

4064

P - 20 220
LR 246 2nd

I 6312/13 9A

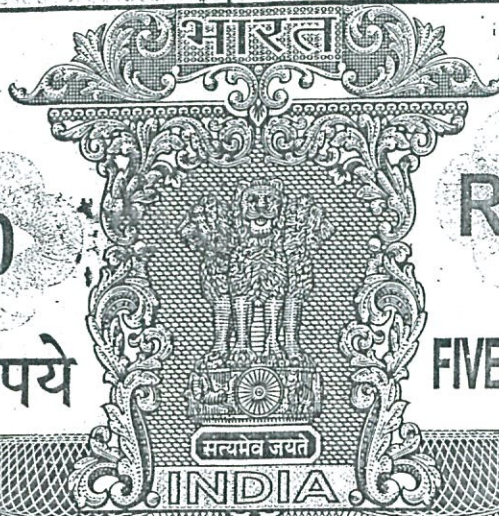
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल WEST BENGAL

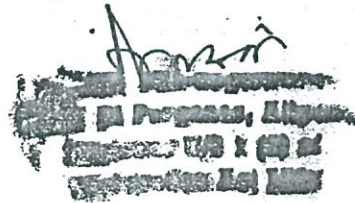
certified that the document is genuine
and registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document.

A 832198

P- R.S. 226

L.R 246.

Handwritten notes:
b-28000
t. No. 8582/13
v. c. No. 1099/12
13/5/13



13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

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

BETWEEN

M/S. LAKHIRAM PRIYAVART (PAN NO.- AAAFL2822R), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, and having its another office at 88,S/A, Block

8144

18 APR 2013

0000



No. _____ Date _____

Sold to **KANODIA & Co.**

Solicitors & Advocates

Address **8, Old Post Office Street**

Kolkata - 700.001

A. BANERJEE

L.S. VENDOR (O.S.)

HIGH COURT, KOLKATA-700 001

Arun Kumar



1690

A. BANERJEE
L.S. VENDOR
HIGH COURT CAL

FOR ALLIUM ENCLAVE PRIVATE LIMITED

FOR ANGELICA COMPLEX PRIVATE LIMITED

FOR ANGELICA CONSTRUCTION PRIVATE LIMITED

FOR ARROWLEAF COMPLEX PRIVATE LIMITED

FOR ARROWLEAF NIWAS PRIVATE LIMITED

Arun Kumar

Director / Authorized Signatory



Ananta Deal Trade Pvt. Ltd.

Arun Kumar
Authorized Signatory/Director

13 MAY 2013

13 MAY 2013

M/S LAKHIRAM PRIYAVART

Arun Kumar
Partner

Biswajit Halder,
S/O Sri Ranjit Kr. Halder,
50, Suburban School Road,
Kolkata - 700025,
Saurice.

E, New Alipore, Kolkata-700053, 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 "VENDOR" (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their respective heirs, successors, legal representatives, administrators, executors and assigns in office) of the **FIRST PART.**

AND

1) **ALLIUM ENCLAVE PVT. LIMITED** (PAN NO.- **AAKCA7534L**), 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 MR. RAM KUMAR KEDIA, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) **ANGELICA COMPLEX PVT. LIMITED** (PAN NO.- **AAKCA7535M**), 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 Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director,

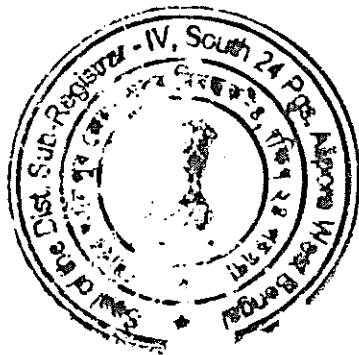
1691



M/S LAKHIRAM PRIYA VARTI

Lakshmi

Partner



Stamp: Registrar of Companies, Alipore West Bengal

13 MAY 2013

Biswajit Halder

residing at 50, Suburbāri School Road, P. S. Kalighat, Kolkata - 700 025,

3) **ANGELICA CONSTRUCTION PVT. LIMITED (PAN NO.- AAKCA7540A)**, 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 Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

4) **ARROWLEAF COMPLEX PVT. LIMITED (PAN NO.- AAKCA7533P)**, 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 Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

5) **ARROWLEAF NIWAS PVT. LIMITED (PAN NO.- AAKCA7539H)**, 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 Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,



REGISTRAR GENERAL,
SOUTH 24 P.W. DISTRICT,
JERUSALEM.

13 MAY 2019

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, agents 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 MR. ARUN KUMAR KEDIA son of Mr. 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, legal representatives, administrators, executors and assigns in office) **OF THE OTHER PART.**

WHEREAS all that piece and parcel of land measuring 41 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. 59, R. S. Dag No. 226, L. R. Khatian No. 436 and L. R. Dag No. 246, is the property being sold by and under this Deed of



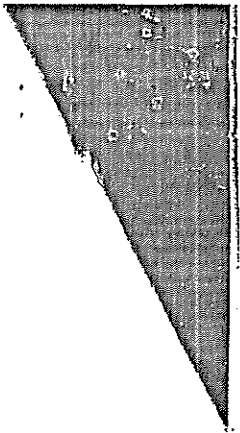
13 MAY 2013

13 MAY 2013

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

AND WHEREAS one Chadek Shaikh son of Late Mokbul Shaikh was the lawful owner in respect of the landed property all that the chunk of land (41 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, under R. S. Khatian No. 59, R. S. Dag No. 226.

AND WHEREAS while thus being seized and possessed of the aforesaid landed property as legal owner the aforesaid Chadek Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 41 Decimal of Land 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. 59, R. S. Dag No. 226, along with other properties under different Dags and Khatians by virtue of a registered Deed of Conveyance 25th October, 1962 by a Bengali Saff Kobala Deed to Sri Dewan Singh Chowdhury son of Late Pram Sukh Chowdhury and the same was registered in Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 112, Pages from 40 to 43, Being No. 9078 for the year 1962 for valuable consideration paid by him.



13 MAY 2013

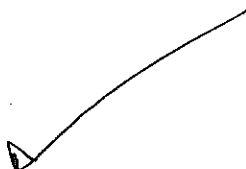
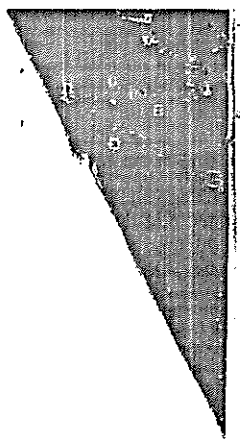
13 MAY 2013

AND WHEREAS by virtue a decree passed in Civil Suit No. 205 of 1983 by the Ld. Court of Senior Sub-Judge, Rohtak, and the order dated 1st December, 1983, the said M/s. Lakhiram Priya Vart the present Vendor herein was granted the aforesaid property being the aforesaid 41 Decimal Land comprised in R.S. Dag No. 226, situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHEREAS as aforesaid the Vendor herein became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS by a DEED OF LEASE dated 6th January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendor 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,



Sub-Register - IV, South 24 P.S. Alipore Ho. Bd. Bengal

13 MAY 2013

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 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

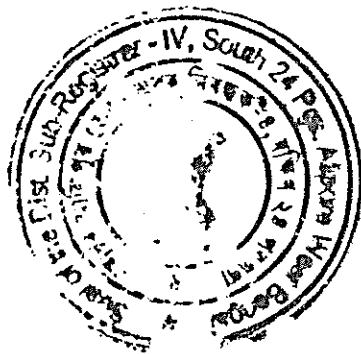


13 MAY 2013
13 MAY 2013
13 MAY 2013

13 MAY 2013

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 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 the 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 41 Decimal, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 59, R. S. Dag No. 226, L. R. Khatian No. 436 and L. R. Dag No. 246, 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 the CONFIRMING PARTY who being satisfied with the offer of the Vendor and being desirous of acquiring the SAID



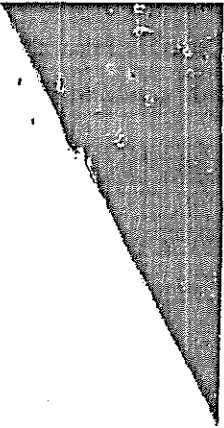
13 MAY 2013

13 MAY 2013

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 Rs.66,611/- Rupees Sixty Six Thousand Six Hundred) only per decimal and the VENDOR accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

AND WHEREAS the Vendor herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 41 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 41 Decimal being the said property



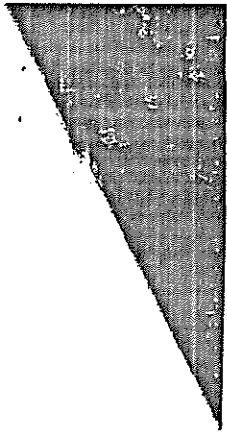
~~SECRET~~
IN PROGRESS, HONOR.
REGISTER - IV, SOUTH 24 P. A.
18/05/2010

13 MAY 2010

(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 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:

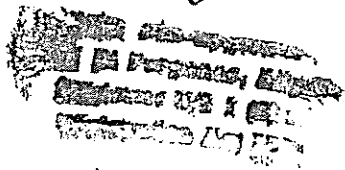
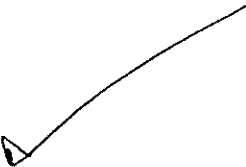
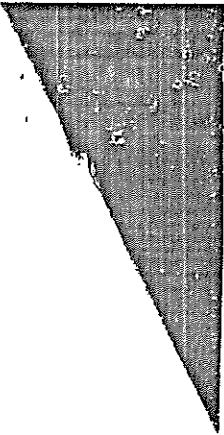
That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs. 27,31,051/- (Rupees Twenty Seven Lac Thirty One Thousand Fifty One) only paid to and received by the VENDOR herein out of which a sum of Rs. 9,62,106/- (Rupees Nine Lac Sixty Two Thousand One Hundred Six) 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 purchasers herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs. 2,16,623.50/ (Rupees Two Lac Sixteen Thousand Six Hundred Twenty Three and Fifty Paise) only has been adjusted out of another sum of Rs. 41,00,000/- (Rupees Forty One Lac) only which has since in the meantime been further paid by the Confirming Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata- 700071, at the instance and request of the Vendor in order to obtain release and discharge of the mortgage created by the Vendor and others in favour of the



POSTAL REGISTER - IV, SOUTH 24
POSTAL REGISTER - IV, SOUTH 24
POSTAL REGISTER - IV, SOUTH 24

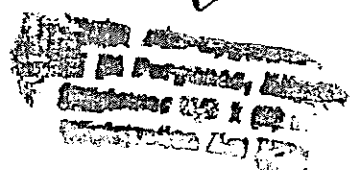
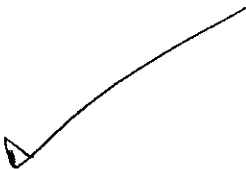
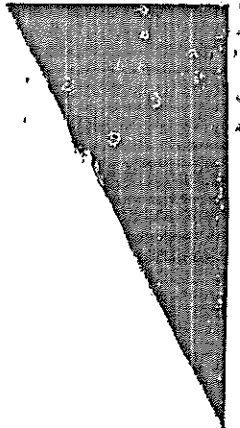
13 MAY 2013

said bank and the balance sum of Rs. 15,52,321.50/- (Rupees Fifteen Lac Fifty Two Thousand Three Hundred Twenty One 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 41 Decimal be the same a little more or less, lying and situate at and within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 59, R. S. Dag No. 226, L. R. Khatian No. 436 and L. R. Dag No. 246, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE thē SAID PROPERTY or any part



13 MAY 2010

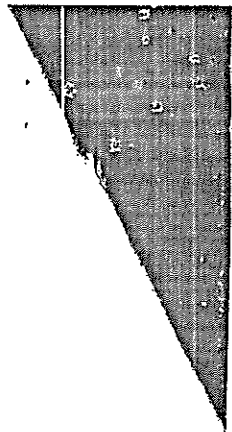
thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever of them the VENDOR or its predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the SAID PROPERTY or any part thereof which now are on hereafter shall or may be in the possession or power or control of the VENDOR or any one claiming under the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the SAID PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDOR doth hereby for itself and its partners from time to time and their heirs, executors successors representatives agents and assigns and administrators covenant with the PURCHASER 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 made the VENDOR has itself good right and full power and absolute authority to sell convey transfer grant assign assure and convey



13 MAY 2013

the SAID PROPERTY hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchasers and each one of them shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDOR and all persons having or lawfully or equitably claiming or estate or right title and interest 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 and executed and performed all such acts 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 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



Handwritten signature and illegible text.

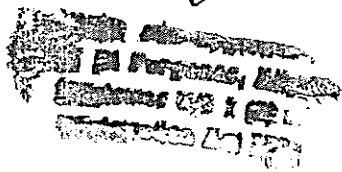
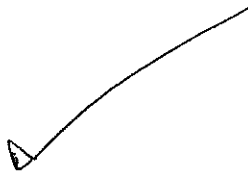
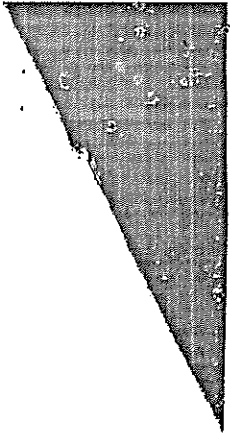
13 MAY 2010

mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 41 (Forty One) Decimals be the same a little more or less recorded as Danga Land being the total property comprised in L. R. Dag No. 246 held vide L. R. Khatian No. 436, held and owned by the vendor 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. 59, R. S. Dag No. 226, now under the jurisdiction of the Poleghat Gram Panchayet and



13 MAY 2013

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 Nos. 224 & 227, i.e. L. R. Dag Nos. 248 & 249.

ON THE SOUTH: By portions of land comprised in R. S. Dag Nos. 233, 234 & 235, i.e. L. R. Dag Nos. 245, 268 & 267.

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

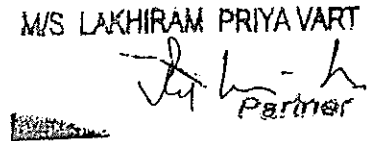
ON THE WEST: By portions of land comprised in R. S. Dag Nos. 222, 228 & 229, i.e. L. R. Dag Nos. 240, 241 & 242.

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.

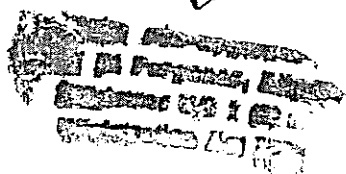
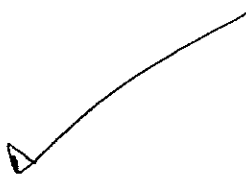
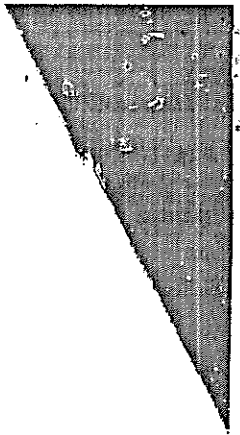
M/S LAKHIRAM PRIYA VART


Partner

M/S LAKHIRAM PRIYA VART


Partner

SIGNATURE OF THE VENDOR



13 MAY 2013

Ramchandra Khata
88/5 A Block-E
New Alipore
Ker-33

FOR ALLIUM ENCLAVE PRIVATE LIMITED

FOR ANGELICA COMPLEX PRIVATE LIMITED

FOR ANGELICA CONSTRUCTION PRIVATE LIMITED

FOR ARROWLEAF COMPLEX PRIVATE LIMITED

FOR ARROWLEAF NIVAS PRIVATE LIMITED

[Signature]
Director / Authorised Signatory

[Signature]
88/3, Smt Bansi
Kakaten 70026

SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt. Ltd.

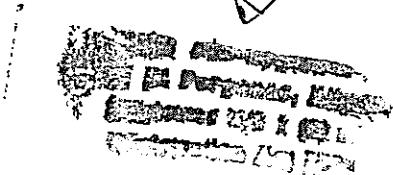
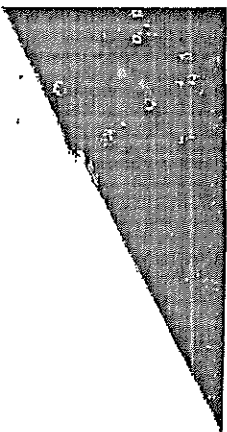
[Signature]
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES:

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

2. *[Signature]*

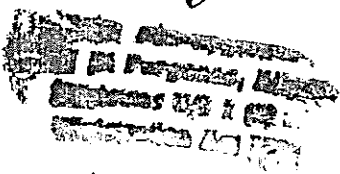
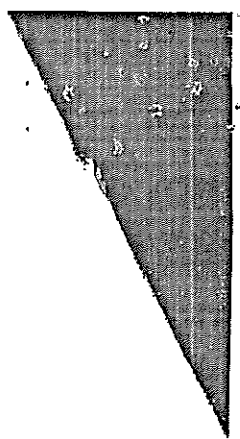


13 MAY 2015

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs. 27,31,051/- (Rupees Twenty Seven Lac Thirty One Thousand Fifty One) 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 nd February, 2012	Rs.9,62,106.00
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.2,16,623.50
By Demand Draft No. 324525 dated 29.04, 2013 Issued by S B I, Favouring the Vendor herein Towards the Balance Amount	Rs.15,52,321.50



13 MAY 2013

TOTAL

Rs.27,31,051-00

=====

Total Rs.27,31,051/- (Rupees Twenty Seven Lac Thirty One Thousand Fifty One).

M/S LAKHIRAM PRIYA VART

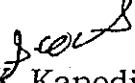
Partner

M/S LAKHIRAM PRIYA VART

Partner

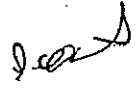
SIGNATURE OF THE VENDOR

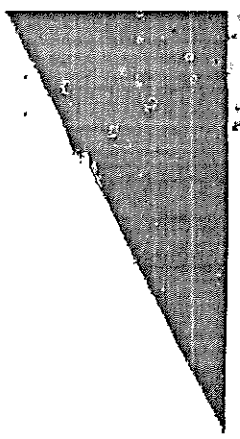
WITNESSESS :

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

2. 

Drafted by me.


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



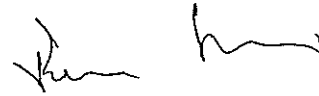
LA PERSONAS, INCORPORATED
1000 N. 10th St.
Tulsa, Oklahoma 74103

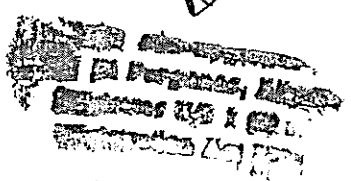
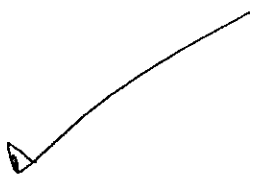
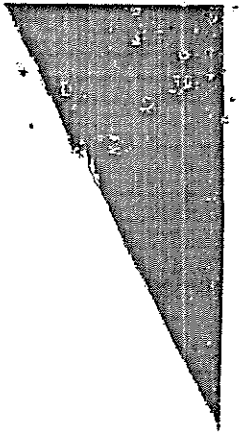
13 MAY 2013

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

1. Original Bengali Saff Kobala Deed 25th October, 1962, registered at the office of the Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 112, Pages from 40 to 43, Being No. 9078 for the year 1962.
2. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
3. Original R. S. Information.

The other documents relevant hereto which formed part of the lease, mortgage and release by the State Bank of India have been handed over under another deed being registered simultaneously herewith.



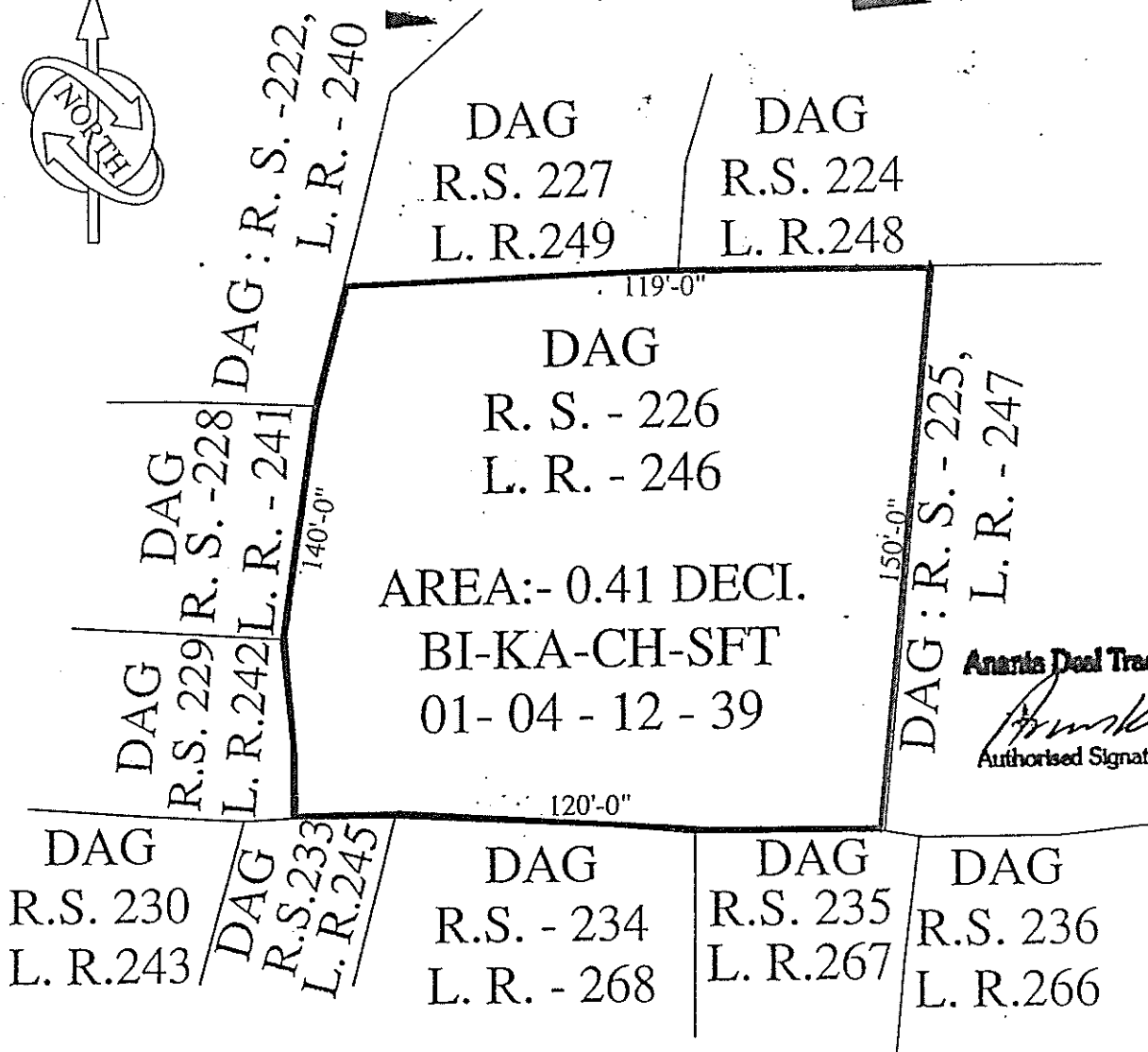


13 MAY 2013

PLAN SHOWING THE SOLD LAND [MARKED BY
 ORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
 R. S. DAG NO. - 226, L. R. DAG NO. - 246,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

MIS LAKHIRAM PRIYA VART
[Signature]
 Partner

MIS LAKHIRAM PRIYA VART
[Signature]
 Partner



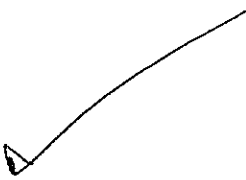
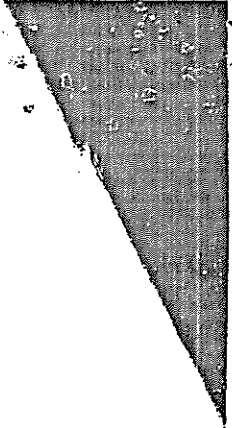
Ananta Deal Trade Pvt. Ltd.
[Signature]
 Authorised Signatory/Director

- for ALLIUM ENCLAVE PRIVATE LIMITED
- for ANGELICA COMPLEX PRIVATE LIMITED
- for ANGELICA CONSTRUCTION PRIVATE LIMITED
- for ARROWLEAF COMPLEX PRIVATE LIMITED
- for ARROWLEAF NIWAS PRIVATE LIMITED

Traced By

[Signature]
 MOHAN KUMAR GHOSH
 Kular-Sonarpur Municipality
 Hatnaya D1, Sonarpur Lane
 Kolar-701148, E. Dist. West Bengal
 19-9-13

[Signature]
 Director / Authorised Signatory



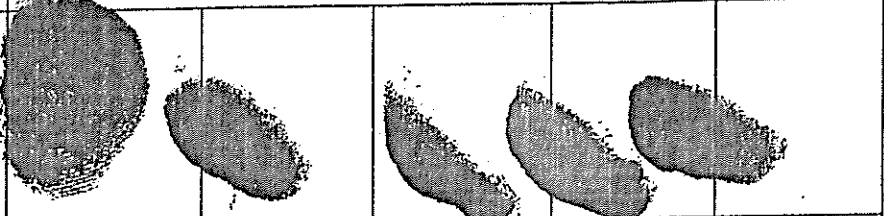
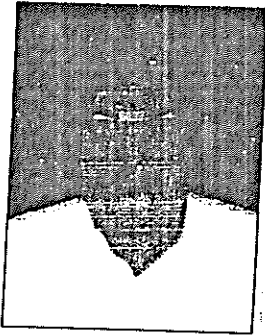
[Illegible signature and text]

13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

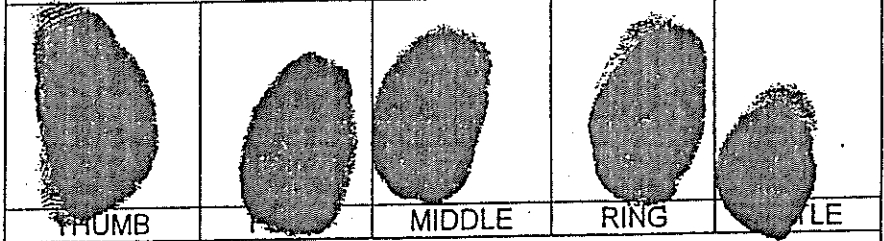
No. _____ Signature of the executant and/or Purchaser/ Presentants

1.



LITTLE RING MIDDLE FORE THUMB

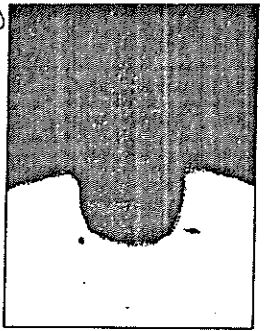
LEFT HAND



THUMB MIDDLE RING LITTLE

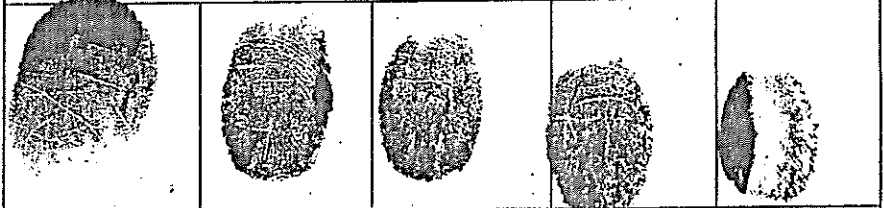
RIGHT HAND

2.



LITTLE RING MIDDLE FORE THUMB

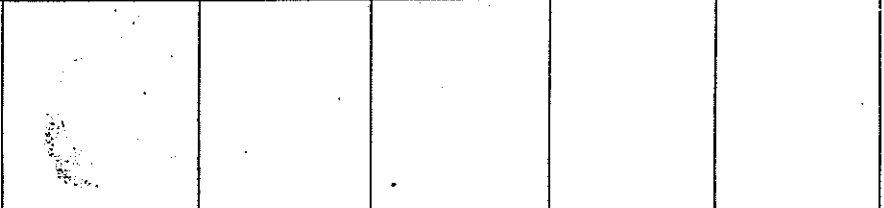
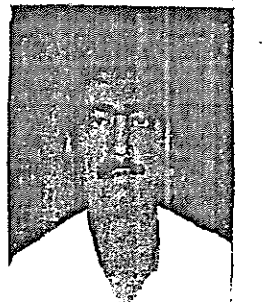
LEFT HAND



THUMB FORE MIDDLE RING LITTLE

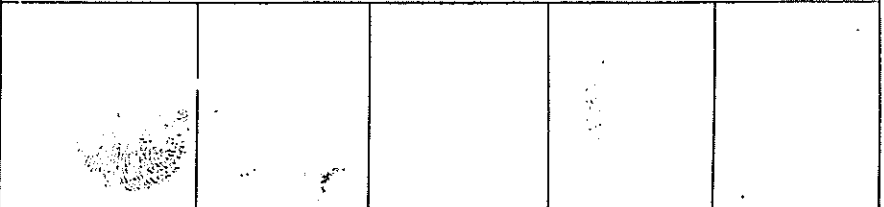
RIGHT HAND

3.



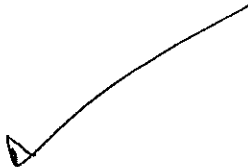
LITTLE RING MIDDLE FORE THUMB

LEFT HAND



THUMB FORE MIDDLE RING LITTLE

RIGHT HAND



Sub-Registrar, Chennai
Tamil Nadu
13 MAY 2013

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 - 06312 of 2013

(Serial No. 04064 of 2013 and Query No. 1604L000008582 of 2013)

In 13/05/2013

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

Presented for registration at 18.38 hrs on :13/05/2013, at the Private residence by Mr. Arun Kr Kedia, one of the Executants.

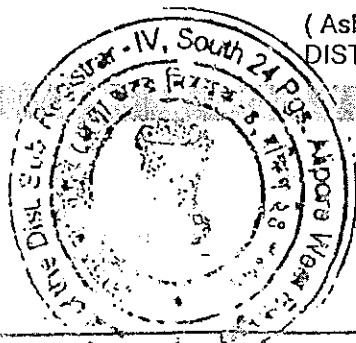
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 13/05/2013 by

1. Sri Rajinder Singh
Partner, M/s. Lakhiram Proyavart (pan No. Aaaf12822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Others
 2. Sri Surender Singh
Partner, M/s. Lakhiram Priyavart (pan No. Aaaf12822r), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Others
 3. Mr. Arun Kr Kedia
Director, Ananta Dealtrade Pvt. Ltd. (pan No. Aajca5087f), 50 Suburban School Rd., Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Others
 4. Mr. Arun Kr Kedia
Director, Allium Enclave Pvt. Ltd. (pan No. Aakca7534l), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Angelica Complex Pvt. Ltd. (pan No. Aakca7535m), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Angelica Construction Pvt. Ltd. (Pan No. Aakca7540a), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Arrowleaf Complex Pvt. Ltd. (pan No. Aakca7533p), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Arrowleaf Niwas Pvt. Ltd. (pan No. Aakca7539h), 2b Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Others
- Identified By Biswajit Halder, son of Sri Ranjit 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

In 14/05/2013



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



ROBERTSON - IV, SOUTH 24 PER ALASKA
MAY 13 2013

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 - 06312 of 2013

(Serial No. 04064 of 2013 and Query No. 1604L000008582 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.-27,31,051/-

Certified that the required stamp duty of this document is Rs.- 163875 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

10/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 158874/- is paid , by the draft number 278445, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 10/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503704, 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

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

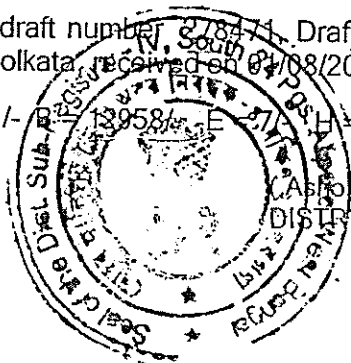
Amount By Cash

Rs. 12958.00/-, on 01/08/2013

Amount by Draft

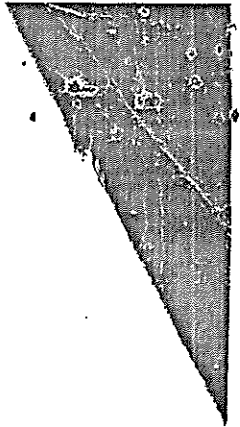
Rs. 30080/- is paid , by the draft number 278471, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 30041/- + 12958/- + 28/-, M(b) = 4/- on 01/08/2013)



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



Handwritten text in a rectangular stamp, including the name 'K. P. P. A.' and other illegible characters.

13 MAY 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 147 to 172
being No 06312 for the year 2013.



(Ashoke Kumar Biswas) 02-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

