

94065

P - RS 222
LR 240

F 6313/13

5A

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

जयबङ्ग पश्चिम बंगाल WEST BENGAL

A 571540

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

P- RS.222.
LR.240.

[Signature]
Notary Public, Alipore
West Bengal

13 MAY 2013

01 AUG 2013

THIS DEED OF CONVEYANCE

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

BETWEEN

M/S. PRIYA VART DEWAN SINGH (PAN NO.

AAAF9638B) a Partnership Firm, registered under the provisions
of the Indian Partnership Act, 1932, having its office at 747 Shivaji

Handwritten notes:
20 अल 5000
20 अल - 8580/13
वे. नो. 1106/13
13/5/13

18 APR 2013

KANODIA & CO.
 No. _____ Date: _____
 Solicitors & Advocates
 Sold to _____
 Address: 6, Old Post Office Street
 Kolkata - 700 001
 P. _____
A. BANERJEE
L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

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

TR - Kar Kedia

1089

for AAMOD NIVAS (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory

for AAMOD VILLA (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory

for ANULEKHA BUILDERS (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory

for AVANEESH NIRMAN (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory

for AVANEESH AAVAS (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory
for AVANEESH COMPLEX (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory
for AVANEESH ENCLAVE (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory
for AVANEESH GRAMA (P) LTD.

TR - Kar Kedia

Director / Authorised Signatory



[Handwritten signature]
 Director / Authorised Signatory
 for AVANEESH GRAMA (P) LTD.

13 MAY 2013

Biswajit Halder,
S/O Sri Ranjit K. Halder,

Colony, Rohtak, Hariyana, having its another office at 88, S/A, Block E, New Alipore, Kolkata-700053, represented by its present partners namely (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, successors-in-office, legal representatives, administrators, executors and assigns-in-office) of the **FIRST PART**.

AND

1) AAMOD NIWAS PVT. LIMITED (PAN NO. AAKCA8183B), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) AAMOD VILLA PVT. LIMITED (PAN NO. AAKCA8203C), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu,

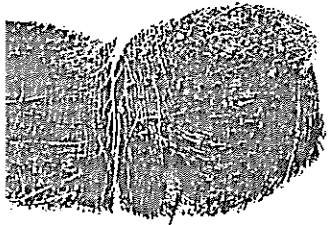
1690



Ananta Deal Trade Pvt. Ltd.

Ananta
Authorised Signatory/Director

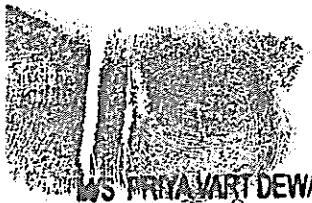
1691



M/S PRIYA VART DEWAN SINGH

M/S Priya Vart Dewan Singh
Partner

1692



M/S PRIYA VART DEWAN SINGH

M/S Priya Vart Dewan Singh
Partner



~~1. The Government of West Bengal, through the Department of Revenue, has issued the following order:~~
~~2. The Government of West Bengal, through the Department of Revenue, has issued the following order:~~
~~3. The Government of West Bengal, through the Department of Revenue, has issued the following order:~~

Biswajit Halder.

13 MAY 2013

by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

3) **ANULEKHA BUILDERS PVT. LIMITED (PAN NO. AAKCA8202D)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

4) **AVANEESH NIRMAN PVT. LIMITED (PAN NO. AAKCA8188L)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

5) **AVANEESH AAVAS PVT. LIMITED (PAN NO. AAKCA8185H)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

6) **AVANEESH COMPLEX PVT. LIMITED (PAN NO. AAKCA8205E)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1,



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13 MAY 2013

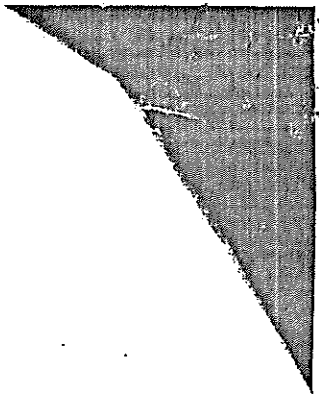
Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

7) **AVANEESH ENCLAVE PVT. LIMITED (PAN NO. AAKCA8209J)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

8) **AVANEESH GRIHA PVT. LIMITED (PAN NO. AAKCA8181D)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

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

AND



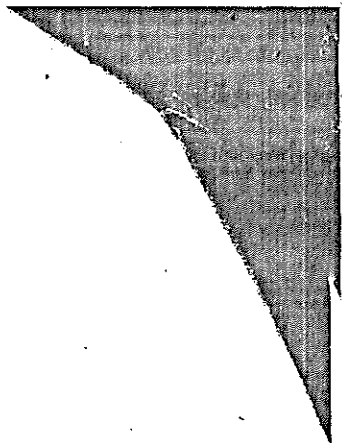
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13 MAY 2013

ANANTA DEALTRADE PVT. LTD. (PAN NO. AAJCA5087F), incorporated under the provisions of the Indian Companies Act, 1956, 50, Suburban School Road, P. S. Kalighat, Kolkata-700 025, represented by one of its Directors Sri Arun Kumar Kedia son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in-office and/or interest, and assigns) **OF THE OTHER PART;**

WHEREAS all that piece and parcel of land measuring 79 Decimal which was recorded as Sali Land, situated in Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 28, R. S. Dag No. 222, L. R. Khatian No. 431 and L. R. Dag No. 240, is the property being sold by and under this Deed of Conveyance and the same is more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS One Jatindra Nath Ghosh was the lawful owner in respect of the property ALL that piece and parcel of Sali land measuring 79 Decimal situated and lying at 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,



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13 MAY 2013

comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 28, R. S. Dag No. 222.

AND WHEREAS while thus being seized and possessed of the said property as legal owner, the aforesaid Jatindra Nath Ghosh the then owner for his legal necessity of money, sold, transferred, granted, assured and assigned and conveyed to Kachimodi Sekh son of Khiya Sekh by virtue of a registered Deed of Bengali kobala which was registered at Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 11, pages from 53 to 54, Being No. 503 for the year 1937.

AND WHEREAS thereafter while thus being seized and possessed the aforesaid landed property as legal owner, the aforesaid Kachimodi Sekh for his legal necessity of money sold, conveyed, granted, assured, assigned and transferred the aforesaid property being All that the piece and parcel of Sali land measuring 79 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. 28, R. S. Dag No. 222, by virtue of a registered Deed of Conveyance dated 23rd October, 1971 by a Bengali Saff Kobala Deed to Sri Dewan Singh Choudhuri son of Late Prem Sukh Chowdhury and the same was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 39, Pages from 173 to 175, Being No. 2976 for the year 1971.



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13 MAY 2013

AND WHEREAS by virtue of the aforesaid deed the aforesaid Sri Dewan Singh Chowdhury became the owner and has been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption of others.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 481 of 1983 by the Ld. H.C.S. Senior Sub Judge, Rohatak and the order dated 25th November, 1983 the said M/s. Priya Vart Dewan Singh the present Vendor herein was granted the above mentioned property under R.S. Dag No. 222 being all that the aforesaid land measuring 79 Decimal situated and lying at Mouza Raghampur 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 Vendors herein therein described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1st August of 2004, and on the terms and condition mentioned therein, of the aforesaid property.



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AND WHEREAS the aforesaid M/S Lokpriya Bricks Private Limited, mortgaged its leasehold rights as also the consent and concurrence of the respective owners, created an equitable mortgage in favour of the State bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No.s 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 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.

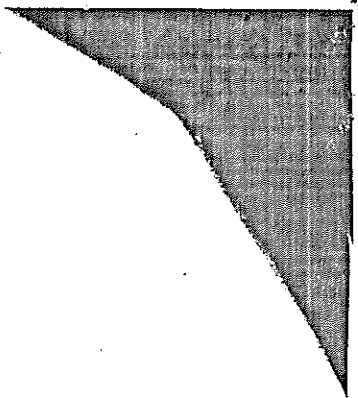


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13 MAY 2013

AND WHEREAS as per the request of the Vendors under the Memorandum of Understanding dated 2nd February, 2012, the Confirming Party to make an additional advance payment towards the earnest money in further part payment under the Memorandum of Understanding dated 2nd February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2nd February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch, the Confirming Party has paid by a Demand Draft No. 323745, dated 23rd March, 2013, issued by the State Bank of India, Harish Mukherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) of a sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071 and has obtained delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

AND WHEREAS the VENDOR herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the vendor had offered to the Confirming Party herein to sell the aforesaid property being all that the piece and parcel of land measuring 79 Decimal, situated and lying at situated in 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, R. S. Khatian No. 28 , R. S. Dag No. 222, L. R.

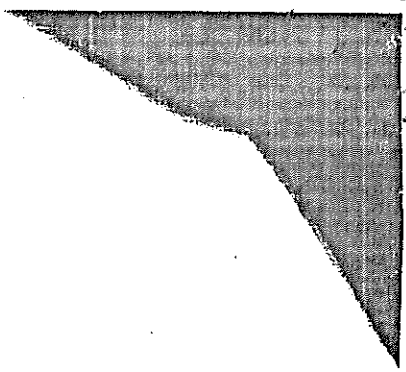


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13 MAY 2013

Khatian No. 431 and L. R. Dag No. 240, 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 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 Eleven) only per Decimal and the VENDOR accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

AND WHEREAS the Vendor herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012 for the sale of about 800 Cottahs of land which included the said 79 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 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 and Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.



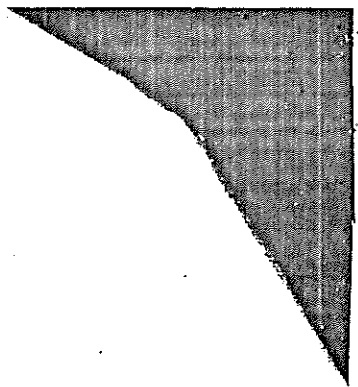
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AND WHEREAS the confirming party has with the consent and concurrence of the said vendors named in the Memorandum of Understanding dated 2nd February, 2012 nominated the purchaser herein to complete the purchase of the said area of land measuring 79 Decimal being the said property (out of the said 800 Cottahs of land) which 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:

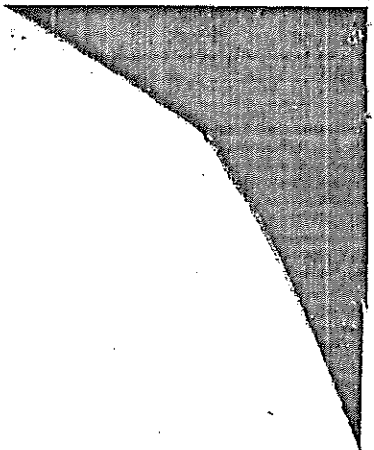
That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding, dated 2nd February, 2012, dated 2nd February, 2012, and in consideration of the sum of Rs. 52,62,269/- (Rupees Fifty Two Lac Sixty Two Thousand Two Hundred Sixty Nine) only paid to and received by the VENDOR herein out of which a sum of Rs. 18,53,814/- (Rupees Eighteen Lac Fifty Three Thousand Eight Hundred Fourteen) 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



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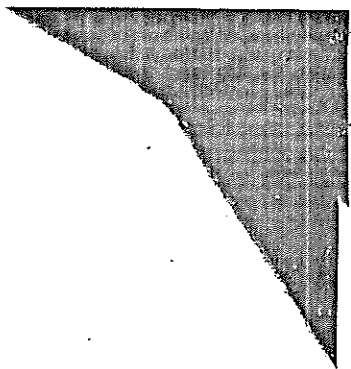
sum of money is being credited by the vendor herein to the account of the purchasers herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.4,17,396.50/- (Rupees Four Lac Seventeen Thousand Three Hundred Ninety Six and Fifty Paise) only has been 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 said bank and the balance sum of Rs. 29,91,058.50/- (Rupees Twenty Nine Lac Ninety One Thousand Fifty Eight 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 lispendens



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13 MAY 2013

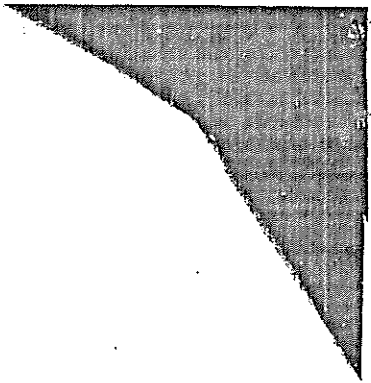
occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the 79 Decimal be the same a little more or less, being the said property, 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. 28, R. S. Dag No. 222, L. R. Khatian No. 431 and L. R. Dag No. 240, 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 the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the **VENDOR** or its predecessor(s) in



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13 MAY 2013

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, administrators agents and assigns covenant with the PURCHASERS that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the VENDOR is now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachment 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



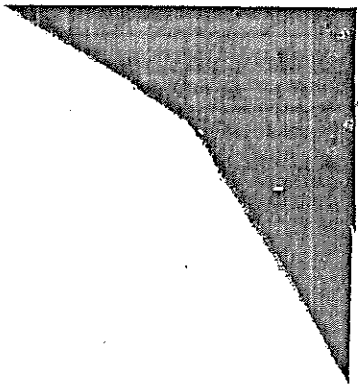
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whatsoever as aforesaid done or made or caused to be done or made the VENDOR has in itself good right and full power and absolute authority to sell convey transfer grant and convey assign and assure the SAID PROPERTY hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may at 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 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



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

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

AND the Confirming Party is confirming the sale of the said property mentioned in the schedule hereunder written 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



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13 MAY 2013

money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).

THE SCHEDULE ABOVE REFERRED TO

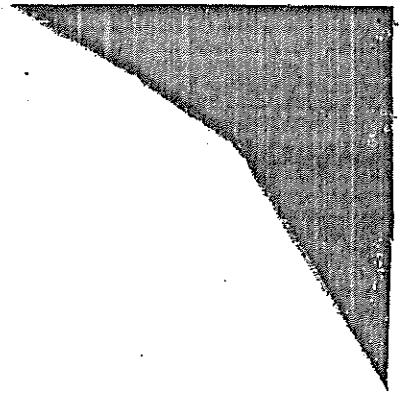
ALL THAT the piece and parcel of land measuring and/or containing 79 (Seventy Nine) Decimals be the same a little more or less recorded as Sali Land being the total property of and/or comprised in L. R. Dag No. 240, held vide L. R. Khatian No. 431, held and owned by the Vendor, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 28, R. S. Dag No. 222, and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say-

ON THE NORTH: Panchyat Road.

ON THE SOUTH : By portions of land comprised in R. S. Dag Nos. 203 & 228, i.e. L. R. Dag Nos. 230 & 241.

ON THE EAST : By portions of land comprised in R. S. Dag Nos. 223, 226 & 227, i.e. L.R. Dag Nos. 250, 246 & 249.

ON THE WEST : By portions of land comprised in R. S. Dag No. 221, i.e. L. R. Dag No. 239.



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13 MAY 2013

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

M/S PRIYA VART DEWAN SINGH
[Signature]
Partner
M/S PRIYA VART DEWAN SINGH
[Signature]
Partner

Ramehambur Khatun
88/S.A Block E
New Alipore
Kolkata-33

SIGNATURE OF THE VENDOR

for AAMOD NIWAS (P) LTD.

R. Kar Kedia
Director / Authorised Signatory
for AAMOD VILLA (P) LTD.

R. Kar Kedia
Director/Authorised Signatory
for ANULEKHA BUILDERS (P) LTD.

R. Kar Kedia
Director/Authorised Signatory
for AVANEESH NIRMAL (P) LTD.

R. Kar Kedia
Director/Authorised Signatory
for AVANEESH AAVAS (P) LTD.

R. Kar Kedia
Director/Authorised Signatory
for AVANEESH COMPLEX (P) LTD.

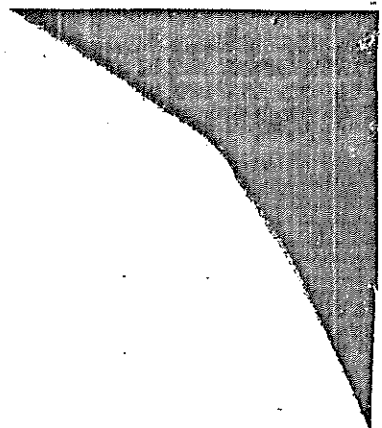
R. Kar Kedia
Director/Authorised Signatory
for AVANEESH ENCLAVE (P) LTD.

R. Kar Kedia
Director/Authorised Signatory
for AVANEESH GRIHA (P) LTD.

Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

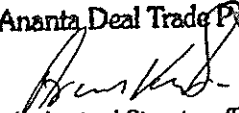
Abhijit Chakrabarty
88 B, Smart Bore Bldg
Kolkata-700 26



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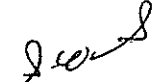
13 MAY 2013

Ananta Deal Trade Pvt. Ltd.

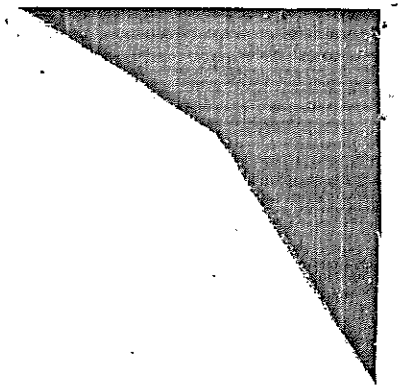
✓ 
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. 



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13 MAY 2013

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.52,62,269/- (Rupees Fifty Two Lac Sixty Two Thousand Two Hundred Sixty Nine) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

By adjustment and appropriation
out of the earnest money paid by
the Confirming Party to inter
alia the Vendors in terms of the
Memorandum of Understanding

Dated 2nd February, 2012

Rs.18,53,814/-

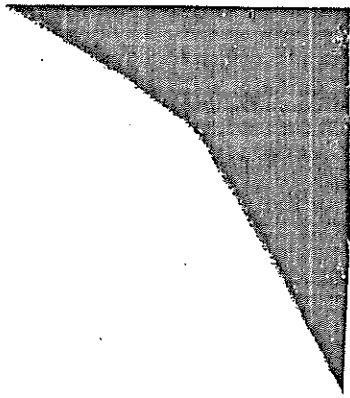
By adjustment and appropriation
Out of the sum of Rs.41,00,000/-
Paid by the Confirming Party to
Inter alia the Vendors through

The State Bank of India(SARB)

Rs.4,17,396.50

By Demand Draft No. , 324506 .

dated 29.04., 2013



Handwritten signature and illegible text.

13 MAY 2012

Issued by S Bl,

Favouring the Vendor herein

towards the Balance Amount

Rs.29,91,058.50

TOTAL

Rs. 52,62,269-00

Total Rs.52,62,269/- (Rupees Fifty Two Lac Sixty Two Thousand Two Hundred Sixty Nine) only.

M/S PRIYA VART DEWAN SINGH

Partner

M/S PRIYA VART DEWAN SINGH

Partner

SIGNATURE OF THE VENDOR

WITNESSESS :

1. 

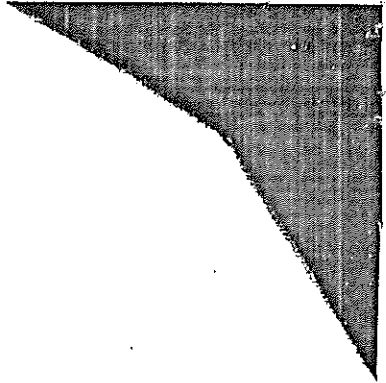
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. 

Drafted by me.



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



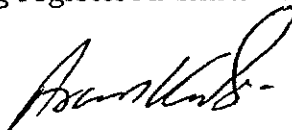
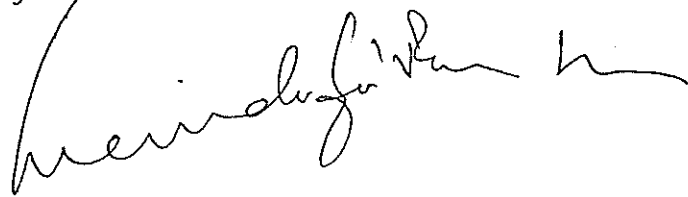
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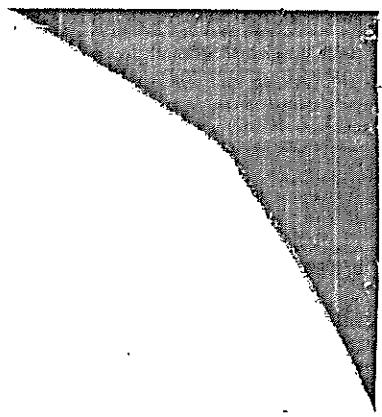
13 MAY 2013

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 dated 23rd October, 1971, registered at the office of the Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 39, Pages from 173 to 175, Being No. 2976 for the year 1971.
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 slip.

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.

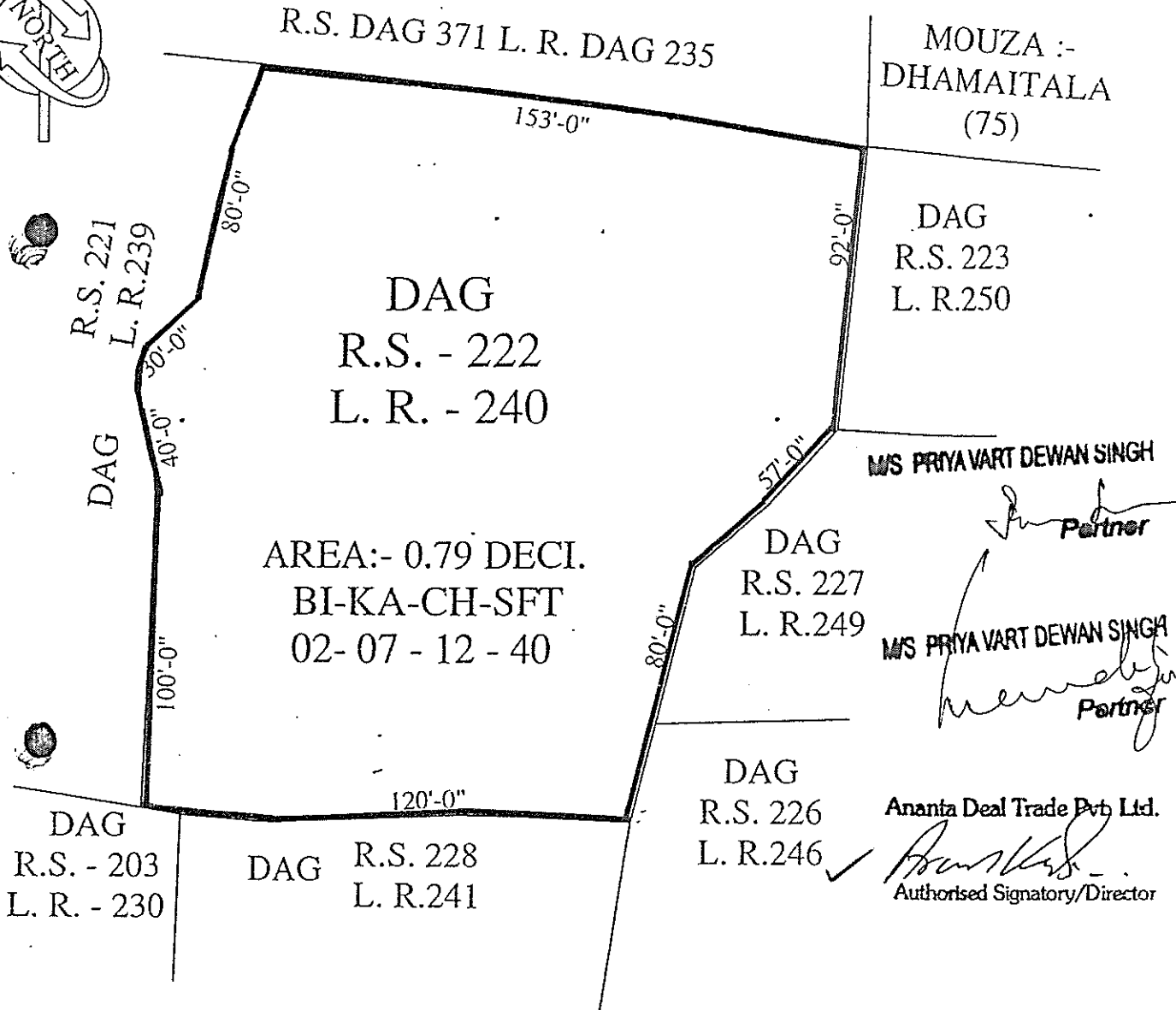
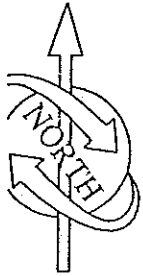
 



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13 MAY 2013

SHOWING THE SOLD LAND [MARKED BY
 DER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
 R. S. DAG NO. - 222, L. R. DAG NO. - 240,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



for AAMOD NIWAS (P) LTD.
 for AAMOD VILLA (P) LTD.
 for ANULEKHA BUILDERS (P) LTD
 for AVANEESH NIRMAN (P) LTD.
 for AVANEESH AAVAS (P) LTD.
 for AVANEESH COMPLEX (P) LTD.
 for AVANEESH ENCLAVE (P) LTD.
 for AVANEESH GRINA (P) LTD.
R - K - Kedia
 Director/Authorised Signatory

Traced By
 Mohan K. Ghosh
 MOHAN KUMAR GHOSH
 Rajendra Sonarpur Municipality
 P. S. Sonarpur, Dist. Sonarpur
 KOL-763148, E.B.S. No. 79.

19-4-13



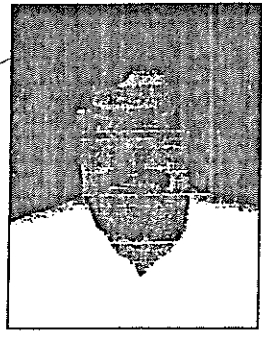
13 MAY 2013
13 MAY 2013
13 MAY 2013
13 MAY 2013











13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

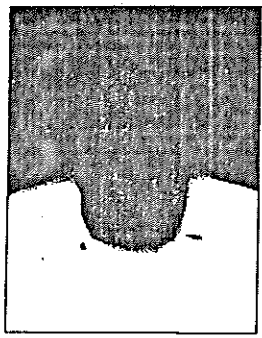
Sl. No. Signature of the executant and/or Purchaser/ Presentants











1.




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







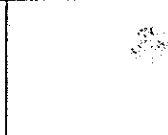



2.



				
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LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

3.



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

TR - K - ay K - d - i - e
 K - ay K - d - i - e



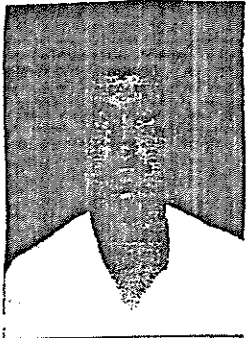
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13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
executant and/or
Purchaser/ Presentants

1.
[Handwritten Signature]



LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				

THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

2.

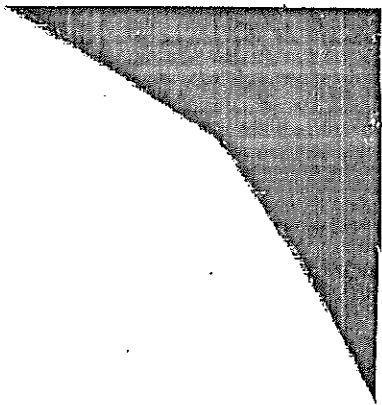
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				

THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

3.

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				

THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				



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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 - 06313 of 2013
(Serial No. 04065 of 2013 and Query No. 1604L000008580 of 2013)

13/05/2013

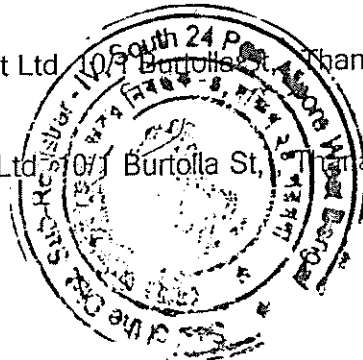
Representation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 18.31 hrs on :13/05/2013, at the Private residence by Ram Kumar Kedia, Claimant.

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

Execution is admitted on 13/05/2013 by

1. Rajinder Singh
Partner, M/s Priya Vart Dewan Singh, 747 Shivaji Colony, Rohtak Hariyana, HARYANA, India, .
By Profession : ---
2. Arun Kr Kedia
Director, Ananta Dealtrade Pvt Ltd, 50 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
By Profession : ---
3. Surender Singh
Partner, M/s Priya Vart Dewan Singh, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
By Profession : ---
4. Ram Kumar Kedia
Director, Aamod Niwas Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
Director, Aamod Villa Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Anulekha Builders Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Nirman Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Aavas Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Complex Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Enclave Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Griha Pvt Ltd, 10/1 Burtolla St, , Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
By Profession : ----



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



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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 - 06313 of 2013

(Serial No. 04065 of 2013 and Query No. 1604L000008580 of 2013)

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

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

14/05/2013

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-52,62,269/-

Confirmed that the required stamp duty of this document is Rs.- 315747 /- and the Stamp duty paid as: Represive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

20/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 310746/- is paid , by the draft number 178441, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 20/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503655, 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.

Payment of Fees:

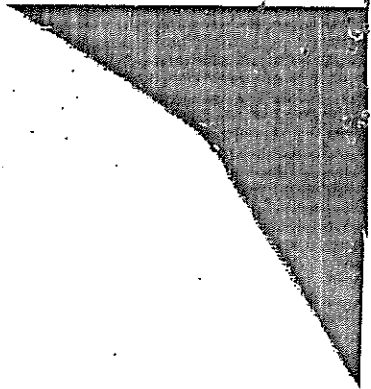
Amount By Cash

Rs. 24981.00/-, on 01/08/2013

Amount by Draft



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



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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 - 06313 of 2013
(Serial No. 04065 of 2013 and Query No. 1604L000008580 of 2013)

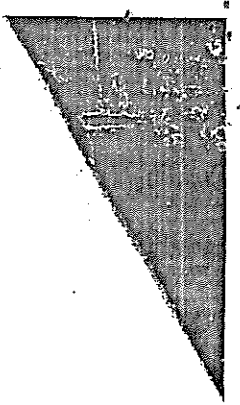
Rs. 57921/- is paid , by the draft number 278467, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 57882/- B = 24981/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



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13 MAY 2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 250 to 280
being No 06313 for the year 2013.



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

79 decimal

66,611:40 per decimal

52,62,269:40

11/11/11

