*** 02998/14

I-03197/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

V/C-859/14

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL B 201950 B 201950

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

Additional Registrar of Assurances-I Kolkata
09.4.14

THIS DEED OF CONVEYANCE

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

BETWEEN

1) M/S. CHHIKARA BROTHERS (PAN NO:- AACFC4100H), a partnership firm registered under the provisions of the Indian

90694

SL. No. ..... DATE 05 MAR 2014

NAME .....

ADD. .....

AMT. 5000/- (Five Thousand)

KANODIA & CO.
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata - 700 001

TR- Kar Kedia.

1946

Arokya Infrastructure (P) Ltd.
&
SHIVIKA CITY HOMES (P) LTD.
&
SHIVIKA BUILDERS (P) LTD.
&
SHIVIKA REALTORS (P) LTD.
&
JANMBHUMI AWAS (P) LTD.
&
JANMBHUMI BUILDCON (P) LTD.
TR- Kar Kedia.
Director/Authorised Signatory

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

1947

M/s. CHHIKARA BROTHERS
Partner
(Rajinder Singh)

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
08 APR 2014

KHATUA

Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, represented by its present partners namely (i) SRI SURENDER SINGH (PAN NO:- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No: 40, Punjabi Bagh West, Delhi And (ii) SRI RAJINDER SINGH (PAN NO:- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053,

2) SRI SURENDER SINGH (PAN NO:- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No: 40, Punjabi Bagh West, Delhi,

3) 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 said present partners of the said partnership firm and its partners from time to time and their respective legal heirs, successors, legal representatives, administrators, executors and assigns in office and the legal heirs, successors, legal representatives, administrators, executors and assigns of the said Surender Singh and the said Rajinder Singh) of the FIRST PART,

1948

M/s CHHIKARA BROTHERS

Partner

(SURENDER SINGH)

Sujoy Chowdhury
S/o Jagadish Ch. Chowdhury
8/1 Gariahat Road
Jadavpur, Kol-32
P.S. Jadavpur
Businessman

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AND

1) AROKYA INFRASTRUCTURE PVT. LIMITED (PAN No. AALCA7081P),
2) SHIVIKA CITY HOMES PVT. LIMITED (PAN No. AASCS7688B),
3) SHIVIKA BUILDERS PVT. LIMITED (PAN No. AASCS7691G),
4) SHIVIKA REALTORS PVT. LIMITED (PAN No. AASCS7686R),
5) JANMBHUMI AWAS PVT. LIMITED (PAN No. AADCJ1140Q),
6) JANMBHUMI BUILDCON PVT. LIMITED (PAN No. AADCJ1139K),

All the above named SIX Companies incorporated under the provisions of the Companies Act, 1956, having their Registered Offices at 2B, Dr. Shyama Das Row, P.S. Ballygunge, Kolkata-700 019, AND All the above named Six

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Companies are being represented by their Director Mr. Ram Kumar Kedia, son of Late Nagar Mal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, hereinafter jointly and/or severally and/or respectively 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, agents and assigns in office) of the OTHER PART.

WHEREAS:

A. This deed of conveyance is being executed by the parties hereto for sale by the vendors unto and in favour of the Purchasers in respect of all that the piece and parcel of land measuring 57 (Fifty Seven) Decimal (Satak) out of 65 (Sixty Five) Decimal (Satak) lying and situate at Mouza Raghabpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at Baruipur), in the District of South 24 Parganas (previously 24 Parganas) comprised in R.

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S· No· 235, J· L· No· 74, Touzi No· 119, R· S· Khatian No· 47, R· S· Dag No· 197, L· R· Khatian No·s 266 & 434 and L· R· Dag No· 282, and the same is more fully and particularly mentioned and described in the schedule hereunder written·

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

C· Ld· 2nd Munsiff Court of Baruipur sold the aforesaid property by an Auction which was directed by the aforesaid Ld· Court some time in the year 1937, and One Jaminder Rani Harsamukhi Dasi attend the aforesaid auction and purchased the aforesaid property being the aforesaid land measuring 65 Decimal which was recorded as Sali Land, situated in Mouza Raghabpur, 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· 47, R· S· Dag No· 197, along with some other land situated within Raghabpur Mouza·

D· The aforesaid Jaminder Rani Harsamukhi Dasi for her legal necessity of money intended to lease out the aforesaid property being the said land measuring 65 Decimal which was

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recorded as Sali Land, situated in Mouza Raghabpur, 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. 47, R. S. Dag No. 197, along with some other lands in the same Mouza, when One Abdul Malek Shaikh Son of Late Babar Ali Shaikh abtained lease of the aforesaid property being the aforesaid 65 Decimal of land on long term lease basis from the aforesaid Jaminder Rani Harsamukhi Dasi by virtue of a registered Lease Deed dated 3rd May, 1940, and the same was Registered at the Office of Baruipur Sub Registrer, and the same was recorded in Book No. I, Volume No. 27, Pages from 96 to 99, Being No. 2013 for the Year 1940.

E. After abolition of Jamindari in India and in course of the REVISSIONAL SETTLEMENT of Lands undertaken and implemented by THE GOVERNMET OF WEST BENGAL the aforesaid Abdul Malek Shaikh Son of Late Babar Ali Shaikh being in continuous possession and enjoyment thereof got his name recorded as raiyat under the Collector, GOVERNMET OF WEST BENGAL in respect of the aforesaid 65 Decimal of land

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situated in the District of previously 24 Parganas and now South 24 Parganas, and the same is comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 47, R. S. Dag No. 197, along with some other land in the same Mouza.

F. By virtue as aforesaid the aforesaid Abdul Malek Shaikh Son of Late Babar Ali Shaikh got the full right title interest of the aforesaid property being the said 65 Decimal of land situated in the District of previously 24 Parganas and now South 24 Parganas, and the same comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 47, R. S. Dag No. 197.

G. While thus being so seized and possessed of the aforesaid landed property as owner and in possession of the aforesaid Land the said Abdul Malek Shaikh Son of Late Babar Ali Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred being all that the piece and parcel of Sali land measuring 65 Decimal in R. S. Dag No. 197, under R. S. Khatian No. 47, situated in the District of previously 24 Parganas and now South 24 Parganas, and the same comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, which is hereinafter referred to as the said Land, to Smt.

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Chota Devi Chowdhurani wife of Late Lakhi Ram Chaudhury by virtue of a Bengali Saff Kobala Deed dated 27th day of September,1962 for valuable consideration paid by her and the said deed was registered in Baruipur Sub Registration office and recorded in Book No· I, Volume No· III, pages from 7 to 11, Being No· 8880 for the year 1962·

H· The said Smt· Chota Devi Choudhurani thus became the absolute owner of the said land·

I· By virtue of a decree passed in Civil Suit No· 710 of 1996, by the Ld· Court of Civil Judge (Jr· Div·), Faridabad and the Order dated 7th August, 1998, the said M/S· Chikara Brothers a partnership firm, the present Vendors No· 1 herein was granted the above mentioned property under R·S· Dag no· 197, being all that the aforesaid land measuring 65 Decimal, situated and lying at Raghabpur Mouza, South 24 Parganas, in the state of West Bengal, along with other properties granted thereby and the same is the subject matter of sale hereunder·

J· As aforesaid the present Vendor No· 1 herein became the absolute owner of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 65 Decimal of Sali land, situated and lying at Raghabpur Mouza, has since then been possessing and enjoying

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

K. The Vendor Nos. 2 and 3 herein however applied for and got mutated in their names jointly in the B.L. & L.R.O. as and being the only two partners of the aforesaid Vendor No.1 (being a partnership firm), and the vendor no.s 1 & 2 has got mutated only 57 Decimal of Land out of 65 Decimal of Land, which is the subject matter of sale hereunder.

L. In as much as by virtue of the said decree passed by the abovementioned Ld. Court the vendor no.1 became the owner in terms of the said decree and the vendor nos. 2 and 3 herein obtained mutation of their names in the revenue records in the office of the B. L. & L. R. O., the vendors herein have joint and common interest as owner and/or beneficial owners in respect of the aforesaid property, all three of them being the Vendor Nos. 1, 2 and 3 have joined this deed of sale to convey their respective right title and interest whatsoever and howsoever in respect of and over the subject property to grant and convey a perfect title to the Purchaser herein.

M. As aforesaid the Vendor Nos. 1, 2 & 3 herein became the absolute joint owners of the aforesaid property being all that

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the piece and parcel of land measuring 57 Decimal of Sali land, situated and lying at Raghabpur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

N. The Vendor Nos. 1, 2 & 3 herein and also others on the one hand and one Ananta Dealtrade Pvt. Ltd., having its registered office at No. 50, Suburban School Road, P.S. Kalighat, Kolkata - 700025 on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 57 Decimal of Land being the said land lying and situate at or within the Mouza Raghabpur within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., has from time to time as per the request of the said Vendors therein, paid to the said vendors named therein a total sum of Rs. 3,10,00,000/- (Rupees Three Crores and Ten Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

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O. By reason of disputes having arisen relating to specific performance of the said MOU dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., initiated legal proceedings before the Ld. District Judge at Alipore being Title Suit No. 93 of 2012, which was renumbered as Title Suit No. 2 of 2013. The parties to the said MOU have amicably and mutually settled and resolved the said disputes and the vendors with the other vendors agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms thereof either in favour of the said Ananta Dealtrade Pvt. Ltd., or its nominees, and The Ld. District Judge has been pleased to pass an order on 10/05/2013, pursuant whereto the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2nd February, 2012.

P. 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, having its registered office at 84/5-C, Block E, New Alipore, Kolkata-700053,

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therein described as the Lessee, the said land was demised unto the said Lessee for a term or period of 13 (Thirteen) years with effect from 1st August of 2004, and on the terms and condition mentioned therein.

Q. The said M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights and with the consent and concurrence of the respective owners including the vendors herein, created an equitable mortgage in favour of the State Bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No.s 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27 Decimal, 227 - 13 Decimal, 246, 258, 245, 255 - 60 Decimal, 262 - 17 Decimal, 26 - 6 Decimal, 89 - 3 Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag Nos.

R. The abovenamed 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 mortgaged properties.

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S. For enabling the vendors herein to sell the aforesaid property the aforesaid M/s. Lokpriya Bricks Private Limited, has after obtaining required consent of the aforesaid State Bank of India, Taratala Branch, surrendered the aforesaid lease by Deed Of Surrender of Lease dated 18th March, 2013 made and executed before the Learned Notary Public Sri A. K. Sinha (having Registration No. 608 of 1995) of Alipore Police Court, Kolkata - 700027.

T. The Vendors named in the said Memorandum of Understanding dated 2nd February, 2012, requested the said Ananta Dealtrade Pvt. Ltd., to make an additional advance payment towards the earnest money in further part payment under the said Memorandum of Understanding dated 2nd February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2nd February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch, the said Ananta Dealtrade Pvt. Ltd., paid by a Demand Draft No. 323745, dated 23rd March, 2013, issued by the State Bank of India, Harish Mukherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) a further sum of Rs. 41,00,000/-

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(Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071.

U. The said Ananta Dealtrade Pvt. Ltd., had paid the mutually agreed amount as earnest money and in part payment of the total payable consideration to the vendors. As such the vendors have already received a total sum of Rs. 21,22,674/- (Rupees Twenty One Lakhs Twenty Two Thousand Six Hundred and Seventy Four) only towards the value or price of the said land and the Purchaser herein has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 16,74,153/- (Rupees Sixteen Lacs Seventy Four Thousand One Hundred and Fifty Three) only at or before execution and presentation for registration of this deed of conveyance, to the vendors.

V. In due compliance of the said Order passed by the Learned District Judge, Alipore, the Vendors named in the said MOU have by various deeds of conveyances sold and transferred a total area of land measuring about 470 Cottahs and sale and transfer of the remaining area measuring about 330 Cottahs is now proposed to be completed within which the said land measuring 57 Decimals is also comprised.

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W. In terms of the said MOU dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., has nominated the Purchasers herein to complete the purchase of the said land being all that the piece and parcel of land measuring about 57 Decimals and at the request of and also in due compliance of its obligations under the said MOU, the vendors herein has agreed to sell transfer grant convey assign and assure the said land unto and in favour of the Purchaser herein upon payment of the said balance amount of the said agreed payable consideration amount.

X. The vendors herein have assured the Purchasers inter alia that neither any other person and/or persons has any right title interest or claim in the said land nor any one has asserted any right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the vendors had offered to sell the said land measuring 57 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.

Y. In further part performance of the said Memorandum of Understanding dated 2nd February, 2012 as also in due

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compliance of the Decree Passed by the Learned Court in the said Title Suit and pursuant to the nomination of the Purchasers made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 57 Decimal being the said land (out of the said remaining area of 330 Cottahs of land) which is mentioned in the schedule hereunder written and is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchasers herein.

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, as also in due compliance of the said Decree recited in part hereinabove and in consideration of the total sum of Rs. 37,96,827/-- (Rupees Thirty Seven Lac Ninety Six Thousand Eight Hundred Twenty Seven) only of the lawful money of the Union of India well and truly paid at or before execution of these presents to the Vendors herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the VENDORS doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from

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payment of the same and every part thereof, hereby releases and discharges the Purchasers and the said land, the Vendors as the beneficial and lawful Owners of the said land doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the Purchasers free from all encumbrances charges claims demands mortgages lispendens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendors by or at the instance of any third party whatsoever and howsoever all that the piece and parcel of land measuring 57 (Fifty Seven) Decimal be the same a little more or less, lying and situate within Mouza Raghabpur, 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· 47, R· S· Dag No· 197, L· R· Khatian No·s 266 & 434 and L· R· Dag No· 282, which is more fully and particularly mentioned in the Schedule hereunder written and the same is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES together with all trees fences, hedges, ditches, way, water, watercourses lights,

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liberties, privileges, easements and appurtenances whatsoever to the said land or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the Vendors or its predecessor(s) in title into and upon the said land or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on hereafter shall or may be in the possession or power or control of the Vendors or any one claiming under the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendors doth hereby for itself and its partners from time to time and their heirs, executors successors representatives administrators agents and assigns covenant with the Purchaser 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

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possessed of the said land free from all encumbrances attachments and defect in title whatsoever and the Vendors are otherwise well and sufficiently entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the Vendors has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the said land hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the Vendors or any person or persons lawfully or equitably claiming from under or in trust for it And the Vendors has put the Purchasers in actual physical peaceful vacant and lawful possession of the said land And Further that the Purchasers shall be entitled to apply to have its name mutated in the records and also to obtain from the concerned B· L· & L· R· O· the Record of Rights in its name and further that the Vendors and all persons having or

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lawfully or equitably claiming or estate or right title and interest in the said land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the said land conveyed by these presents and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required. And The Vendors Doth hereby indemnify and assure the Purchasers to keep the Purchasers indemnified in respect of and against all disputes or claims raised with regard to the title of the vendor and/or mutation of the name of the vendor and also in respect of any damages or loss that may be suffered by reason thereof.

AND THE Vendors have at or before execution of these presents handed over and delivered to the Purchasers all the link deeds evincing title of the Vendors to the said land and the detailed particulars of such link deeds and documents so handed over to the Purchasers by the Vendors are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

AND the said Ananta Dealtrade Pvt. Ltd., has confirmed and assured the sale of the said land mentioned in the schedule hereunder written by the Vendors unto and in favour of the Purchasers and also that the sale of the said land hereby so made shall absolve the Vendors from performing to the extent of such sale made by it who is three of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2nd February, 2012.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 57 (Fifty Seven) Decimal be the same a little more or less being the said property out of 65 (Sixty Five) Decimal of Land of and/or comprised in L. R. Dag No. 282, L. R. Khatian No.s 266 & 434, held and owned by the Vendors, lying and situate within Mouza Raghabpur, 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. 47, R. S. Dag No. 197, and now under the jurisdiction of the

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Poleghat Gram Panchayet which is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES and which is butted and bounded in the manner following, that is to say-

ON THE NORTH: R·S· DAG NOS· 231 & 202, L·R· DAG NOS· 280 & 218·

ON THE SOUTH : R·S· DAG NO· 271, L·R· DAG NO· 283·

ON THE EAST : R·S· DAG NOS· 260, 267, 268, 269 & 270, L·R· DAG NOS· 281, 330, 329, 327 & 226·

ON THE WEST : R·S· DAG NOS· 195,196 & 198, L·R· DAG NOS· 215, 216 & 217·

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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. CHHIKARA BROTHERS

Partner

M/s. CHHIKARA BROTHERS

Partner

(RAJINDER SINGH) (SURENDER SINGH)

SIGNATURE OF THE VENDORS

For AROKYA INFRASTRUCTURE PVT. LTD., SHIVIKA CITY HOMES PVT. LTD., SHIVIKA BUILDERS PVT. LTD., SHIVIKA REALTORS PVT. LTD., JANMBHUMI AWAS PVT. LTD., and JANMBHUMI BUILDCON PVT. LTD., by and/or though one of their Directors and authorized signatory Mr. Ram Kumar Kedia.

SIGNATURE OF THE PURCHASERS

WITNESSESS :

1.

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

2.

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RECEIVED of and from the within named Purchasers through the said Ananta Dealtrade Pvt. Ltd., a sum Rs. 37,96,827/- (Rupees Thirty Seven Lac Ninety Six Thousand Eight Hundred Twenty 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 to the Vendors in terms of the Memorandum of Understanding dated 2nd February, 2012	Rs. 21,22,674-00
By Pay order No. 791045 Dated 20th March, 2014 Drawn on United Bank of India Issued by Arokya Infrastructure Pvt. Ltd Favouring Chhikara Brothers Towards the balance amount	Rs. 93,008.50
By Pay order No. 791032 Dated 20th March, 2014 Drawn on United Bank of India Issued by Arokya Infrastructure Pvt. Ltd Favouring Rajinder Singh Towards the balance amount	Rs. 93,008.50
By Pay order No. 791051 Dated 20th March, 2014 Drawn on United Bank of India Issued by Arokya Infrastructure Pvt. Ltd	

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Favouring Surender Singh
Towards the balance amount Rs· 93,008·50

By Pay order No· 791040
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika City Homes Pvt· Ltd
Favouring Chhikara Brothers
Towards the balance amount Rs· 93,008·50

By Pay order No· 791052
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika City Homes Pvt· Ltd
Favouring Rajinder Singh
Towards the balance amount Rs· 93,008·50

By Pay order No· 791053
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika City Homes Pvt· Ltd
Favouring Surender Singh
Towards the balance amount Rs· 93,008·50

By Pay order No· 791009
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika Builders Pvt· Ltd
Favouring Chhikara Brothers
Towards the balance amount Rs· 93,008·50

By Pay order No· 791048
Dated 20th March, 2014

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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Drawn on United Bank of India
Issued by Shivika Builders Pvt. Ltd
Favouring Rajinder Singh
Towards the balance amount Rs. 93,008.50

By Pay order No. 791054
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika Builders Pvt. Ltd
Favouring Surender Singh
Towards the balance amount Rs. 93,008.50

By Pay order No. 791041
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika Realtors Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount Rs. 93,008.50

By Pay order No. 791056
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika Realtors Pvt. Ltd
Favouring Rajinder Singh
Towards the balance amount Rs. 93,008.50

By Pay order No. 791044
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Shivika Realtors Pvt. Ltd
Favouring Surender Singh
Towards the balance amount Rs. 93,008.50

ADDITIONAL REGISTRAR
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By Pay order No· 791042
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Janmbhumi Awas Pvt· Ltd
Favouring Chhikara Brothers
Towards the balance amount Rs· 93,008·50

By Pay order No· 791043
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Janmbhumi Awas Pvt· Ltd
Favouring Rajinder Singh
Towards the balance amount Rs· 93,008·50

By Pay order No· 791049
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Janmbhumi Awas Pvt· Ltd
Favouring Surender Singh
Towards the balance amount Rs· 93,008·50

By Pay order No· 791047
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Janmbhumi Buildcon Pvt· Ltd
Favouring Chhikara Brothers
Towards the balance amount Rs· 93,008·50

By Pay order No· 791055
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Janmbhumi Buildcon Pvt· Ltd
Favouring Rajinder Singh

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
08 APR 2010

Towards the balance amount Rs· 93,008·50

By Pay order No· 791046
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Janmbhumi Buildcon Pvt· Ltd
Favouring Surender Singh
Towards the balance amount Rs· 93,008·50

TOTAL Rs· 37,96,827/-

Total Rupees Thirty Seven Lac Ninety Six Thousand Eight Hundred Twenty Seven 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:

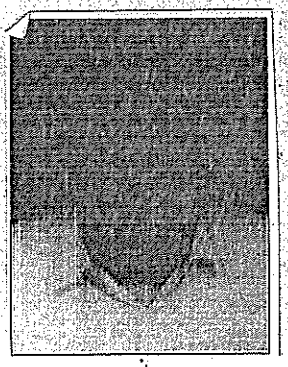
(S· K· Kanodia, Advocate,
High Court, Calcutta)

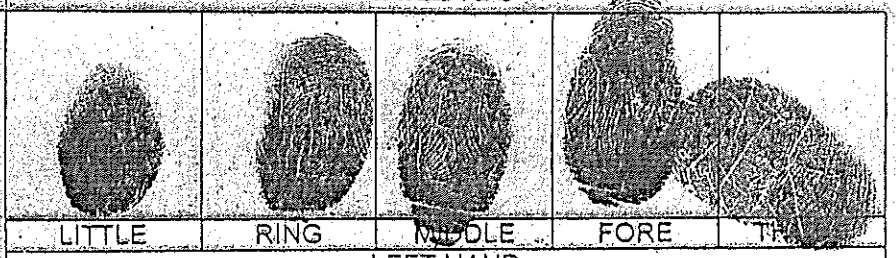
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
8 APR 2016

SPECIMEN FORM FOR TEN FINGER PRINTS

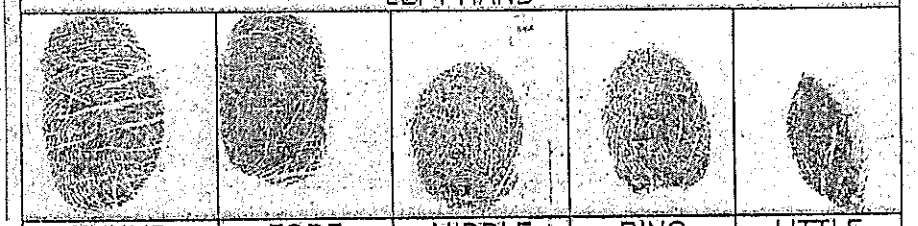
Sl. No.	Signature of the executant and/or Purchaser/ Presentants
1.	
2.	
3.	

1.



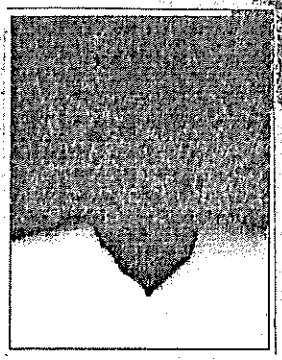


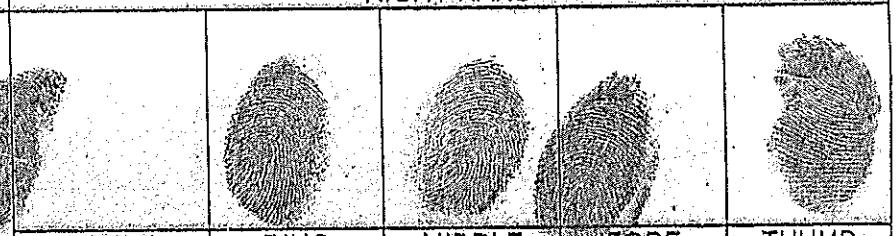
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				



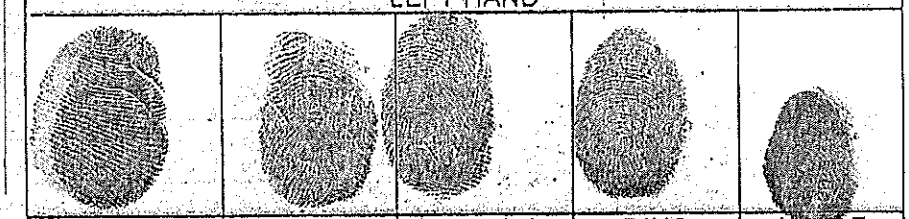
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

2.



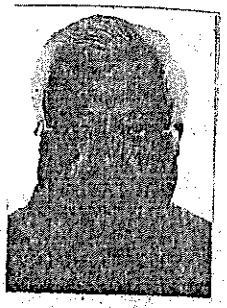


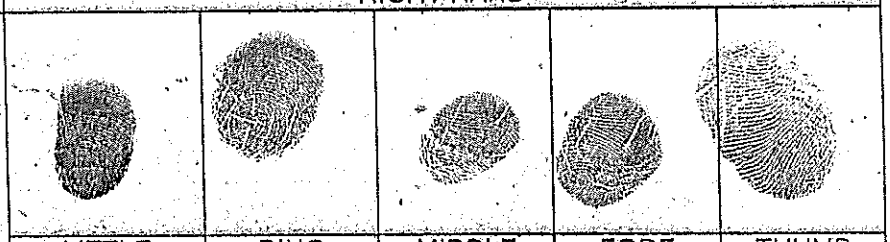
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				



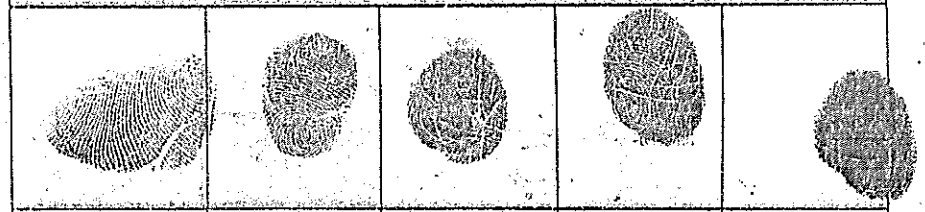
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

3.





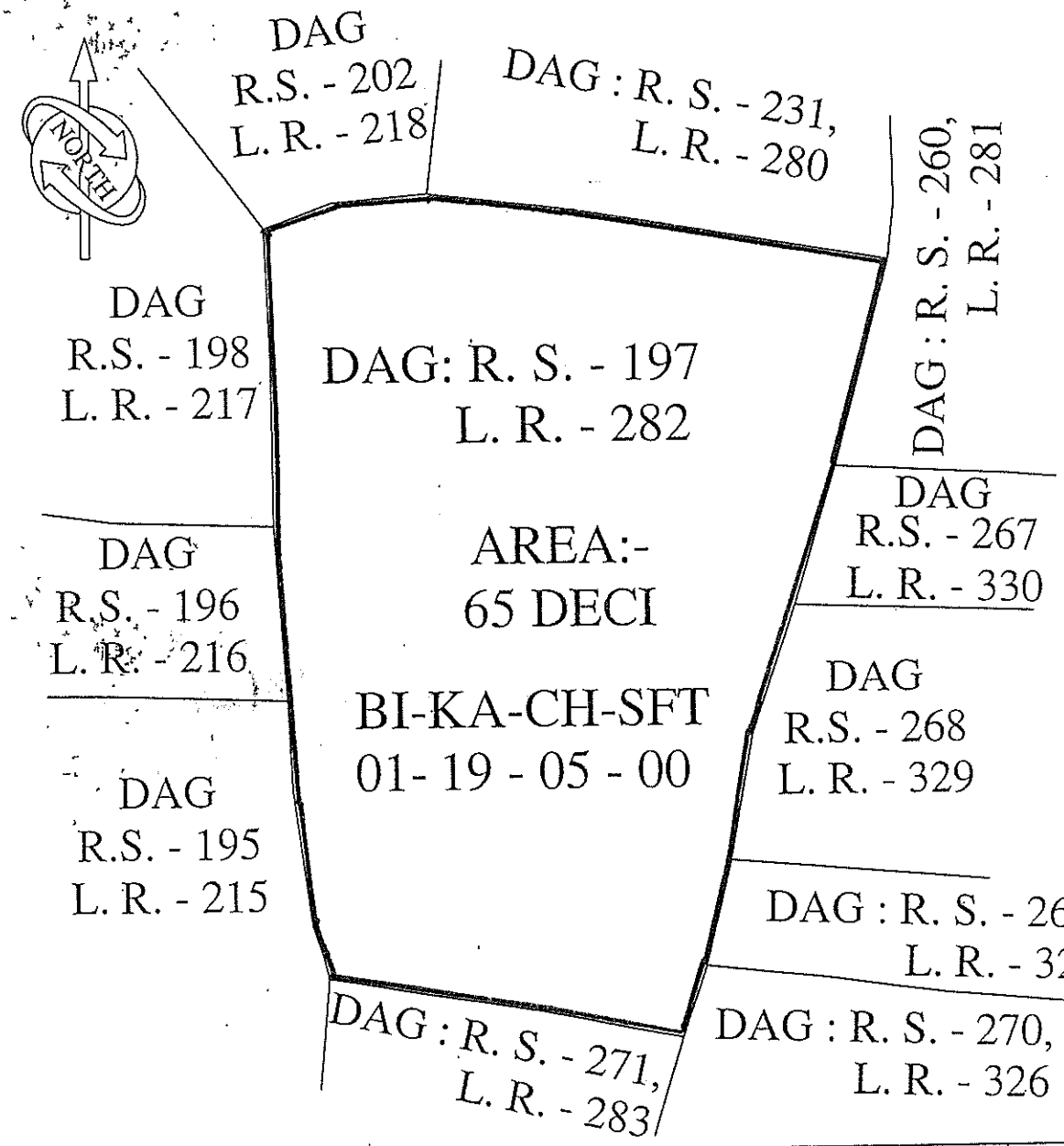
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				



THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
8 APR 2014

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 197, L. R. DAG NO. - 282, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



TOTAL LAND IN DAG - 65 DECI.

SOLD LAND - 57 DECI.

BI.	KA.	CHI.	SFT.
01	14	07	34

M/s. CHHIKARA BROTHERS

Partner

M/s. CHHIKARA BROTHERS

Partner

Arokya Infrastructure (P) Ltd.
SHIVIKA CITY HOMES (P) LTD.
SHIVIKA BUILDERS (P) LTD.
SHIVIKA REALTORS (P) LTD.
JANMBHUMI AWAS (P) LTD.
JANMBHUMI BUILDCON (P) LTD.

Director/Authorised Signatory

Traced By

M. Ghosh.

MOHAN KUMAR GHOSH
Rajpur-Sonarpur Municipality
Harinavi, D1, Sahepur Lane
Kol-700148, E.B.S. No:.....7-9....

7-3-14

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2014

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

Endorsement For Deed Number : I - 03197 of 2014
(Serial No. 02998 of 2014 and Query No. 1901L000007449 of 2014)

On 08/04/2014

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

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

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

Execution is admitted on 08/04/2014 by

1. Rajinder Singh, son of Lt. Priya Vart , E, 88/ S/ A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
2. Rajinder Singh
   Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
   , By Profession : Business
3. Ram Kumar Kedia
   Director, Arokya Infrastructure Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

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

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

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

   Director, Janmbhumi Awas Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

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

   Identified By Ramchandra Khatua, son of Lt. Sankarsan Khatua, 88/ S- A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.
4. Surender Singh, son of Lt. Priya Vart , 16- B/40 Road No. 40. Punjabi Bagh West, Delhi, District:-New Delhi, DELHI, India, , By Caste Hindu, By Profession : Others
5. Surender Singh
   Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
   , By Profession : Business

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
9 APR 2014

09/04/2014 15:55:00

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

Government Of West Bengal

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

Endorsement For Deed Number : I - 03197 of 2014

(Serial No. 02998 of 2014 and Query No. 1901L000007449 of 2014)

Identified By Sujay Chakraborty, son of J. Ch. Chakraborty, 61/1, Central Park (Jadavpur), Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste: Hindu, By Profession: Business.

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

On 09/04/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 41854.00/-, on 09/04/2014

(Under Article : A(1) = 41756/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-37,96,827/-

Certified that the required stamp duty of this document is Rs.- 227829 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 37139/- is paid , by the draft number 322835, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
2. Rs. 37138/- is paid , by the draft number 322829, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
3. Rs. 37138/- is paid , by the draft number 322821, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
4. Rs. 37138/- is paid , by the draft number 322859, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
5. Rs. 37138/- is paid , by the draft number 322839, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
6. Rs. 37138/- is paid , by the draft number 322836, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014

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

ADDITIONAL REGISTRAR OF ASSURANCE-I KOLKATA
9 APR

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2077 to 2111
being No 03197 for the year 2014.

Seal of the Additional Registrar of Assurances-I, Kolkata

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

DATED this 8th day of April, 2014.

BETWEEN

CHHIKARA BROTHERS & ORS.

AND

AROKYA INFRASTRUCTURE PVT. LTD. & ORS.

DEED OF CONVEYANCE

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

Off: 22109532/22307298
Res.: 26550151/24198919
Email: kanodiaco@vsnl.net
[AD05-CON36-DAG197]