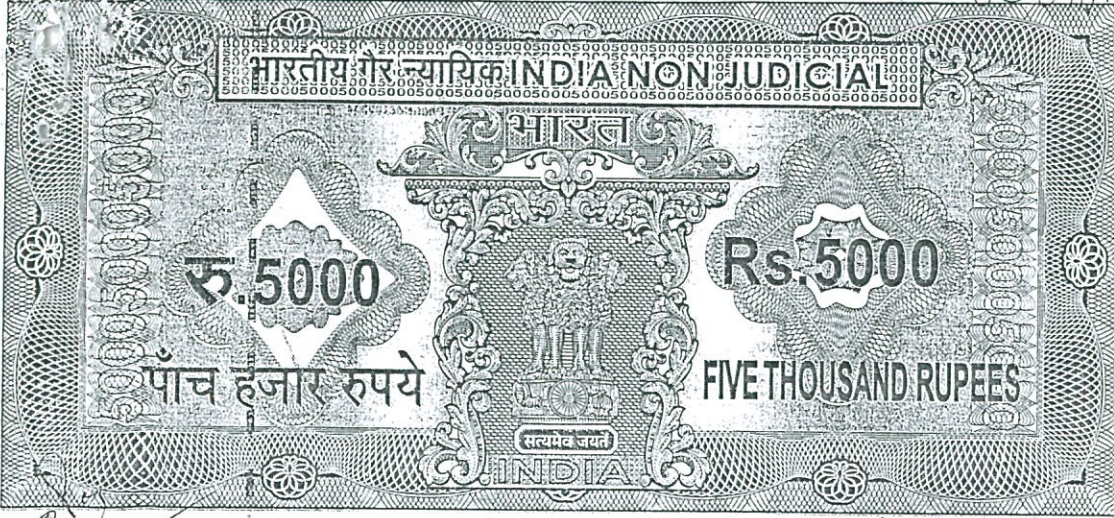


4820/2015

P - R.S. 220  
L.R. 238

05/01/15

LA



P - R.S. 220  
L.R. 238

पश्चिम बंगाल WEST BENGAL

वे - 1396/15 C 243650

9 - 114743/15  
मजि 1339396/15

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.

*m*  
Additional Registrar  
of Assurances-I, Kolkata  
20.6.15

THIS DEED OF CONVEYANCE

Made on this the 18<sup>th</sup> day of June Two Thousand and Fifteen

BETWEEN

SRI RAJINDER SINGH having Income Tax Permanent Account (PAN) No. "ABQPS3822F" son of Late Priya Vart (also known as Priya Nath Chowdhury), residing at 88/S/A, Block E, New Alipore, Post Office & Police Station New Alipore, Kolkata - 700 053, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be

200/-  
700/-  
700/-

08 JUN 2015

SL. NO. 1704 DATE 08 JUN 2015

NAME .....

ADD. 8000/- five thousand

AMT .....

0000

028049 0

KANODIA & CO.  
Solicitors & Advocates.  
8, Old Post Office Street.  
Kolkata - 700001. Phone: 22109332



*Shall*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



REGISTRAR  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
18 JUN 2015

deemed to mean and include his heirs, executors, successors, administrators, representatives, agents and assigns) of the FIRST PART,

AND

- 1) VEENAVANI BUILDERS PRIVATE LIMITED (PAN NO. AAECV7908F);
- 2) SUBHMANI NIWAS PRIVATE LIMITED (PAN NO. AATCS6190D);

Both the above mentioned companies incorporated under the provisions of the Indian Companies Act, 1956, No. 1 having its Registered Office at 2B, Shyamadas Row, Post Office : Ballygunge, Police Station : Ballygunge, Kolkata-700 019 and No. 2 having its registered office at 4B, Chaitan Sett Street, Post Office - Burrabazar, Police Station : Posta, Kolkata - 700 007, both being represented by their Authorised Signatory Mr. Arun Kumar Kedia son of Mr. Ram Kumar Kedia, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, Police Station Kalighat, Post Office - Bhawanipore, Kolkata - 700 025, 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 OTHER PART

WHEREAS:

- A. This deed of conveyance is being executed by the parties hereto for sale by the vendor unto and in favour of the Purchasers in respect of all that the piece and parcel of land measuring 17 (Seventeen) Decimals (Satak) comprised in R. S. Dag No. 220 L. R. Dag No. 238 lying and situate at Mouza Raghobpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at

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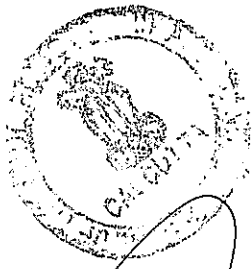


ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANY DATA  
18 JUN 2015

Baruipur), in the District of South 24 Parganas (previously 24 Parganas) comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, held by the Vendor vide L. R. Khatian No. 266 which is hereinafter referred to as the said Land and the same is more fully and particularly mentioned and described in the schedule hereunder written.

- B. By a deed of sale dated 23<sup>rd</sup> November, 2004 made between Sri Sambhu Nath Singha Roy son of Late Jagdish Chandra Singha Roy, Smt. Manju Kar wife of Sri Ranjit Kar and Smt. Bulbul Singha Roy wife of Sri Jatin Singha Roy, therein jointly called the Vendors of the one part and the Vendor herein therein called the Purchaser of the other part and registered at the office of the District Sub Registrar, Alipore 24-Parganas South in Book No. I Volume No. 1 at pages from 1416 to 1434 Being No. 00074 for the year 2005, the said Sri Sambhu Singha Roy son of Late Jagdish Chandra Singha Roy, Smt. Manju Kar wife of Sri Ranjit Kar and Smt. Bulbul Singha Roy wife of Sri Jatin Singha Roy for the consideration therein mentioned sold transferred conveyed assured assigned and granted all that the piece and parcel of Sali Land measuring about 17 (seventeen) Decimals lying and situate at R. S. Dag No. 220 held by them under R. S. Khatian No. 134 (corresponding to L. R. Dag No. 238 and L. R. Khatian No. Kri-133) at Mouza Raghobpur, 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 absolutely and forever.
- C. The Vendor herein thus became the sole owner of the said land and have since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.
- D. The said land being 17 (seventeen) Decimals comprised in R. S. Dag No. 220 L. R. Dag No. 238 has since been mutated in favor of the

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ADDITIONAL REGISTRAR  
OF ASSURANCES, KARNATAKA  
18 JUN 2015

- Vendor vide L. R. Khatian No. 266 and the Record of Rights has been issued to the vendor accordingly.
- E. The Vendor 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 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the said 13 Decimal of Land being the said land lying and situate at or within the Mouza Raghampur within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> 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.
- F. By reason of disputes having arisen relating to specific performance of the said MOU dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., initiated legal proceedings before the Ld. District Judge at Alipore being Title Suit No.93 of 2012, which was renumbered as Title Suit No. 2 of 2013. The parties to the said MOU have amicably and mutually settled and resolved the said disputes and the vendor with the other vendors agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms thereof either in favour of the said Ananta Dealtrade Pvt. Ltd., or its nominees, and The Ld. District Judge has been pleased to pass an order on 10/05/2013, pursuant whereto the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2<sup>nd</sup> February, 2012.



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
18 JUN 2015



- G. As per the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> 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 2<sup>nd</sup> February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and considering the need for paying off the dues of the State Bank of India, Taratala Branch, the said Ananta Dealtrade Pvt. Ltd., paid by a Demand Draft No. 323745, dated 23<sup>rd</sup> 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/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071.
- H. The Purchaser herein have agreed to make payment of the agreed total consideration being a sum of Rs. 8,48,100/- (Rupees Eight lacs forty eight thousand one hundred) only at or before execution and presentation for registration of this deed of conveyance, to the vendor.
- I. In due compliance of the said Order passed by the Learned District Judge, the Vendors named in the said MOU have by various deeds of conveyances sold and transferred a substantial area of land and sale and transfer of the remaining area is now proposed to be and is being completed within which the said land measuring 17 (seventeen) Decimals is also comprised.
- J. In terms of the said MOU dated 2<sup>nd</sup> 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 17 (Seventeen) and at the request of and also in due compliance of its obligations under the said MOU, the vendor herein have agreed to sell transfer grant convey assign



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KARNATAKA  
18 JUN 2015

and assure the said land unto and in favour of the Purchasers herein upon payment of the said balance amount of the said agreed payable consideration amount.

- K. The vendor 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 vendor had offered to sell the said land measuring 19 (Seventeen) Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.
- L. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 as also the compromise arrived at and filed in the said Title Suit and pursuant to the nomination of the Purchasers made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 17 (Seventeen) Decimal being the said 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 2<sup>nd</sup> February, 2012.

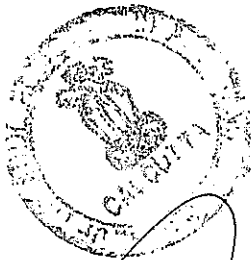
**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

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. 8,48,100/- (Rupees Eight lacs forty eight thousand one hundred) only of the lawful money of the Union of India well and truly paid by the purchasers at or before execution of these presents



ADDITIONAL REGISTRAR  
OF ASSURANCES, KERALA  
18 JUN 2015

to the Vendor herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge) and of and from payment of the same and every part thereof, hereby release and discharge the Purchasers and the said land, the Vendor as the beneficial and lawful Owner of the said land doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the Purchasers free from all encumbrances charges claims demands mortgages lispensens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendor by or at the instance of any third party whatsoever and howsoever all that the piece and parcel of land measuring 17 (Seventeen) Decimal be the same a little more or less comprised in R. S. Dag No. 220 L. R. Dag No. 238 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, held by the Vendor vide L. R. Khatian No. 266, 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, liberties, privileges, easements and appurtenances whatsoever to the said land or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the Vendor or its predecessor(s) in title into and upon the said land or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of

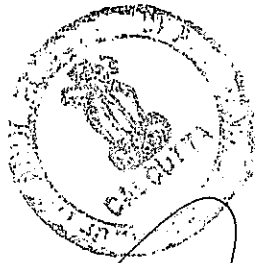


ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 JUN 2015

title whatsoever exclusively relating to or concerning the said land or any part thereof which now are or 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 land hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby for itself and its partners from time to time and their heirs, executors successors representatives administrators agents and assigns covenant with the Purchasers that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the Vendor is now lawfully and absolutely seized and possessed of the said land free from all encumbrances attachments and defect in title whatsoever and the Vendor is 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 Vendor have 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for it And the Vendor have 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

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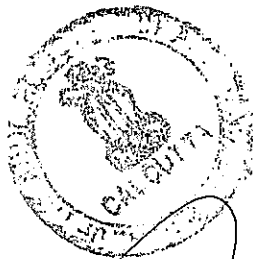
ADDITIONAL REGISTRAR  
OF ASSURANCES IN KARNATAKA  
18 JUN 2015



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

AND THE Vendor have at or before execution of these presents handed over and delivered to the Purchasers all the link deeds evincing title of the Vendor to the said land 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 said Ananta Dealtrade Pvt. Ltd., has confirmed and assured the sale of the said land mentioned in the schedule hereunder written by the Vendor unto and in favour of the Purchasers and also that the sale of the said land hereby so made shall absolve the 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 2<sup>nd</sup> February, 2012.



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ADDITIONAL REGISTRAR  
OF ASSURANCES IN KARNATAKA  
18 JUN 2015

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 17 (Seventeen) Decimal be the same a little more or less being the total property of and/or comprised in R. S. Dag No. 220 L. R. Dag No. 238, L. R. Khatian No. 266, held and owned by the Vendor, lying and situate within Mouza Raghbapur, 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, now under the jurisdiction of the Poleghat Gram Panchayet which is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES, abutting on 4 feet katcha path and which is butted and bounded in the manner following, that is to say-

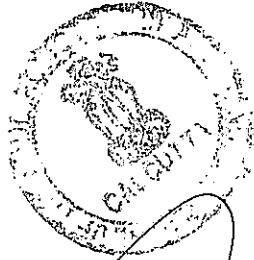
ON THE NORTH: R.S. DAG NO. 219, L.R. DAG NO. 237

ON THE SOUTH : R.S. DAG NO. 216, L.R. DAG NO. 233

ON THE EAST : R.S. DAG NO. 221, L.R. DAG NO. 239

ON THE WEST : R.S. DAG NO. 218, L.R. DAG NO. 236

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



ADDITIONAL REGISTRAR  
OF ASSURANCES, KARNATAKA  
18 JUN 2015

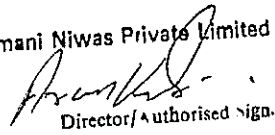
IN WITNESS WHEREOF the parties abovenamed have put and subscribed their respective hands and seals and signature on the day month and year first above written.



SIGNATURE OF THE VENDOR

VEERAVANI BUILDERS PVT. LTD.


Subhmani Niwas Private Limited

  
Director/Authorized Sign.


SIGNATURE OF THE PURCHASERS

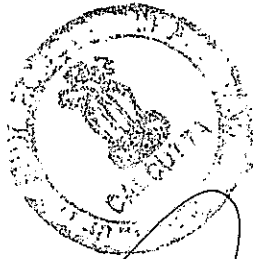
WITNESSES :

1.

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

2.

  
888 Smart Road  
Kolkata 700026



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 JUN 2015

RECEIVED of and from the within named Purchasers the within mentioned total sum of Rs. 8,48,100/- (Rupees Eight lacs forty eight thousand one hundred) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

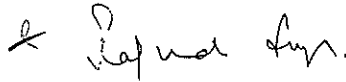
MEMO OF CONSIDERATION

By Cheque No. 991631 Dated 18/05/2015  
Drawn on United Bank of India  
Issued by Veenavani Builders Private Limited  
favouring Rajinder Singh  
Towards the total agreed amount Rs.4,24,050.00

By Cheque No. 697228 Dated 18/05/2015  
Drawn on United Bank of India  
Issued by Subhmani Niwas Private Limited  
favouring Rajinder Singh  
Towards the total agreed amount Rs.4,24,050.00


TOTAL Rs. 8,48,100.00


Total Rupees Eight lacs forty eight thousand one hundred only



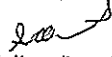
SIGNATURE OF THE VENDOR

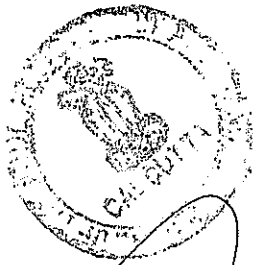
WITNESSES :

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

2. 

Drafted by Me:

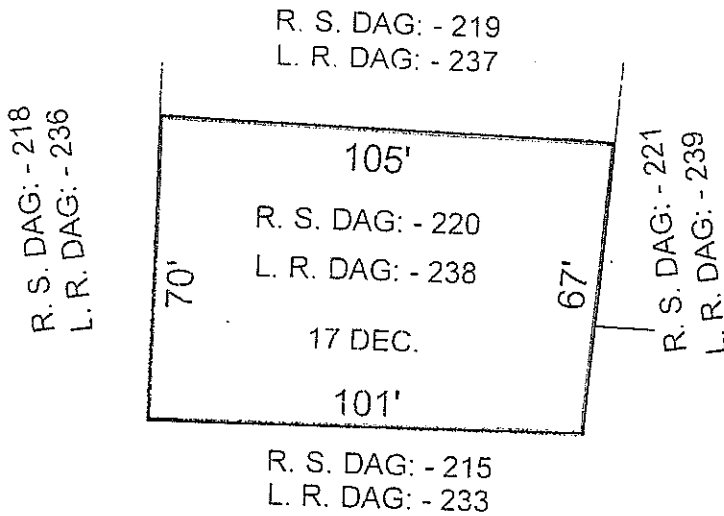
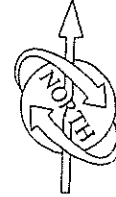
  
(S. K. Kanodia, Advocate, High Court,  
Calcutta. Bar Council Regn. No. WB/347/76)



ADDITIONAL REGISTRAR  
OF ASSURANCES - KARNATAKA  
18 JUN 2015



SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,  
 R. S. DAG NO. - 220, L. R. DAG NO. - 238,  
 UNDER - POLEGHAT GRAM PANCHAYET,  
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



**VEERAVANI BUILDERS PVT. LTD.**  
 Subhmani Niwas Private Limited  
*[Signature]*  
 Director/Authorised Sign.

*[Signature]*

**SOLD LAND - 17 DECI.**

BL.	KA.	CHI.	SFT.
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*M. Ghosh*  
**MOHAN KUMAR GHOSH**  
 Rajpur-Sonarpur Municipality  
 Harinavi, D1, Sahapur Lane  
 Kol-700148, E.B.S. No.:.....79....

*Traced By* 29-5-15



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ADDITIONAL REGISTRAR  
OF ASSURANCE DEPARTMENT  
18 JUN 2015

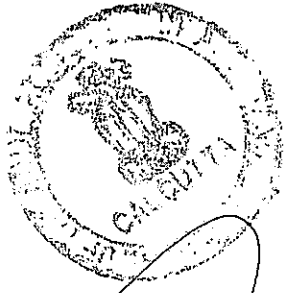


Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1901001396/2015	Date of Application	18/06/2015
Query No / Year	19011000114743/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr S K KANODIA		
Stampduty Payable	Rs.66,990/-		
Registration Fees Payable	Rs.14,827/-		
Applicant Name of the Visit Commission	Mr M Bose		
Applicant Address	6, Old Post Office Street, Kolkata - 1		
Place of Commission	88/S/ A, Block - E, New Alipore, Kol- 53		
Expected Date and Time of Commission	18/06/2015 5:30 PM		
Fee Details	J1: 250/-, J2: 450/-, PTA-J(2): 0/-, Total Fees Paid: 700/-		
Remarks			

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ADDITIONAL REGISTRAR  
OF ASSURANCE KARNATA  
18 JUN 2015



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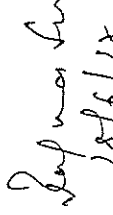


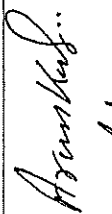
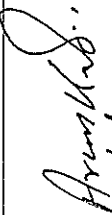
Government of West Bengal

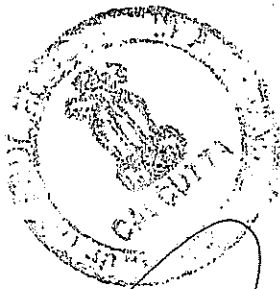
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000114743/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri RAJINDER SINGH 88/S/A, NEW ALIPORE, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Seller		 4194	 18/6/15
2	Mr ARUN KUMAR KEDIA 50, SUBURBAN SCHOOL ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Buyer [SUBHMA NI NIWAS PVT LTD ]		 4193	 18/6/15
2	Mr ARUN KUMAR KEDIA 50, SUBURBAN SCHOOL ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Buyer [VEENAV ANI BUILDER S PVT LTD ]			 18/6/15



ADDITIONAL REGISTRAR  
OF ASSURANCE, KARNATAKA  
18 JUN 2015



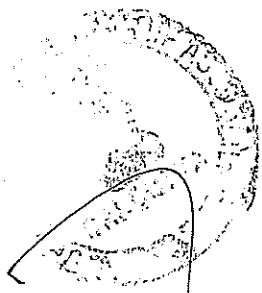
Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19011000114743/2015	Query Date	11/06/2015 5:04:50 PM
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	S K KANODIA		
Address	6, OLD POST OFFICE ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831031413		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 8,48,100/-	Total Market Value:	Rs. 13,39,396/-
Stamp duty Payable	Rs. 66,990/-	Stamp duty Article:-	23
Registration Fee Payable	Rs. 14,827/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

*[Handwritten Signature]*

*[Handwritten Signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
18 JUN 2015



Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur	LR Plot No:- 238, LR Khatian No:- 266	17 Decima	8,48,100/-	13,39,396/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 4 Ft.,
Transfer of Property from Seller To Buyer						
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)		
L1	Shri RAJINDER SINGH	VEENAVANI BUILDERS PVT LTD	8.5 Dec	50		
L1	Shri RAJINDER SINGH	SUBHMANI NIWAS PVT LTD	8.5 Dec	50		

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Shri RAJINDER SINGH Son of Late PRIYA VART 88/S/A, NEW ALIPORE, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABQPS3822F,

Buyer Details			
Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
VEENAVANI BUILDERS PVT LTD 2 B, SHYAMADAS ROW, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Organization	Executed by: Representative,	PAN No. AAECV7908F,
SUBHMANI NIWAS PVT LTD 2 B, SHYAMADAS ROW, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Organization	Executed by: Representative,	PAN No. AATCS6190D,



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
18 JUN 2015

1

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr ARUN KUMAR KEDIA, AUTHORISED SIGNATORY Son of Mr RAM KUMAR KEDIA 50, SUBURBAN SCHOOL ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCPK8353F,		VEENAVANI BUILDERS PVT LTD, SUBHMANI NIWAS PVT LTD

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr VIKASH KUMAR MODI Son of Mr MAHABIR PRASAD MODI 30/A/80, DR P T LAHA ST, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712248	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri RAJINDER SINGH, Mr ARUN KUMAR KEDIA

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur	LR Plot No:- 238 , LR Khatian No:- 266	Communication Failur

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.

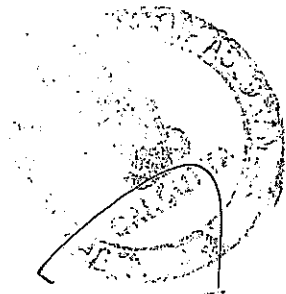


ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 JUN 2015



6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Dinabandhu Roy)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
18 JUN 2015

Scan

INDIAN MOTOR DRIVING LICENCE  
SERAMPORE HOOGHLY WEST BENGAL

No. WB-1720140003257 Issue Dt. 20-08-2014

Name: VIKASH KR. MODI  
SIDW of M. PR. MODI  
Blood Gr. A+ AND CIBEN (311) 1981

Address: FLAT No. 10, 1st Floor,  
30/A/BO/DR/P/PAHASI  
RISHRA HOOGHLY

Authorization to drive the following vehicles in the following states:

Valid Till	Vehicle Class	Issue Dt.
17-10-2031	LMV-VEH	20-08-2014

Holder's Signature

Licensing Authority  
Serampore, Hooghly

Badge Details

Number	Date of Issue	Valid Till

W-14

Handwritten scribbles and marks in the top right corner.





Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri RAJINDER SINGH Son of Late PRIYA VART 88/S/A, NEW ALIPORE, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABQPS3822F, Status : Self Date of Execution : 18/06/2015 Date of Admission : 18/06/2015 Place of Admission of Execution : Pvt. Residence



**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	VEENAVANI BUILDERS PVT LTD 2 B, SHYAMADAS ROW, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No: AAECV7908F, Status : Organization
2	SUBHMANI NIWAS PVT LTD 2 B, SHYAMADAS ROW, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AATCS6190D, Status : Organization Represented by their ( 1-2 ) representative as given below:-
1-2 (1)	Mr ARUN KUMAR KEDIA, AUTHORISED SIGNATORY Son of Mr RAM KUMAR KEDIA 50, SUBURBAN SCHOOL ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCKP8353F, Status : Representative Date of Execution : 18/06/2015 Date of Admission : 18/06/2015 Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr VIKASH KUMAR MODI Son of Mr MAHABIR PRASAD MODI 30/A/80, DR P T LAHA ST, P.O:- RISHRA, P.S:- Rishra, District:- Hooghly, West Bengal, India, PIN - 712248 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri RAJINDER SINGH, Mr ARUN KUMAR KEDIA	

**C. Transacted Property Details**

**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghabpur	LR Plot No:- 238 LR Khatian No:- 266	17 Dec	8,48,100/-	13,39,396/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 4 Ft.

Transfer of Property from Seller to Buyer				
Sch NO.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri RAJINDER SINGH	SUBHMANI NIWAS PVT LTD	8.5	50
	Shri RAJINDER SINGH	VEENAVANI BUILDERS PVT LTD	8.5	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S K KANODIA
Address	6, OLD POST OFFICE ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate



Office of the A.R.A. - I KOLKATA, District: Kolkata.

Endorsement For Deed Number : I - 190105011 / 2015

Query No/Year 19011000114743/2015 Serial no/Year 1901004820 / 2015  
Deed No/Year I - 190105011 / 2015  
Transaction [0101] Sale, Sale Document  
Name of Presentant Mr ARUN KUMAR KEDIA Presented At Private Residence  
Date of Execution 18-06-2015 Date of Presentation 18-06-2015

Remarks

On 12/06/2015

Certificate of Market Value (W.B. PUVA rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,39,396/-

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 18/06/2015

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

Presented for registration at 19:00 hrs on : 18/06/2015, at the Private residence by Mr ARUN KUMAR KEDIA

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

Execution is admitted on 18/06/2015 by

Shri RAJINDER SINGH, Son of Late PRIYA VART, 88/S/A, NEW ALIPORE, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Others  
Indetified by Mr VIKASH KUMAR MODI, Son of Mr MAHABIR PRASAD MODI, 30/A/80, DR P T LAHA ST, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, By caste Hindu, By Profession Service

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

Execution is admitted on 18/06/2015 by

1. Mr ARUN KUMAR KEDIA, AUTHORISED SIGNATORY, VEENAVANI BUILDERS PVT LTD , 2 B, SHYAMADAS ROW, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019
2. Mr ARUN KUMAR KEDIA, AUTHORISED SIGNATORY, SUBHMANI NIWAS PVT LTD , 2 B, SHYAMADAS ROW, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019  
Indetified by Mr VIKASH KUMAR MODI, Son of Mr MAHABIR PRASAD MODI, 30/A/80, DR P T LAHA ST, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, By caste Hindu, By Profession





service

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On: 20/06/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,827/- ( A(1) = Rs 14,729/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 14,827/-

Description of Draft

1. Rs 14,827/- is paid, by the Draft(8554-16) No: 211207000382, Date: 16/06/2015, Bank: STATE BANK OF INDIA (SBI), HARISH MUKHERJEE ROAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 66,990/- and Stamp Duty paid by Draft Rs 61,990/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 7904, Purchased on 08/06/2015, Vendor named Mousumi Ghosh.

Description of Draft

1. Rs 61,990/- is paid, by the Draft(8554-16) No: 211206000382, Date: 16/06/2015, Bank: STATE BANK OF INDIA (SBI), HARISH MUKHERJEE ROAD.

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 32243 to 32272  
being No 190105011 for the year 2015.



Digitally signed by DINABANDHU ROY  
Date: 2015.07.17 16:41:50 +05:30  
Reason: Digital Signing of Deed.

*m*

(Dinabandhu Roy) 17-07-2015 4:41:49 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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DATED this 18<sup>th</sup> day of June, 2015.

BETWEEN

SRI RAJINDER SINGH

AND

VEENAVANI BUILDERS PVT. LTD. and ANR.

DEED OF CONVEYANCE

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

Off: 22109532/22307298  
Res.: 26550151/25298919  
Email: [kanodiaco@vsnl.net](mailto:kanodiaco@vsnl.net)  
[AD05-CON43-DAG220]