

b. m. f 4047/13

P - RS 214
LR 227

3A

I-6408/13



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

571404
It is required that the document is a duplicate of a registration. The signature sheets and the endorsement sheets attached with the document are part of this document.

b. 28/5/13
S. No. 8572/13
V. No. 1082/13
a
13/11/13

P - RS. 219.
LR. 227.

[Handwritten signature]
13 MAY 2013

13 MAY 2013

THIS DEED OF CONVEYANCE

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, having its another office at 88,S/A, Block E, New Alipore, Kolkata-700053, represented by its present partners

(i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late

8149

18 APR 2013

No. 51

No. Date

KANODIA & CO.
Solicitors & Advocates

Address 6, Old Post Office Street
Kolkata - 700 001

Rs. 5000/-

A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

TR Kar Kalia

1689

ASHIS BANERJEE
L.S. VENDOR
HIGH COURT C.A.B.

for AAMOD ENCLAVE (P) LTD.

TR Kar Kalia

Director / Authorised Signatory
for AAMOD NIRMAN (P) LTD.

TR Kar Kalia

Director/Authorised Signatory
for AAMOD GR:HA (P) LTD.

TR Kar Kalia

Director/Authorised Signatory

1690



Ananta Deal Trade Pvt. Ltd.

[Signature]
Authorised Signatory/Director

1692






13 MAY 2013

MS. LAKHIRAM PRYA VART

[Signature]
Partner

Biswajit Halder,
S/O Sri Ranjit Kr. Halder
50, Suburban School Road, Kol.-25

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or Purchaser/ Presentants					
1.						
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		THUMB	FORE	MIDDLE	RING	LITTLE
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Vijay K

Lunob G

Ra-Kar Kedia



~~Sub-Registrar - IV, South 24 P.~~
~~উত্তর ২৪ পর্বে~~
~~সাব-রেজিস্ট্রার - ৪~~

13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or Purchaser/ Presentants					
1.						
		LITTLE	RING	MIDDLE	FORE	THUMB
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		THUMB	FORE	MIDDLE	RING	
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3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	
		RIGHT HAND				



~~Registrar - IV, South 24 P.~~
~~South 24 P. Registrar - IV~~

13 MAY 2013



Government Of West Bengal

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

Endorsement For Deed Number : I - 06408 of 2013
(Serial No. 04047 of 2013 and Query No. 1604L000008579 of 2013)

On 13/05/2013

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

Presented for registration at 18.28 hrs on :13/05/2013, at the Private residence by Mr Ram Kumar Kedia ,Claimant.

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

Execution is admitted on 13/05/2013 by

1. Sri Rajinder Singh
Partner, M/s. Lakhiram Priyavart Pan No: A A A F L2822 R, E, 88, S/ A, New Alipore, Kolkata,
Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053.
, By Profession : ----
2. Sri Surender Singh
Partner, M/s. Lakhiram Priyavart Pan No: A A A F L2822 R, 747 Shivaji Colony, Rohtak, HARYANA,
India, .
, By Profession : ----
3. Mr Ram Kumar Kedia
Director, Milfoil Residency Pvt Ltd. Pan No A A I C M0497 J, 2 B, DR SHYAMADAS ROW, Kolkata,
Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Milfoil Niwas Pvt Ltd. Pan No A A I C M0933 H, 2 B, DR SHYAMADAS ROW, Kolkata,
Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Aadrika Aavas Pvt Ltd. Pan No A A K C A8086 H, 53, Suburban School Road, Kolkata,
Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Aadrika Complex Pvt Ltd. Pan No A A K C A8082 D, 53, Suburban School Road, Kolkata,
Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Professionals

Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Road, Kolkata,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession:
Service.

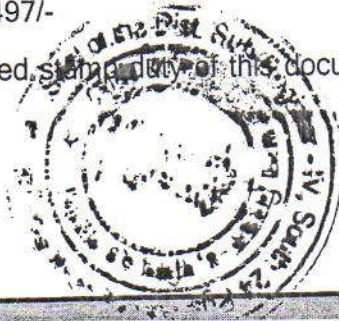
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

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.-17,98,497/-

Certified that the required stamp duty of this document is Rs.- 89936 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

11-11-11

MEMORANDUM FOR THE RECORD

DATE: 11-11-11
TO: [Name]
FROM: [Name]

Subject: [Topic]

[Faint, illegible text describing the subject matter]

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[Faint, illegible text]



Government Of West Bengal

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

Endorsement For Deed Number : I - 06408 of 2013
(Serial No. 04047 of 2013 and Query No. 1604L000008579 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 84935/- is paid , by the draft number 278440, 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 503661, 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 05/08/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 17325.00/-, on 05/08/2013

Amount by Draft

Rs. 11028/- is paid , by the draft number 278480, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 05/08/2013

(Under Article : A(1) = 19778/- B = 8536/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

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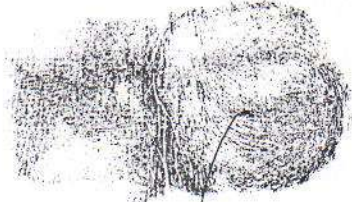
Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata -700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context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

AND

1) **AAMOD ENCLAVE PVT. LIMITED (PAN NO. AAKCA8204F)**, 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, 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,

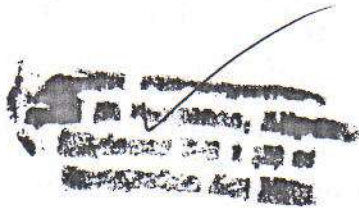
2) **AAMOD NIRMAN PVT. LIMITED (PAN NO. AAKCA8182A)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata- 700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

1691



M/S LAKHIRAM PRIYA VART

[Handwritten signature]
Partner



13 MAY 2013

ST/18 Wafid Haldia

3) AAMOD GRIHA PVT. LIMITED (PAN NO. AAKCA8187F),
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, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

For the sake of brevity hereinafter jointly and/or severally referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context be deemed to mean and include their respective successors, successors-in-office and or interest, legal representatives, administrators, executors and assigns in office) of the **SECOND PART ;**

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.**



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court of the District of Columbia at Washington, D.C. this 13th day of May 2013.

13 MAY 2013

WHEREAS all that piece and parcel of land measuring 27 Decimal which was recorded as Sali Land, situated in Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119 R. S. Khatian No. 15, R. S. Dag No. 219 L. R. Khatian No. 436 and L. R. Dag No. 237, 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 by virtue of a registered Deed of Conveyance (Bengali Saf Kobala) dated 3rd August, 1974 one Nakuleswar Chakraborty son of Late Haridas Chakraborty sold, conveyed and transferred all that piece and parcel of land measuring a little more or less 27 Decimal situated at and lying within Mouja Raghampur, in the District of 24 Parganas and now 24 Parganas South and comprised in J. L. No. 74, R. S. 235, R.S. Dag No. 219, R. S. Khatian No. 15, L.R. Khatian No. 436 and L.R. Dag No. 237 to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury which was registered at the office of Sonarpur Sub Registratton Office and recorded in Book no. I, Volume No. 44, Pages from 287 to 289, Being no. 3308 for the year 1974, for valuable consideration paid by him.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 205 of 1983 by the Ld. Addl. Senior Sub Judge, Rohtak, M/s. Lakhi Ram Priyavart the present vendor herein was granted the above mentioned property under R. S. Dag No. 219 being all that



IN PROGRESS, ALPINE
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13 MAY 2013

the aforesaid land measuring 27 Decimal situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHEREAS as aforesaid the Vendor 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, 226 - 41 Decimal, 229 - 11' Decimal, 235 - 8 Decimal, 236 - 33



~~IN PURSUANCE OF THE
PROVISIONS OF THE
DISTRICT OF COLUMBIA
AUDIT ACT~~

13 MAY 2013

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,



IN PURSUANCE OF
AUTHORITY GRANTED BY
SECTION 504 OF THE
INTERNAL SECURITY ACT OF 1950

13 MAY 2013

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 27 Decimal situated and lying 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. 15, R. S. Dag No. 219, L. R. Khatian No. 436 and L. R. Dag No. 237 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



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DATE 10/13/03 BY 60322/UC/STP/STP

13 MAY 2013

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 the sale of about 800 Cottahs of land which included the said 27 Decimal of Land 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 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 27 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the



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13 MAY 2013

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.17,98,497/- (Rupees Seventeen Lac Ninety Eight Thousand Four Hundred Ninety Seven) only, paid to and received by the VENDOR herein out of which a sum of Rs.6,33,582/- (Rupees Six Lac Thirty Three Thousand Five Hundred Eighty 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.1,42,654.50/- (Rupees One Lac Forty Two Thousand Six Hundred Fifty Four 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



IN PROGRAM, ALPH
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INFORMATION AND

13 MAY 2013

Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata- 700071, at the instance and request of the Vendor in order to obtain release and discharge of the mortgage created by the Vendor and others in favour of the said bank and the balance sum of Rs.10,22,260.50/- (Rupees Ten Lac Twenty Two Thousand Two Hundred Sixty 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 lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the 27 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



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~~Information All~~

13 MAY 2013

Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 15, R. S. Dag No. 219, L. R. Khatian No. 436, and L. R. Dag No. 237 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 with **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR **HOWSOEVER OTHERWISE** the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever of them the **VENDOR** or its predecessor(s) in title and/or interest into and upon the **SAID PROPERTY** or any part thereof **TOGETHER WITH** all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the **SAID PROPERTY** or any part thereof which now are on hereafter shall or may be in the possession or power or control of the **VENDOR** or any 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**



✓
Bureau of Land Management
1000 G Street, NW
Washington, DC 20004
202-254-2000

13 MAY 2013

PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDOR doth hereby for itself and its partners from time to time and their heirs, executors, successors, representatives, administrators agents and assigns covenant with the PURCHASERS that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the VENDOR is now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDOR is otherwise well and sufficiently entitled to the SAID PROPERTY hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the VENDOR has in itself good right and full power and absolute authority to sell convey transfer grant and convey 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



~~Signature~~
~~IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of the Philippines at Manila, Philippines, this 13th day of May, 2013.~~

13 MAY 2013

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 or all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for it the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS or either of them do and execute and perform and/or cause to be done executed and performed all 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



INSPECTION REPORT
IN PROGRAM: ALPAC
ISSUED: 13 MAY 2013

13 MAY 2013

severally all the link deeds evincing title of the vendor to the said property and the detailed particulars of such link deeds and documents so handed over to the purchasers by the Vendor are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

AND the Confirming Party is confirming the sale of the said property mentioned in the schedule hereunder written by the Vendor unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendor from performing to the extent of such sale made by it who is one of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 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).



~~CONFIDENTIAL~~
IN PROGRESS, ALL INFORMATION IS UNCLASSIFIED
DATE 10/13/00 BY 60322 UC/STP

13 MAY 2013

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring and/or containing 27 (Twenty Seven) Decimals be the same or little more or less recorded as Sali Land being the total land comprised in L. R. Dag No. 237 held vide L. R. Khatian No. 436 held and owned by the Vendor lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas) comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No.15, R. S. Dag No. 219, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

BY NORTH: PANCHAYAT ROAD.

BY SOUTH: By portions of land comprised in R. S. Dag No. 220, i.e. L. R. Dag No. 238.

BY EAST : By portions of land comprised in R. S. Dag No. 221, i.e. L. R. Dag No. 239.

BY WEST: By portions of land comprised in R. S. Dag No. 217, i.e. L. R. Dag No. 234.



IN PURSUANCE OF THE
AUTHORITY OF THE
INSPECTOR GENERAL

13 MAY 2013

IN WITNESS WHEREOF the parties abovenamed have put and subscribed their respective hands and seals and signature on the day month and year first above written.

M/S LAKHIRAM PRIYA VART
[Signature]
Partner

M/S LAKHIRAM PRIYA VART
[Signature]
Partner

SIGNATURE OF THE VENDOR

for AAMOD ENCLAVE (P) LTD.

Ra Kanodia

Director / Authorised Signatory

for AAMOD NIRMAN (P) LTD.

Ra Kanodia

Director/Authorised Signatory
for AAMOD GRIHA (P) LTD.

Ra Kanodia

Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

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]*

8057A Block E
New Alipury
Del 53



~~CONFIDENTIAL~~
~~IN PROGRESS, ALL INFORMATION IS UNCLASSIFIED~~
~~EXCEPT WHERE SHOWN OTHERWISE~~

13 MAY 2013

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.17,98,497/- (Rupees Seventeen Lac Ninety Eight Thousand Four Hundred Ninety 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.6,33,582.00

By adjustment and appropriation

Out of the sum of Rs.41,00,000/-

Paid by the Confirming Party to

Inter alia the Vendors through

The State Bank of India (SARB)

Rs.1,42,654.50

By Demand Draft No. 324507.

dated 29.04, 2013,



IN REPLY TO THE
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

13 MAY 2013

Issued by SBI,

Favouring the Vendor herein

Towards the Balance Amount

Rs.10,22,260.50

TOTAL

Rs.17,98,497/-

Total Rs.17,98,497/- (Rupees Seventeen Lac Ninety Eight Thousand Four Hundred Ninety Seven) only.

M/S LAKHIRAM PRIYA VART



Partner


M/S LAKHIRAM PRIYA VART

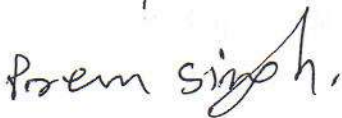


Partner


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

13 MAY 2013

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

1. Certified Copy of Partition Deed in favour of Abdul Hannan Khondkar dated 15th June, 1972, registered at the office of Sonarpur Sub Registration Office and recorded in Book no. I, Volume No. 28, Pages from 199 to 204, Being no. 2059 for the year 1972.
2. Certified Copy of Sale Deed in favour of Nakuleswar Chakraborty dated 23rd March, 1973, registered at the office of Sonarpur Sub Registration Office and recorded in Book no. I, Volume No. 17, Pages from 215 to 217, Being no. 1038 for the year 1973.
3. Original Bengali Saff Kobala Deed dated 3rd August, 1974, registered at the office of Sonarpur Sub Registration Office and recorded in Book no. I, Volume No. 44, Pages from 287 to 289, Being no. 3308 for the year 1974.
4. ~~Original 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 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, for a term or period of 13 (Thirteen) years with effect from 1st August of 2004.~~
5. Original Deed^{two} Of Surrender of Lease^{both} 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, made and executed by the abovesaid both party.
6. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
7. Original R. S. Information slip.
8. Original Bank Settlement Letter. *Xerox copy*
9. (Original Bank Release Order of the property from Mortgage.)

*Not
available
at the moment*

*Not
available
at the
moment*



IN PROGRAM, ALIEN
RECORDS UNIT OF
DEPARTMENT OF
IMMIGRATION AND NATURALIZATION

13 MAY 2013

10. Attested Copy of Irrevocable Power of Attorney dated 15th April, 1997, registered at the office of the Sub Register II, New Delhi, and recorded in the Book No. 4, Volume No. 12538, Pages from 102 to 104, Being No. 4319 for the year 1997, executed by M/s. Priya Vart Dewan Singh in favour of Sri Rajinder Singh.

11. Attested Copy of Irrevocable Power of Attorney dated 15th April, 1997, registered at the office of the Sub Register II, New Delhi, and recorded in the Book No. 4, Volume No. 12539, Pages from 105 to 107, Being No. 4319 for the year 1997, executed by M/s. Lakhiram Priya Vart in favour of Sri Rajinder Singh.

12. ~~Original~~ ^{Xerox copy} Declaration by Affidavit dated 17th September, 2012, executed by Sri Rajinder Singh and Sri Surender Singh in front of Court of the Ld. Judicial Magistrate, 1st Class Magistrate, Alipore, 24 Parganas (S), 7th Court and the Affidavit No. 18467.

13. Original Land possession handover letter to the Vendor herein from M/s. Lokpriya Bricks Pvt. Ltd.

[Handwritten signature]



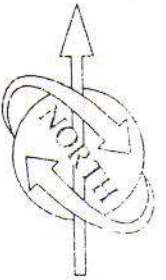
U.S. Department of Justice
Office of Inspector General
13 MAY 2013

13 MAY 2013

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 219, L. R. DAG NO. - 237, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S LAKHIRAM PRIYA VART
[Signature]
 Partner

M/S LAKHIRAM PRIYA VART
[Signature]
 Partner



MOUZA - JAGADDAL - 71

PAN CHAYET ROAD

DAG
 R.S. - 218
 L.R. - 236

113'-0"

DAG
 R.S. - 219
 L.R. - 237

AREA:- 0.27 DECI.
 BI-KA-CH-SFT
 0 - 16 - 05 - 19

103'-0"

DAG
 R. S. - 371
 L. R. - 235

110'-0"

DAG
 R.S. 221
 L.R. 239

105'-0"

DAG
 R.S. - 220
 L.R. - 238

Ananta Deal Trade Pvt. Ltd.

[Signature]
 Authorised Signatory/Director

for AAMOD ENCLAVE (P) LTD.

R. K. Kalia
 Director / Authorised Signator

THE AAMOD NINMAN (P) LTD.

R. K. Kalia
 Director/Authorised Signatory

for AAMOD GRIHA (P) LTD.

Traced By

[Signature]

JIMAR CHOSH

19-1-12

99

19-1-12

19-1-12



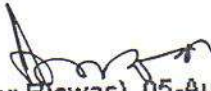
✓
I am prepared, Allport
Wentworth US I OIG
Investigation 2013

13 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 2007 to 2034
being No 06408 for the year 2013.




(Ashoke Kumar Biswas) 05-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

1950

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