NO.S 197 & 231, L.R. DAG NO. S 282 & 280.



REGISTRAR
KOLKATA
8 APR 1953

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

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 PRIYAVART
Partner
M/S. CHHIKARA BROTHERS
Partner
SIGNATURE OF THE VENDORS

M/S. CHHIKARA BROTHERS
Partner

For SHIVIKA PROCON PVT. LTD., SHIVIKA KUTIR PVT. LTD., SHIVIKA HOUSING PVT. LTD., SHIVIKA PROMOTERS PVT. LTD., SHIVIKA PLAZA PVT. LTD., SHIVIKA NIRMAN PVT. LTD., SHIVIKA AWAS PVT. LTD., BALADEVA HOMES PVT. LTD., SATYALAXMI NIRMAN PVT. LTD., SATYALAXMI INFRAPROJECT PVT. LTD. and SATYALAXMI INFRACON PVT. LTD., by and/or through one of their Directors and authorized signatory Mr. Ram Kumar Kedia.

R. K. Kedia.
SIGNATURE OF THE PURCHASERS

WITNESSES :

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

2. Sujin Ambah
H/1 Gendakent.
Jadava. 12132



REGISTRAR
KOLKATA
8 APR 1953

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

RECEIVED of and from the within named Purchasers the said sum Rs. 73,27,210/- (Rupees Seventy Three Lac Twenty Seven Thousand Two Hundred Ten) 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 2 nd February, 2012	40,96,388-00
By Pay order No. 791091 Dated 25 th March, 2014 Drawn on United Bank of India Issued by Shivika Procon Pvt. Ltd Favouring Lakhi Ram Priya Vart Towards the balance amount	1,46,855.50
By Pay order No. 791094 Dated 25 th March, 2014 Drawn on United Bank of India Issued by Shivika Procon Pvt. Ltd Favouring Chhikara Brothers Towards the balance amount	1,46,855.50
By Pay order No. 791078 Dated 25 th March, 2014	



REGISTRAR OF COMPANIES
KOLKATA
8 APR 2017

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

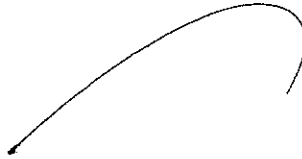
Drawn on United Bank of India
Issued by Shivika Kutir Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50

By Pay order No. 791095
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Kutir Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount 1,46,855.50

By Pay order No. 791077
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Housing Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50

By Pay order No. 791103
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Housing Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount 1,46,855.50

By Pay order No. 791089
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Promoters Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50



REGISTRAR OF COMPANIES
KOLKATA
8 APR 1953

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

By Pay order No. 791092
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Promoters Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount 1,46,855.50

By Pay order No. 791117
Dated 27th March, 2014
Drawn on United Bank of India
Issued by Shivika Plaza Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50

By Pay order No. 791116
Dated 27th March, 2014
Drawn on United Bank of India
Issued by Shivika Plaza Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount 1,46,855.50

By Pay order No. 791090
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Nirman Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50

By Pay order No. 791093
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Shivika Nirman Pvt. Ltd
Favouring Chhikara Brothers



REGISTRAR
KOLKATA
SARBOJIT

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

Towards the balance amount

1,46,855.50

By Pay order No. 791096

Dated 25th March, 2014

Drawn on United Bank of India

Issued by Shivika Awas Pvt. Ltd

Favouring Lakhi Ram Priya Vart

Towards the balance amount

1,46,855.50

By Pay order No. 791101

Dated 25th March, 2014

Drawn on United Bank of India

Issued by Shivika Awas Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

1,46,855.50

By Pay order No. 791106

Dated 25th March, 2014

Drawn on United Bank of India

Issued by Baladeva Homes Pvt. Ltd

Favouring Lakhi Ram Priya Vart

Towards the balance amount

1,46,855.50

By Pay order No. 791098

Dated 25th March, 2014

Drawn on United Bank of India

Issued by Baladeva Homes Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

1,46,855.50

By Pay order No. 791100

Dated 25th March, 2014

Drawn on United Bank of India



REGISTRAR
KOLKATA
8 APR 1953

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

Issued by Satyalaxmi Nirman Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50

By Pay order No. 791099
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Satyalaxmi Nirman Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount 1,46,855.50

By Pay order No. 791105
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Satyalaxmi Infraproject Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,855.50

By Pay order No. 791102
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Satyalaxmi Infraproject Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount 1,46,855.50

By Pay order No. 791104
Dated 25th March, 2014
Drawn on United Bank of India
Issued by Satyalaxmi Infracon Pvt. Ltd
Favouring Lakhi Ram Priya Vart
Towards the balance amount 1,46,856.00

By Pay order No. 791097



REGISTRAR
KOLKATA
8 APR 2019

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

Dated 25th March, 2014

Drawn on United Bank of India

Issued by Satyalaxmi Infracon Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

1,46,856.00

TOTAL

Rs. 73,27,210.00

=====

Total Rupees Seventy Three Lac Twenty Seven Thousand Two
Hundred Ten only.

M/S. LAKHIRAM PRIYAVART

[Signature]
Partner

M/S. CHHIKARA BROTHERS

[Signature]
Partner

M/S. CHHIKARA BROTHERS

[Signature]
Partner

SIGNATURE OF THE VENDORS

WITNESSESS :

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

2. *[Signature]*

Drafted by Me:

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

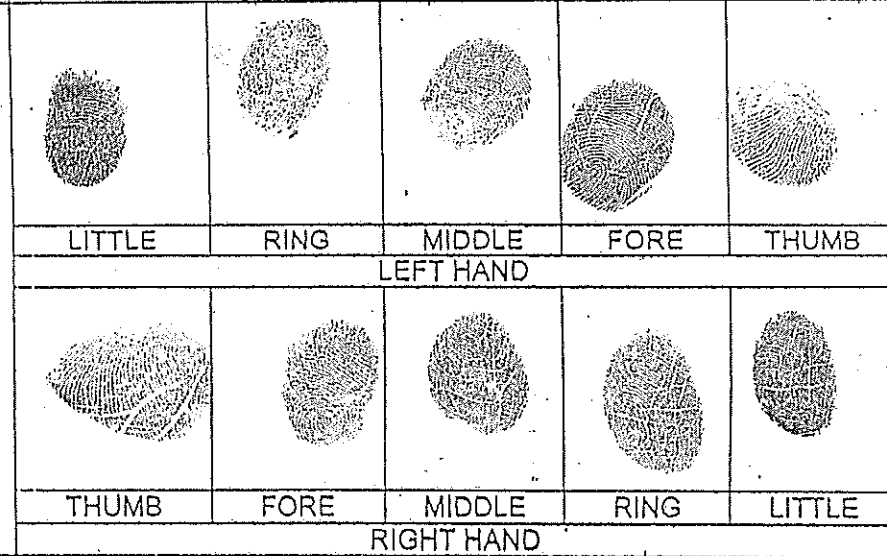
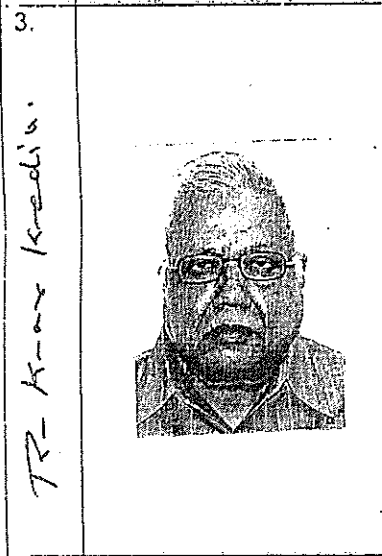
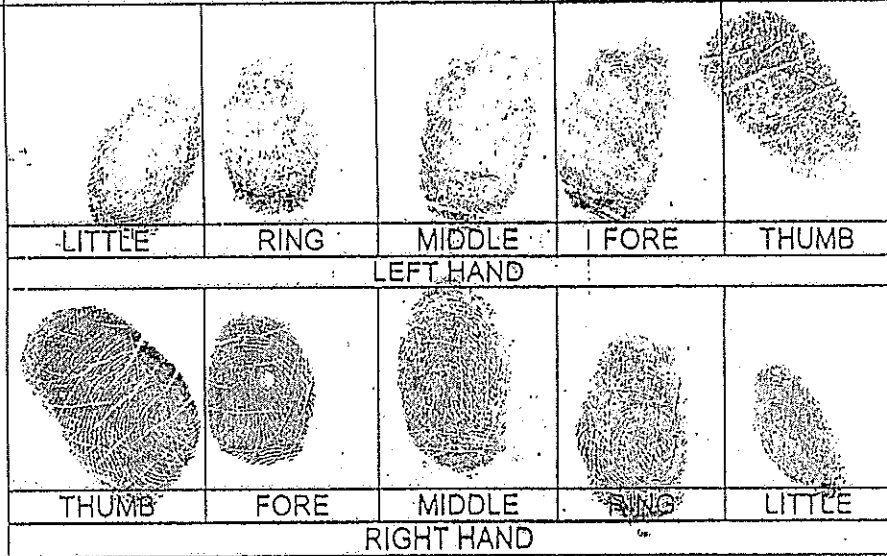
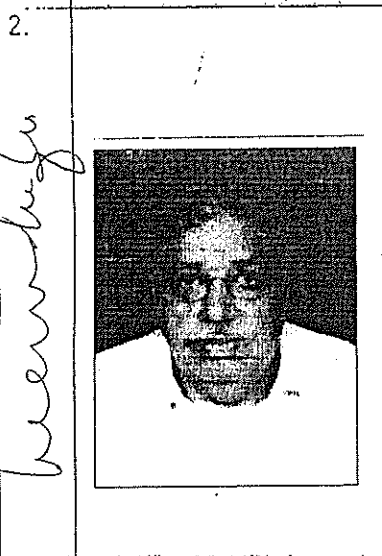
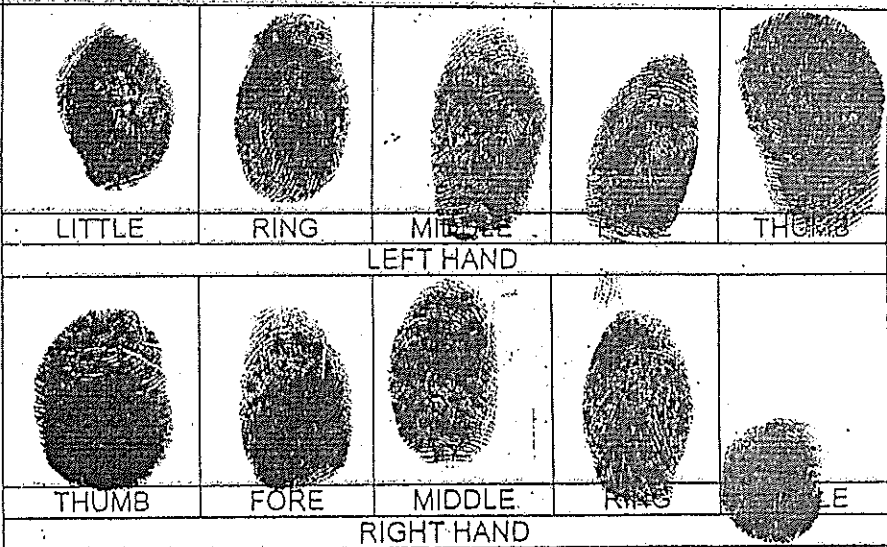
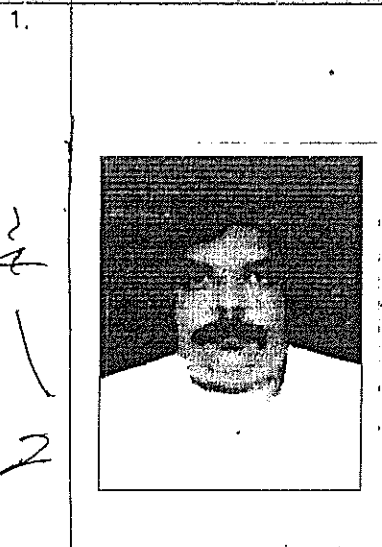


REGISTRAR
KOLKATA
8 APR 1969

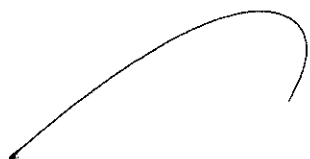
88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

SPECIMEN FORM FOR TEN FINGER PRINTS

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



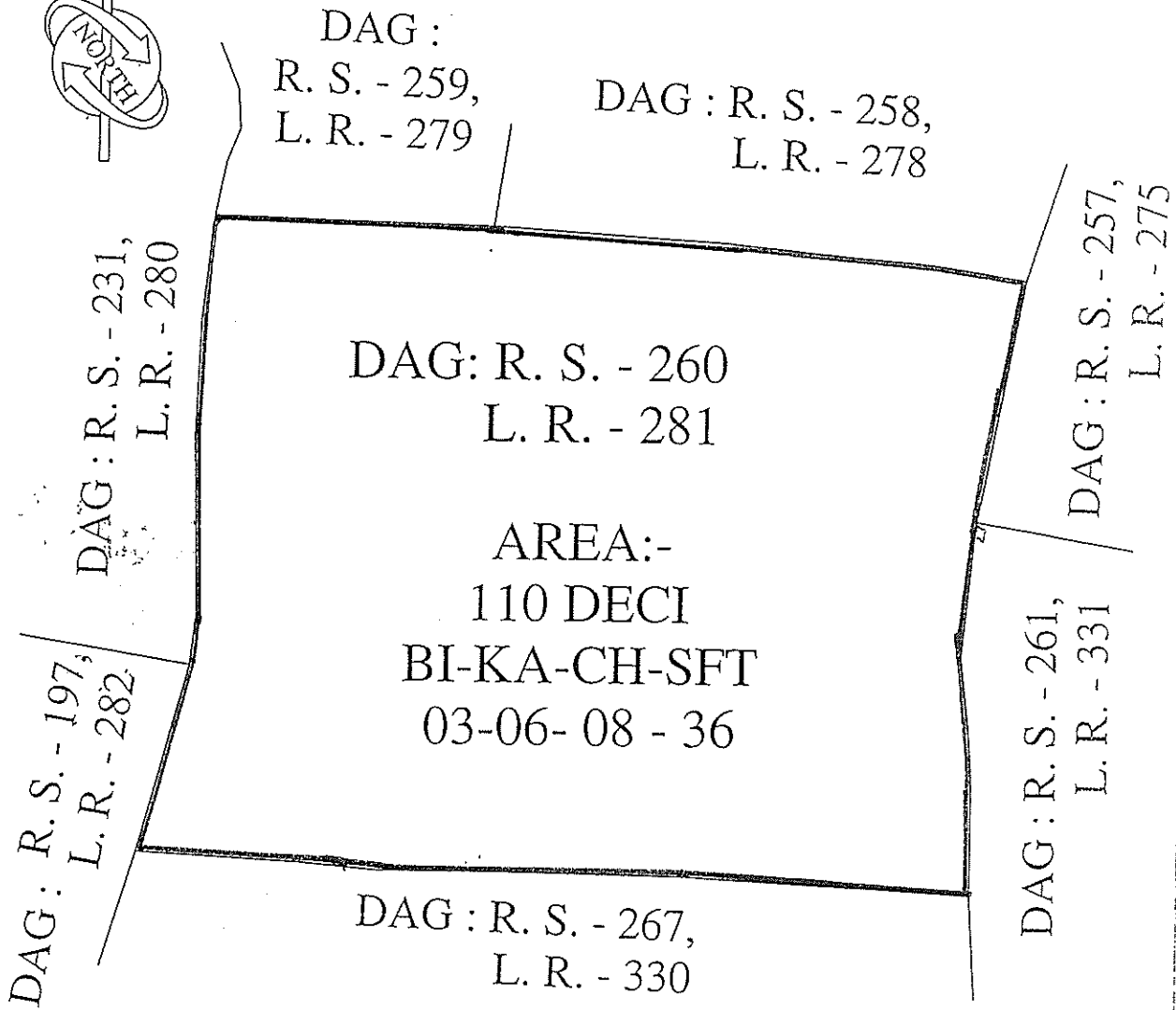
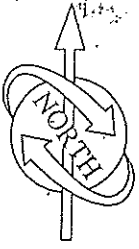
Handwritten notes:
 1. *[Signature]*
 2. *[Signature]*
 3. *TR - K - ay K - redia.*



REGISTRAR
KOLKATA
8 APR 1953

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 260, L. R. DAG NO. - 281, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



**AREA:-
110 DECI
BI-KA-CH-SFT
03-06-08-36**

SOLD LAND - 110 DECI.

BI.	KA.	CHI.	SFT.
03	06	08	36

M/S. LAKHIRAM PRIYAVART

M/S. CHHIKARA BROTHERS

Partner

Partner

- SHIVIKA PROCON (P) LTD.
- SHIVIKA KUTIR (P) LTI
- SHIVIKA HOUSING (P) LTL
- SHIVIKA PROMOTERS (P) LTL
- SHIVIKA PLAZA (P) LTD
- SHIVIKA-NIRMAN (P) LTD

Traced By

M. Ghosh
MOHAN KUMAR GHOSH
 Rajpur Sonarpur Municipality
 Harinavi, Dt., Sahapur Circle
 Kt. 700148, E.S. No. 79
 7-3-97

SHIVIKA AWAS (P) LTD

SATYALAXMI INFRAPROJECT (P) LTD



POSTAL RECEIPT
KOLKATA
8 APR 1977

88/S-A, BLOCK-E
NEWALIPORE
KOLKATA - 700 053



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

Endorsement For Deed Number : I - 03199 of 2014
(Serial No. 03004 of 2014 and Query No. 1901L000007446 of 2014)

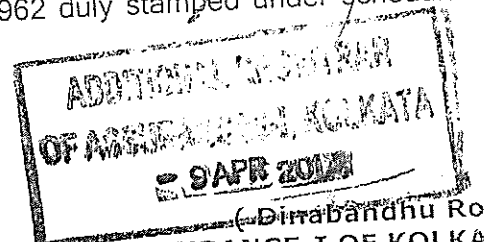
4. Ram Kumar Kedia
Director, Shivika Pracon Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Shivika Kutir Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Shivika Housing Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Shivika Promoters Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Shivika Plaza Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Shivika Nirman Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Shivika Awas Pvt. Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Baladeva Homes Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Satyalaxmi Nirman Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Satyalaxmi Infrprojects Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
- Director, Satyalaxmi Infracon 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.



(Dinabandhu Roy)
REGISTRAR OF ASSURANCE-I OF KOLKATA



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

Endorsement For Deed Number : I - 03199 of 2014
(Serial No. 03004 of 2014 and Query No. 1901L000007446 of 2014)

On 03/04/2014

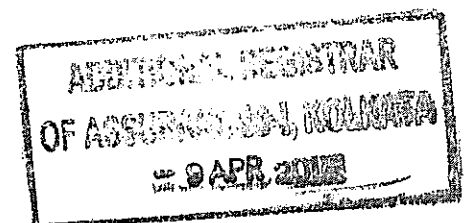
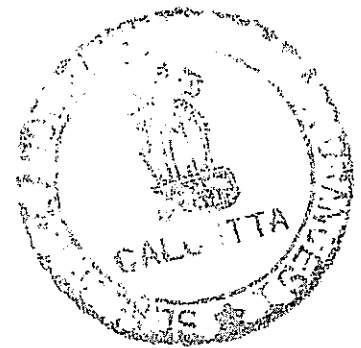
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

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. Lakhi Ram Priya Vart, E, 88/ S/ A, New Alipore, Kolkata, Thana:-New Alipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053.
, By Profession : Others
2. Surender Singh
Partner, M/ S. Chikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Others
3. Rajinder Singh
Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Business



(Dinabandhu Roy



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

Endorsement For Deed Number : I - 03199 of 2014
(Serial No. 03004 of 2014 and Query No. 1901L000007446 of 2014)

Payment of Fees:

Amount By Cash

Rs. 80695.00/-, on 09/04/2014

(Under Article : A(1) = 80597/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2014)

Certificate of Market Value(WB PUVI rules of 2001)

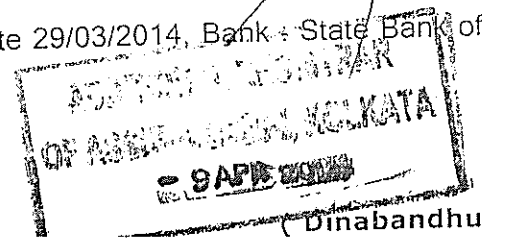
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-73,27,210/-

Certified that the required stamp duty of this document is Rs.- 439652 /- and the Stamp duty paid a Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 39514/- is paid , by the draft number 322842, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
2. Rs. 39514/- is paid , by the draft number 322841, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
3. Rs. 39514/- is paid , by the draft number 322847, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
4. Rs. 39514/- is paid , by the draft number 322844, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
5. Rs. 39514/- is paid , by the draft number 322843, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
6. Rs. 39514/- is paid , by the draft number 322853, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
7. Rs. 39514/- is paid , by the draft number 322852, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
8. Rs. 39514/- is paid , by the draft number 322851, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
9. Rs. 39514/- is paid , by the draft number 322856, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
10. Rs. 39513/- is paid , by the draft number 322855, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014
11. Rs. 39513/- is paid , by the draft number 322854, Draft Date 29/03/2014, Bank : State Bank of India HARISH MUKHERJEE ROAD, received on 09/04/2014



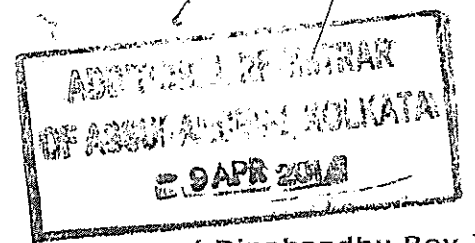
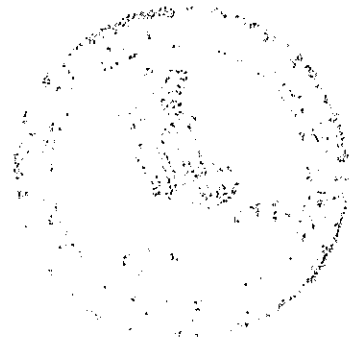
(Dinabandhu



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

Endorsement For Deed Number : I - 03199 of 2014
(Serial No. 03004 of 2014 and Query No. 1901L000007446 of 2014)

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



(Dinabandhu Roy)





DATED this 8th day of April, 2013.

BETWEEN

LAKHI RAM PRIYA VART & ANR.

AND

SHIVIKA PROCON PVT. LIMITED and ORS.

DEED OF CONVEYANCE

KANODIA & CO.,
Solicitors & Advocates,
Temple Chambers, 4th Floor,
6, Old Post Office Street,
KOLKATA - 700001.

Off: 22109532/22307298

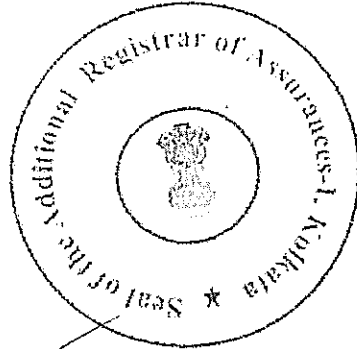
Res.: 26550151/25298919

Email: kanodiaco@vsnl.net

[AD05-CON30-DAG260]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2138 to 2174
being No 03199 for the year 2014.



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

