

10442

P - RS 225  
LR 247

35/40

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চমবঙ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document is a genuine registration, the signature sheets and the endorsement sheets attached with the document are part of this document. 832197

54 500  
8585/13  
No. 1325/13  
13/5/13

P - R.S - 225  
LR - 247

*[Signature]*  
Notary Public, West Bengal  
Registered under the Notaries Act 1956

13 MAY 2013

THIS DEED OF CONVEYANCE 01 AUG 2013

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

BETWEEN

1) M/S.CHHIKARA BROTHERS (PAN NO.- AACFC4100H),  
a partnership firm, registered under the provisions of the Indian  
Partnership Act, 1932, having its office at 747 Shivaji Colony,  
Rohtak, Hariyana, represented by its present partners (i) SRI



0008145 18 APR 2013



No. KAN/02/145 Date 18 APR 2013  
 Sold to SHIVIKA PROPERTIES (P) LTD.  
 Address 6, Old Boat Office Street  
5th Floor  
A. BANERJEE  
S. VENDOR (G.S.)  
 HIGH COURT, KOLKATA-700 001

TR - Kaur Kalia

ASHIS BANERJEE  
M & VENDOR  
HIGH COURT CAD

1689  
SPR828 A



FOR AADHRA ENCLAVE (P) LTD,  
SHIVIKA PROPERTIES (P) LTD.

TR - Kaur Kalia  
Director/Authorised Signatory



1690



FOR AADHRA ENCLAVE PRIVATE LIMITED  
FOR ALLIUM CONSTRUCTION PRIVATE LIMITED

[Signature]  
Director, Authorised Signatory

Azanta Deal Trade Pvt. Ltd.

[Signature]  
Authorised Signatory/Director

[Signature]  
13 MAY 2013

13 MAY 2013

Biswajit Halder,  
S/O Sri Ranjit Kr. Halder,  
20, Duttanagar School Road.

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.

2) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F), son of Late Priya Vart residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053;

For the sake of brevity hereinafter jointly and/or severally referred to as the "VENDORS" (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, legal representatives, administrators, executors, assigns-in-office and/or interest, AND the legal heirs, successors, legal representatives, administrators, executors and assigns of the said Sri Rajinder Singh) of the **FIRST PART**;

**AND**

1) AZALEA ENCLAVE PVT. LIMITED (PAN NO.- AAKCA8190N), 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,

1891

M/S CHIKARA BROTHERS

Partner

1892

M/S CHIKARA BROTHERS

Partner

✓ Sujin k.



Stamp: District Sub-Registrar, Burdwan, West Bengal

Raiswajit Halder.

13 MAY 2014

2) **AADHIRA ENCLAVE PVT. LIMITED** (PAN NO.-**AAKCA7536J**), 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, represented by one of its Directors **MR. 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 - 700 025,

3) **ALLIUM CONSTRUCTION PVT. LIMITED** (PAN NO.-**AAKCA8176G**), 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, represented by one of its Directors **MR. 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 - 700 025,

4) **SHIVIKA PROPERTIES PVT. LTD.** (PAN NO.-**AASCS7685N**), 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, 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



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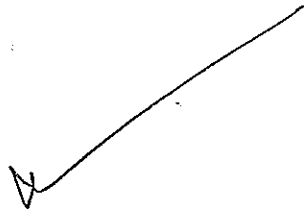
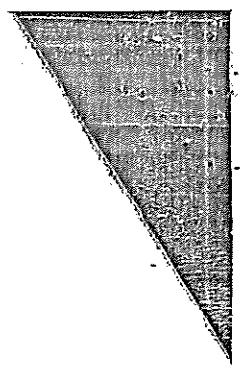
13 MAY 2012

respective successors-in-office and/or interest, legal representatives, agents and assigns) 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 **MR. 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 - 700 025, 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, agents and assigns) **OF THE OTHER PART**;

**WHEREAS** all that piece and parcel of land measuring more or less 35 Decimal out of 40 Decimal, which was recorded as Danga 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. 106, R. S. Dag No. 225, L. R. Khatian No. 435 and L. R. Dag No. 247, is the property being sold by and under this Deed of Conveyance and which is more fully and particularly mentioned and described in the second schedule written hereunder.



*[Illegible signature and stamp]*

13 MAY 2019



**AND WHEREAS** one Abdul Gafur son Late Meer Kader Ali was the sole and lawful owner of a plot of land measuring a little more or less 27 Decimal a little more or less out of 40 Decimal (more fully and particularly mentioned and described in the first schedule hereunder written), situated at 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. 106, R. S. Dag No. 225.

**AND WHEREAS** while thus being so seized and possessed of the aforesaid property the said Abdul Gafur, for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid 27 Decimal of land out of 40 Decimal, which was recorded as Danga land under R. S. Dag No. 225 along with some other properties in different dags situated within Mouza Raghampur, to Sri Pratap Singh Choudhury by virtue of a registered Deed of Conveyance dated 7<sup>th</sup> day of November, 1962 for valuable consideration paid by the said purchaser and the said deed was registered in Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 108, pages from 220 to 225, Being No. 9619 for the year 1962. ✓

**AND WHEREAS** 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 Order dated 7<sup>th</sup> August, 1998, the said M/s. Chikara Brothers, a partnership firm, the present Vendor number 1 herein, a partnership firm, has become the owner of the aforesaid 27 decimal of land out of 40 Decimal, comprised in R.S.



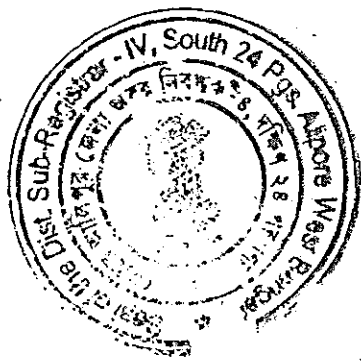
*[Illegible text, possibly a signature or official name]*

13 MAY 2013

Dag No. 225, within Mouza Raghampur in the state of West Bengal, which was purchased by the aforesaid Sri Pratap Singh Choudhury.

**AND WHEREAS** Sk. Abdul Zabbar son of Late Fajal Rahaman Seikh, Sk. Ajmatulla, Sk. Ansharuddin, Sk. Shebgatulla all sons of Late Sk. Abdul Rahim, Ayesha Bibi wife of Late Sk. Abdul Rahim, Rahima Bibi wife of Mir Maniruddin, Alema Bibi wife of Kaji Abdul Rahaman, Habiba Bibi wife of Sk. Niyim, Salema Bewa wife of Late Jalil Rahaman were the joint lawful owners of a plot of land measuring a little more or less 8 Decimal out of 40 Decimal which was recorded as Danga land, situated at 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. 106, R. S. Dag No. 225.

**AND WHEREAS** while thus being seized and possessed of the aforesaid property; Sk. Abdul Zabbar son of Late Fajal Rahaman Seikh, Sk. Ajmatulla, Sk. Ansharuddin, Sk. Shebgatulla all sons of Late Sk. Abdul Rahim, Ayesha Bibi wife of Late Sk. Abdul Rahim, Rahima Bibi wife of Mir Maniruddin, Alema Bibi wife of Kaji Abdul Rahaman, Habiba Bibi wife of Sk. Niyim, Salema Bewa wife of Late Jalil Rahaman; for their legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid 8 Decimal Danga land out of 40 Decimal, under R. S. Dag No. 225 to Sri Rajinder Singh the Vendors number 2 herein by virtue of a registered Deed of Conveyance dated 10<sup>th</sup> day of December, 2012 in consideration of valuable consideration paid to



Sub-Registrar - IV, South 24 P.S. Alipore West Bangalore  
ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಟಾರಿಯಟ್ ಅಧಿನಿಯಮ 1956 ಅನ್ವಯದಲ್ಲಿ ನೋಟಾರಿಯಟ್ ಅಧಿಕಾರಿ

13 MAY 2013

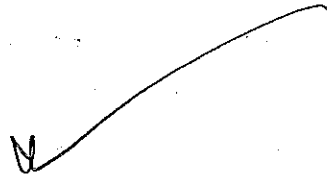
them, which was registered at D.S.R.-IV South 24 Parganas, West Bengal and recorded in Book No. I, CD Volume No. 34, pages from 3378 to 3394, Being No. 09594 for the year 2012.

**AND WHEREAS** thus as aforesaid, the Vendors number 1 and 2 herein, became the absolute joint owners of the aforesaid 35 Decimal of Danga land out of 40 Decimal of Land, under R. S. Dag No. 225, but only 27 Decimal of land under R.S. Dag No. 225 has been mutated in the name of the Vendor number 1 herein.

**AND WHEREAS** as aforesaid the Vendors herein became the joint owners of the aforesaid 35 Decimal of Danga land out of 40 Decimal of Land and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

**AND WHEREAS** the VENDORS 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 vendors had offered to the Confirming Party herein to sell the aforesaid property being all that the piece and parcel of land measuring 35 Decimal out of 40 Decimal, 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. 106, R. S. Dag No. 225, L. R. Khatian No. 435 and L.



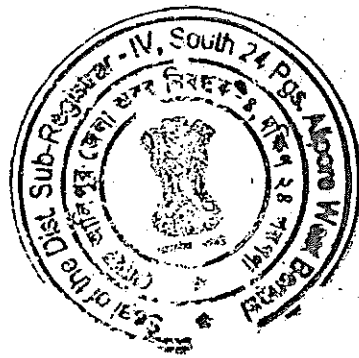


ಅಲಿಪುರೇ ವೆಸ್ಟ್ ಪಿ.ಎಸ್. 24 ದಕ್ಷಿಣ ಭಾಗದ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ - 4, ಬೆಂಗಳೂರು  
ಅಲಿಪುರೇ ವೆಸ್ಟ್ ಪಿ.ಎಸ್. 24 ದಕ್ಷಿಣ ಭಾಗದ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ - 4, ಬೆಂಗಳೂರು  
ಅಲಿಪುರೇ ವೆಸ್ಟ್ ಪಿ.ಎಸ್. 24 ದಕ್ಷಿಣ ಭಾಗದ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ - 4, ಬೆಂಗಳೂರು  
ಅಲಿಪುರೇ ವೆಸ್ಟ್ ಪಿ.ಎಸ್. 24 ದಕ್ಷಿಣ ಭಾಗದ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ - 4, ಬೆಂಗಳೂರು

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R. Dag No. 247, which is more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, and as such negotiated with the Confirming Party who being satisfied with the said offer of the Vendors and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDORS to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah, which is equivalent to Rs.66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per decimal and the VENDORS 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 Vendors herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the aforesaid 35 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, 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.



~~Sub-Registrar - IV, South 24 P.S. Alipore West, Kolkata~~  
কলকাতা পশ্চিম আলিপুর ২৪ প.স. দক্ষিণ-৪ নং উপ-রেজিস্ট্রার

13 MAY 2013

**AND WHEREAS** the confirming party has with the consent and concurrence of the said Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, nominated the purchasers herein to complete the purchase of the said area of land measuring 35 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the second schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2<sup>nd</sup> February 2012, and in consideration of the sum of Rs.23,31,385/- (Rupees Twenty Three Lac Thirty One Thousand Three Hundred Eighty Five) only, paid to and received by the VENDORS herein out of which a sum of Rs.8,21,310/- (Rupees Eight Lac Twenty One Thousand Three Hundred Ten) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendors with the others under the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, which sum of money is being credited by the vendors herein to the account of the purchasers herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.1,84,922.50/- (Rupees One Lac Eighty Four Thousand Nine Hundred Twenty Two and Fifty Paise) only has been adjusted out of another sum of



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13 MAY 2013



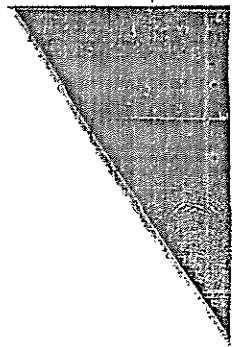
Rs.41,00,000/- (Rupees Forty One Lac) only which has since in the meantime been further paid by the Confirming Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata- 700071, at the instance and request of the Vendors in order to obtain release and discharge of the mortgage created by the Vendors and others in favour of the said bank and the balance sum of Rs.13,25,152.50/- (Rupees Thirteen Lac Twenty Five Thousand One Hundred Fifty Two and Fifty Paise) only, having been paid by the purchasers to the vendors at or before execution of these presents (the receipt whereof the VENDORS do and each one of them 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 VENDORS as the beneficial and lawful Owners 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 35 Decimal out of the said 40 Decimal be the same a little more or less, which is recorded as Danga Land, lying and situate at and within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 106, R. S. Dag No. 225, L. R. Khatian No. 435 and L. R. Dag No. 247, which



~~CONFIDENTIAL~~  
IN PROGRAM, ALASKA  
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CONFIDENTIAL

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is more fully and particularly mentioned in the SECOND SCHEDULE hereunder written shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever of them the VENDORS or their 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 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 PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDORS doth hereby for itself and/or himself 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 VENDORS are now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances



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attachments and defect in title whatsoever and the VENDORS are 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 things whatsoever as aforesaid done or made or caused to be done or made the VENDORS has in itself and himself good right full power and absolute authority to sell convey transfer grant 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 without any lawful eviction, interruption claim or demand whatsoever from the VENDORS or either of them or any person or persons lawfully or equitably claiming from under or in trust for them or either of them And the vendors 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 VENDORS or any of them and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for them the VENDORS 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 and executed and performed all such acts





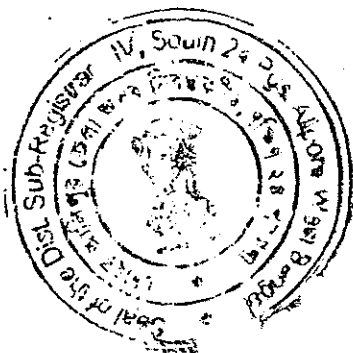
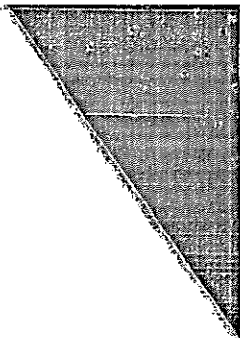
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District Sub-Registrar, Alipore West  
Kolkata

10 3 MAY 2016

and deeds matters and things whatsoever for further and more perfectly assuring the SAID PROPERTY conveyed by these presents and every part thereof unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

**AND THE VENDOR HAS** at or before execution of these presents handed over and delivered to the Purchasers jointly and severally all the link deeds evincing title of the vendor to the said property and the detailed particulars of such link deeds and documents so handed over to the purchasers by the Vendor are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

**AND** the Confirming Party is confirming the sale of the said property mentioned in the second schedule hereunder written by the Vendors unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendors from performing to the extent of such sale made by them who are two of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and also adjustment of the said sum of consideration amount mentioned hereinabove out of the said earnest money and part payment made by the Confirming Party to the vendors therein and the Vendors herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).



Sub-Registrar IV, South 24 P.S. Alkora W. 1968  
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**THE FIRST SCHEDULE ABOVE REFERRED TO**

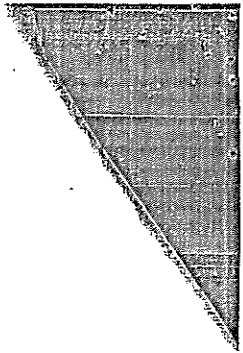
**ALL THAT** piece and parcel of land measuring and/or containing 40 (Forty) Decimals of land which was recorded as Danga land being the total property, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, 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. 106, R. S. Dag No. 225, and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH : By portions of land comprised in R. S. Dag No. 224, i.e. L. R. Dag No. 248.

ON THE SOUTH : By portions of land comprised in R. S. Dag No. 235, i.e. L. R. Dag No. 268.

ON THE EAST : By portions of land comprised in R. S. Dag No. 238, i.e. L. R. Dag.No. 265.

ON THE WEST : By portions of land comprised in R. S. Dag No. 226, i.e. L. R. Dag No. 246.



~~Sub-Inspector - IV, South 24 P.S. Alabona West Bengal~~  
~~GOVERNMENT OF WEST BENGAL~~

03 MAY 2019

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring and/or containing 35 (Thirty Five) Decimals be the same a little more or less recorded as Danga land being part of and/or comprised in L.R. Dag No. 247 held vide L.R. Khatian No. 435, out of 40 (Forty) Decimal of Land, held and owned by the Vendors, 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. 106, R. S. Dag No. 225, and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH : By portions of land comprised in R. S. Dag No. 225, i.e. L. R. Dag No. 247.

ON THE SOUTH : By portions of land comprised in R. S. Dag No. 225, i.e. L. R. Dag No. 247.

ON THE EAST : By portions of land comprised in R. S. Dag No. 225, i.e. L. R. Dag No. 247.

ON THE WEST : By portions of land comprised in R. S. Dag No. 225, i.e. L. R. Dag No. 247.



~~STATE OF LOUISIANA~~  
~~DEPARTMENT OF SOCIAL SECURITY~~  
~~Sub-Register - IV, South 24 P.S. Above West 8 Street~~

13 MAY 2012



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 CHINKARA BROTHERS

*[Handwritten Signature]*  
Partner

M/S CHINKARA BROTHERS

*[Handwritten Signature]*  
Partner

(1) Abhijit Dalmabarty  
88B Street Base Rd.  
Kolkata 700026

SIGNATURE OF THE VENDORS

for AZALEA ENCLAVE (P) LTD.

SHIVIKA PROPERTIES (P) LTD.

*[Handwritten Signature]*

Director/Authorised Signatory

Ramesh Chandra Khartae  
88/S A Block E  
New Airport  
KOL-53

for AADHIRA ENCLAVE PRIVATE LIMITED

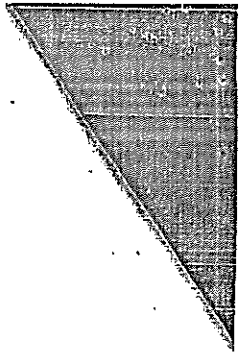
or ALLIUM CONSTRUCTION PRIVATE LIMITED

*[Handwritten Signature]*

Director, Authorised Signatory

SIGNATURE OF THE PURCHASERS

*[Handwritten Signature]*  
Adarsh Dalm  
Chng



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Faint, illegible text.

Faint, illegible text.

Faint, illegible text.

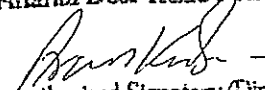
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Faint, illegible text, possibly a signature or stamp, with a line pointing to it from above.

18 3 MAY 2013

Ananta Deol Trade Pvt. Ltd.

  
Authorized Signatory/Director

SIGNATURE OF THE CONFIRMING

WITNESSESS :

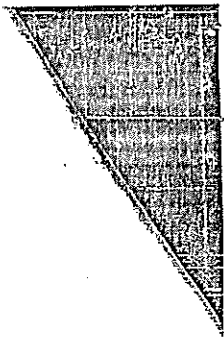
1.



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

2.





*[Handwritten signature]*  
[Illegible text]  
[Illegible text]  
[Illegible text]

03 MAY 2010



RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs. 23,31,385/- (Rupees Twenty Three Lac Thirty One Thousand Three Hundred Eighty Five) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

**MEMO OF CONSIDERATION**

By adjustment and appropriation out of the earnest money paid by the Confirming Party to inter alia the Vendors in terms of the Memorandum of Understanding dated 2<sup>nd</sup> February, 2012

Rs. 8,21,310.00

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. 1,84,922.50

By Demand Draft No. 324630 dated 10.05 —, 2013 Issued by State Bank of India Favouring the Vendors herein

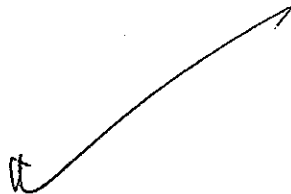
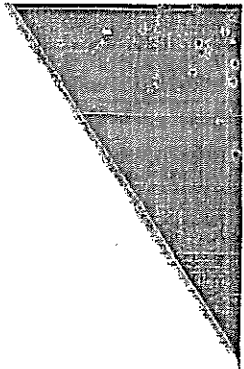
towards the Balance Amount *n' favor of*

Rs. 13,25,152.50

*and to Chikara Brothers & Demand Draft NO 324631 -*

*dated 10.05.2013, issued by*

*State Bank of India n' favor of*  
*Legend Brothers*



103 MAY 2013

103 MAY 2013

TOTAL

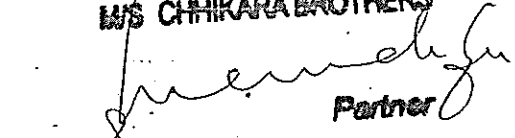
Rs.23,31,385/-

Total Rs.23,31,385/- (Rupees Twenty Three Lac Thirty One Thousand Three Hundred Eighty Five) only.

M/S CHHIKARA BROTHERS

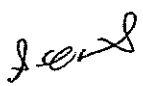
  
Partner

M/S CHHIKARA BROTHERS

  
Partner

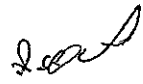
SIGNATURE OF THE VENDORS

**WITNESSESS :**

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

2. 

Drafted by me.

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



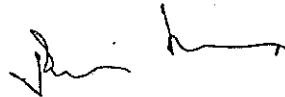
~~CONFIDENTIAL~~  
BUREAU OF LAND MANAGEMENT  
DEPARTMENT OF THE INTERIOR

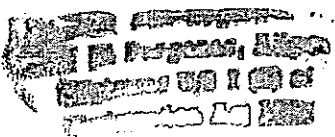
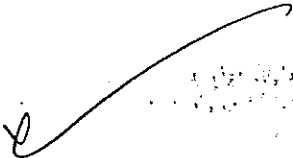
13 MAY 2010



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

1. Original Bengali Saff Kobala Deed dated 7<sup>th</sup> day of November, 1962, registered at the office of the Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 108, pages from 220 to ~~225~~<sup>223</sup>, Being No. 9619 for the year 1962.
2. Original Bengali Saff. Kobala Deed dated 29<sup>th</sup> day of December, 1962, registered at the office of the Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 121, pages from 219 to 221, Being No.10897 for the year 1962.
3. Original Deed of Conveyance dated 10<sup>th</sup> day of December, 2012, registered at the office of the D.S.R.-IV South 24 Parganas, West Bengal and recorded in Book No. I, CD Volume No. 34, pages from 3378 to 3394, Being No. 09594 for the year 2012.
4. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendors herein.





MAY 17 2013

THE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 225, L. R. DAG NO. - 247, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

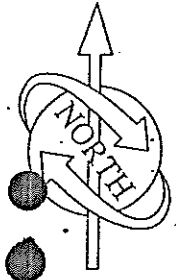
M/S CHHIKARA BROTHERS

*Handwritten signature*  
Partner

M/S CHHIKARA BROTHERS

*Handwritten signature*  
Partner

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



DAG: R. S. - 226,  
L. R. - 246

150'-0"

105'-0"

DAG :

R. S. - 225,  
L. R. - 247

AREA:- 0.40 DECI.  
BI-KA-CH-SFT  
01- 01 - 02 - 39

132'-0"

DAG : R. S. - 238,  
L. R. - 265,

DAG  
R.S. - 235,  
L. R. - 267

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

121'-0"

Ananta Deal Trade Pvt. Ltd.

*Handwritten signature*  
Authorized Signatory/Director

TOTAL LAND IN DAG- .40 DECI.

SOLD LAND .35 DECI.

BI	KA	CH	SFT
01	01	02	39

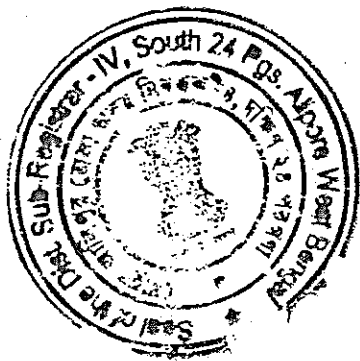
for AZALEA ENCLAVE (P) LTD,  
SHIVIKA PROPERTIES (P) LTD.

*Handwritten signature*  
Director/Authorise Signatory

Traced By

*Handwritten signature*

ANANTA DEAL TRADE PRIVATE LIMITED



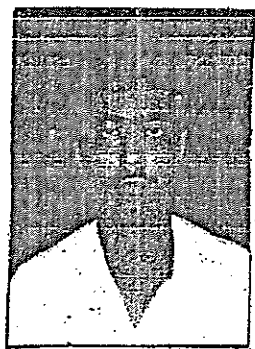
*[Handwritten signature]*  
[Illegible stamped text]

13 MAY 2013

## SPECIMEN FORM FOR TEN FINGER PRINTS

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

1. *[Handwritten Signature]*



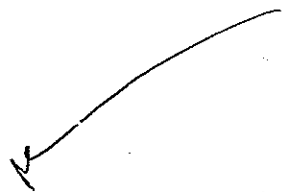
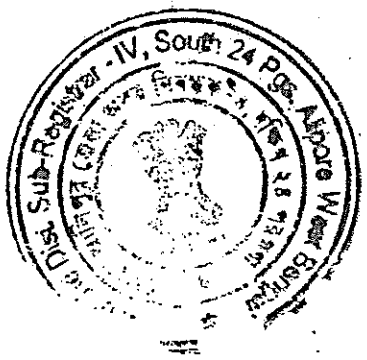
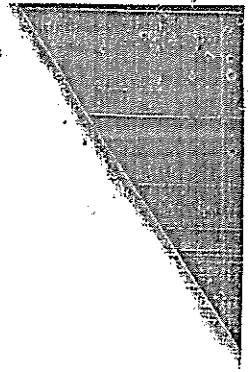
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LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

2.

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

3.

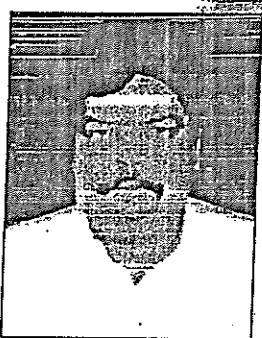
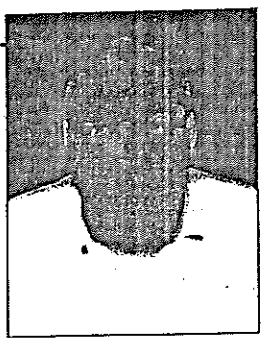

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

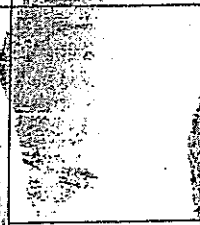
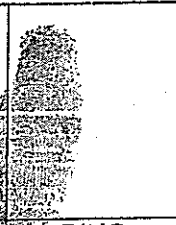
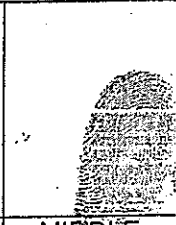

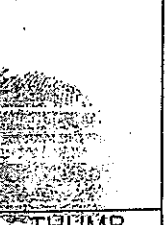
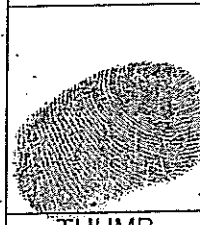
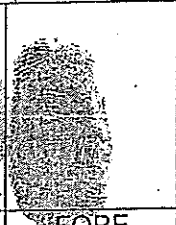
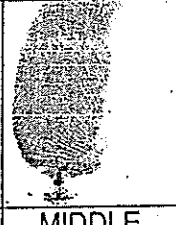
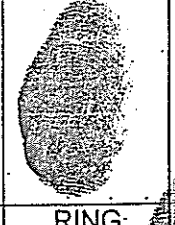
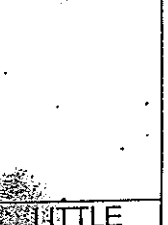
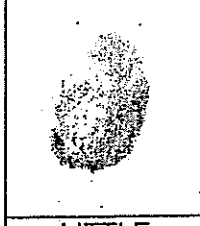
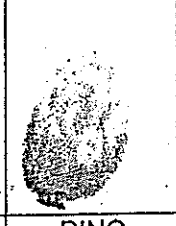



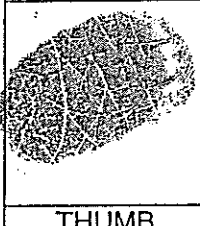
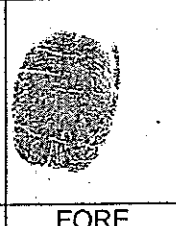
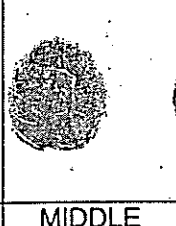
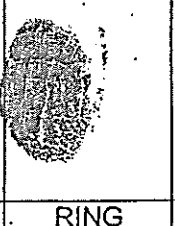
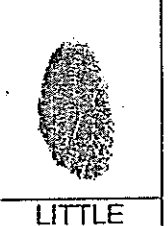
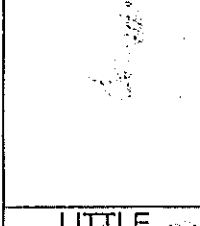
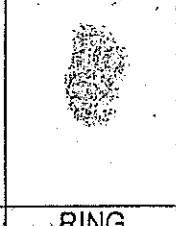
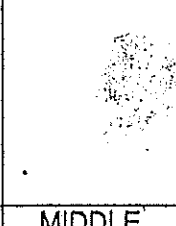

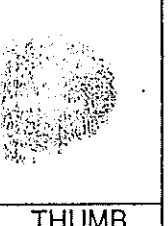
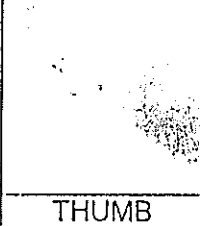
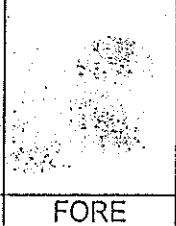
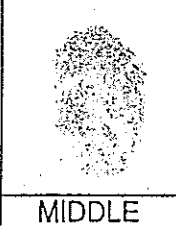

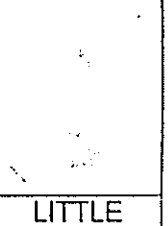


Handwritten signature or name in Bengali script, appearing to be 'S. K. Ghosh'.

13 MAY 2013

# SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or Purchaser/ Presentants
1.	
2.	
3.	

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

*Sharma*  
*Wanish gh*  
*R-Kar Kedia*



স্বাক্ষরিত  
[Signature]  
Sub-Registrar, Alipore  
West Bengal

18 3 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 - 06274 of 2013  
(Serial No. 04045 of 2013 and Query No. 1604L000008585 of 2013)

On 13/05/2013

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

Presented for registration at 18.54 hrs on :13/05/2013, at the Private residence by Ram Kumar Kedia, one of the Claimants.

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

Execution is admitted on 13/05/2013 by

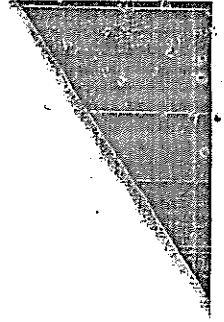
1. Rajinder Singh  
Partner, M/s Chhikara Brothers Pan No Aacfc 4100h, 747 Shivaji Colony Rohtak Haryana, HARYANA, India, .  
, By Profession : —
2. Rajinder Singh, son of Lt. Priya Vart , 88/s/a New Alipore, E, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : —
3. Surender Singh  
Partner, M/s Chhikara Borthers, 747 Shivaji Colony Rohtak Haryana, HARYANA, India, .  
, By Profession : —
4. Arun Kumar Kedia  
Director, Ananta Dealtrade Pvt Ltd, 50 Suburban School Rd, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
, By Profession : —
5. Ram Kumar Kedia  
Director, Azalea Enclave Pvt Ltd, 10/1 Burtolla St, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
Director, Shivika Properties Pvt Ltd Pan No Aasc 7685n, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : —
6. Arun Kumar Kedia  
Director, Aadhira Enclave Pvt Ltd, 2b Dr Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
Director, Allium Construction Pvt Ltd, 2b Dr Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : —  
Identified By Biswajit Halder, son of Ranjit Kr Halder, 50 Suburban School Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



12-22-2014

u

12-22-2014  
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12-22-2014



12-22-2014  
12-22-2014  
12-22-2014  
12-22-2014



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

Endorsement For Deed Number : I - 06274 of 2013  
(Serial No. 04045 of 2013 and Query No. 1604L000008585 of 2013)

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-23,31,385/-

Certified that the required stamp duty of this document is Rs.- 116580 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**In 20/05/2013**

**Deficit stamp duty**

Deficit stamp duty Rs. 111579/- is paid , by the draft number 278444, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 20/05/2013

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**In 14/06/2013**

**Deficit stamp duty**

Deficit stamp duty Rs. 10/- is paid , by the draft number 503702, 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

**In 01/08/2013**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 11065.00/-, on 01/08/2013

Amount by Draft

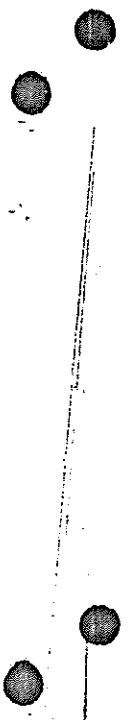
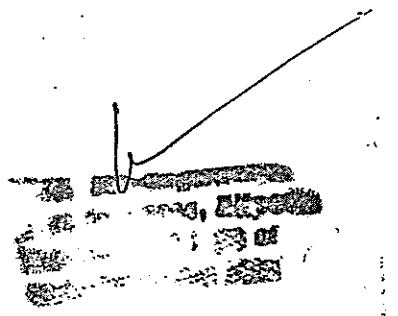
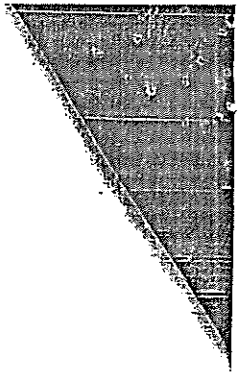
Rs. 25680/- is paid , by the draft number 278470, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

( Under Article : A(1) = 2564.17, B = 11080, C = 7/-, H = 28/-, M(b) = 4/- on 01/08/2013 )



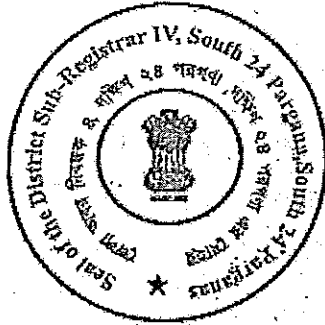
( Ashoke Kumar Biswas )  
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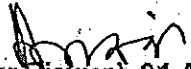
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Certificate of Registration under section 60 and Rule 69.

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(Ashoke Kumar Biswas) 01-August-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal

