I-03196/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत 5000

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

B 201396

M/c- 848/14

B 201396

8-7444/14

Mrs. 9,99,165/-

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

26 FEB 2014

26 FEB 2014

Ra Kar Kalia

1946

ARCKYA BUILDERS (P) LTD.
&
ARCKYA REALTORS (P) LTD.
Ra Kar Kalia
Director/Authorised Signatory

1947

M/s. CHHIKARA BROTHERS
Partner

1948

M/s. CHHIKARA BROTHERS
Partner

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

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

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

For the sake of brevity hereinafter jointly and/or severally referred to as the "VENDORS" (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their respective legal heirs, successors, legal representatives, administrators, executors and assigns in office and the legal heirs, successors, legal representatives, administrators, executors and assigns

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S/o Lt. Sankar Nath Khan
[illegible]

of the said Rajinder Singh and the said Surender Singh) of the FIRST PART.

AND

1) AROKYA BUILDERS PVT. LIMITED (PAN No. AALCA7086L),

2) AROKYA REALTORS PVT. LIMITED (PAN No. AALCA7085K),

Both the above mentioned companies incorporated under the provisions of the Indian Companies Act, 1956, AND Both the above mentioned companies having its Registered Office at 2B, Dr. Shyama Das Row, P.S. Ballygunge, Kolkata-700 019,, represented by one of its Directors Mr. Ram Kumar Kedia son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, hereinafter referred to as the "PURCHASERS" (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in-office and/or interest, legal representatives, administrators, executors, agents and assigns in office) of the OTHER PART.

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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 15 (Fifteen) 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. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 86, R. S. Dag No. 244, L. R. Khatian No.s 266 & 434 and L. R. Dag No. 253, 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. The devolution and flow of title of the said land is narrated hereinafter.

C. One Sadek Saikh son of Late Makbool Saikh was the sole and absolute owner in respect of the property chunk of Danga land measuring 15 Decimal, situated and lying within Mouza Raghabpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in

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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· 86, R· S· Dag No· 244·

D· While thus seized and possessed the aforesaid landed property as legal owner Sadek Saikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 15 Decimal Sali Land situated and lying 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 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· 86, R· S· Dag No 244, by virtue of a registered Deed of Conveyance dated 4th Ocotber, 1962, by a Bengali Saff Kobala Deed to Smt· Chota Devi Choudhurani wife of Late Lakhi Ram Choudhuri, the same was registered in Baruipur Sub Registration Office and recorded in Book No· I, Volume No· 93, Pages from 293 to 297, Being No· 9081for the year 1962, for the valuable consideration paid by her·

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

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F. 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. 244, being all that the aforesaid land measuring 15 Decimal, situated and lying at Raghabpur Mouza in the state of West Bengal, which is the subject matter of sale hereunder.

G. 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 15 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.

H. The Vendor Nos. 2 and 3 herein however applied for and got mutated 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). In as much as by virtue of the said decree passed by the abovementioned Ld. Court the vendor no.1 became entitled to the said property and the vendor nos. 2 and 3 got mutation of the subject property in its entirety, all

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S/o of Sankar Nath Khan
391 A Dhakuria

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 Purchasers herein·

I· As aforesaid the Vendor No·s 1, 2 & 3 herein became the absolute joint owners of the aforesaid property being all that the piece and parcel of land measuring 15 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·

J· The Vendor No·s 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 15 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

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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.

K. 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.

L. 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/S-C, Block E, New Alipore, Kolkata-700053, 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.

M. 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, 256 - 17 Decimal, 243 - 15 Decimal, 89 - 3

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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.

N. 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 mortgaged properties.

O. For enabling the vendors 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, 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.

P. As per the request of 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

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

Q. 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 has already received a sum of Rs. 5,58,598/- (Rupees Five Lacs Fifty Eight Thousand Five Hundred & Ninety Eight) only towards the value or price of the said land and the Purchasers herein has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 4,40,567/- (Rupees Four Lacs Forty Thousand Five Hundred & Sixty Seven) only at or before execution and presentation for registration of this deed of conveyance, to the vendors.

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S/o Mohammed Khan
S/o Late Sankanjay Khan
881 S.A. Road
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R. 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 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 15 Decimals is also comprised.

S. 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 15 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 Purchasers herein upon payment of the said balance amount of the said agreed payable consideration amount.

T. The vendors herein has 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

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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 15 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.

U. In terms of the said Memorandum of Understanding dated 2nd 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 15 Decimal being the said land (out of the said remaining area of 330 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2nd February, 2012.

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs: 9,99,165/- (Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five) 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 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 15

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891 S.A. Road
Kolkata

(Fifteen) 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. 86, R. S. Dag No. 244, L. R. Khatian No.s 266 & 434 and L. R. Dag No. 253, 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 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

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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 Purchasers that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of the said 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

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S/o Late Sankar Nath Khan

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 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 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

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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 has 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 two of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2nd February, 2012.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 15 (Fifteen) Decimal be the same a little more or less being the total property of and/or comprised in L· R· Dag No· 253, 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· 86, R· S· Dag No· 244, and 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· 243, L·R· DAG NO· 252·

ON THE SOUTH : R·S· DAG NOS· 245 & 246, L·R· DAG NOS· 261 & 260·

ON THE EAST : R·S· DAG NO· 247, L·R· DAG NO· 254·

ON THE WEST : R·S· DAG NO· 242, L·R· DAG NO· 251·

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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 BROTHER

Partne

SIGNATURE OF THE VENDORS

AROKYA BUILDERS (P) LTD.

&

AROKYA REALTORS (P) LTD.

Director / Authorised Signatory

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 the said sum Rs· 9,99,165/- (Rupees Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

By adjustment and appropriation out of the earnest money paid to the Vendors in terms of the Memorandum of Understanding dated 2nd February, 2012	Rs· 5,58,598-00
By Pay order No· 791004 Dated 20th March, 2014 Drawn on United Bank of India Issued by Arokya Builders Pvt· Ltd Favouring Chhikara Brothers Towards the balance amount	Rs· 73,428·00
By Pay order No· 791022	

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Dated 20th March, 2014
Drawn on United Bank of India
Issued by Arokya Builders Pvt. Ltd
Favouring Rajinder Singh
Towards the balance amount Rs. 73,428.00

By Pay order No. 791014
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Arokya Builders Pvt. Ltd
Favouring Surender Singh
Towards the balance amount Rs. 73,427.50

By Pay order No. 791008
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Arokya Realtors Pvt. Ltd
Favouring Chhikara Brothers
Towards the balance amount Rs. 73,428.00

By Pay order No. 791024
Dated 20th March, 2014
Drawn on United Bank of India
Issued by Arokya Realtors Pvt. Ltd
Favouring Rajinder Singh
Towards the balance amount Rs. 73,428.00

By Pay order No. 791023
Dated 20th March, 2014

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Drawn on United Bank of India
Issued by Arokya Realtors Pvt. Ltd
Favouring Surender Singh
Towards the balance amount Rs. 73,427.50

TOTAL Rs. 9,99,165-00

Total Rupees Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five only.

M/s. CHHIKARA BROTHERS M/s. CHHIKARA BROTHE

Partner Parti

SIGNATURE OF THE VENDORS

WITNESSESS :

1.

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

2.

Drafted by Me:

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

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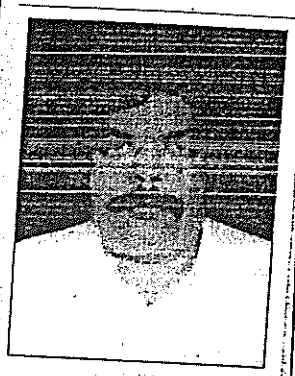
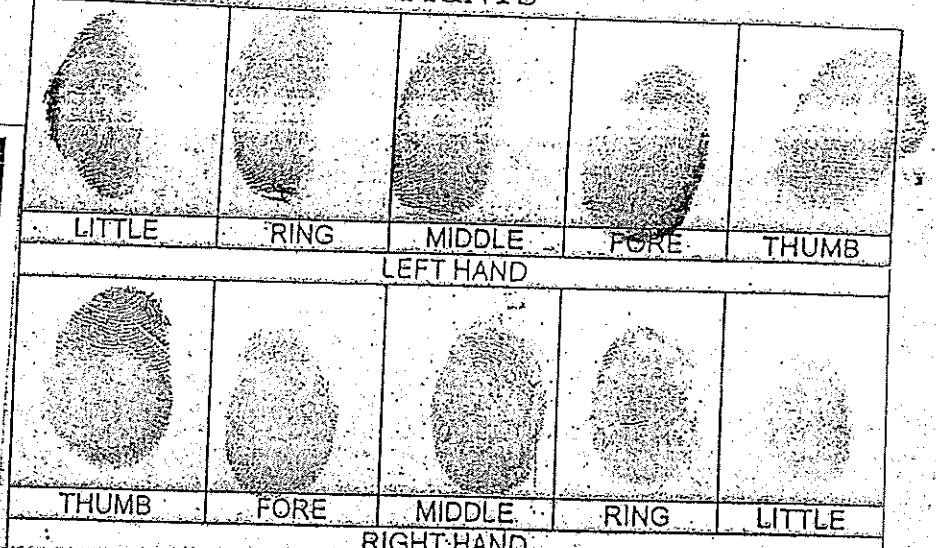
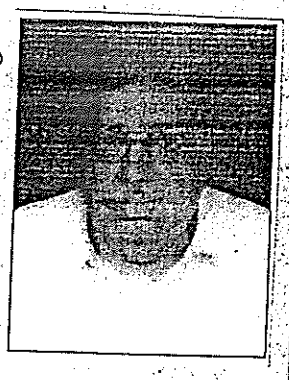
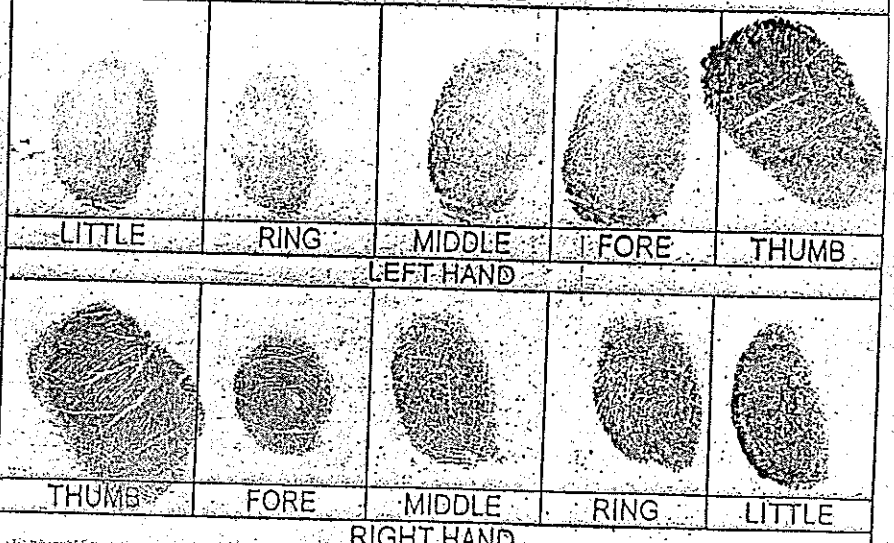
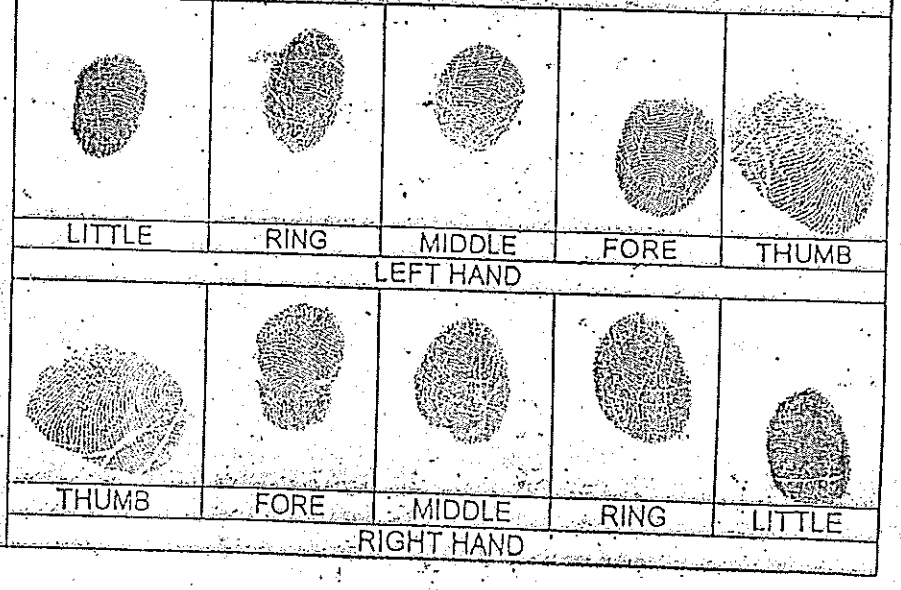
OF [illegible] KATA
8 APR [illegible]

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

Endorsement For Deed Number : I - 03196 of 2014
(Serial No. 02994 of 2014 and Query No. 1901L000007444 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 Ked ,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. Surender Singh
   Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
   , By Profession : Business
4. Ram Kumar Kedia .
   Director, Arokya Builders Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

   Director, Arokya Realtors 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.

(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 1. Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 11087.00/-, on 09/04/2014

(Under Article : A(1) = 10989/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2014)

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

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

ADDITIONAL REGISTRAR
OF ... KATA
8 APR

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

Endorsement For Deed Number : I - 03196 of 2014
(Serial No. 02994 of 2014 and Query No. 1901L000007444 of 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.-9,99,165/-

Certified that the required stamp duty of this document is Rs.- 49978 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 22489/- is paid , by the draft number 322838, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
2. Rs. 22489/- is paid , by the draft number 322831, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014

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

Execution is admitted on 09/04/2014 by

1. 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

   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.

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

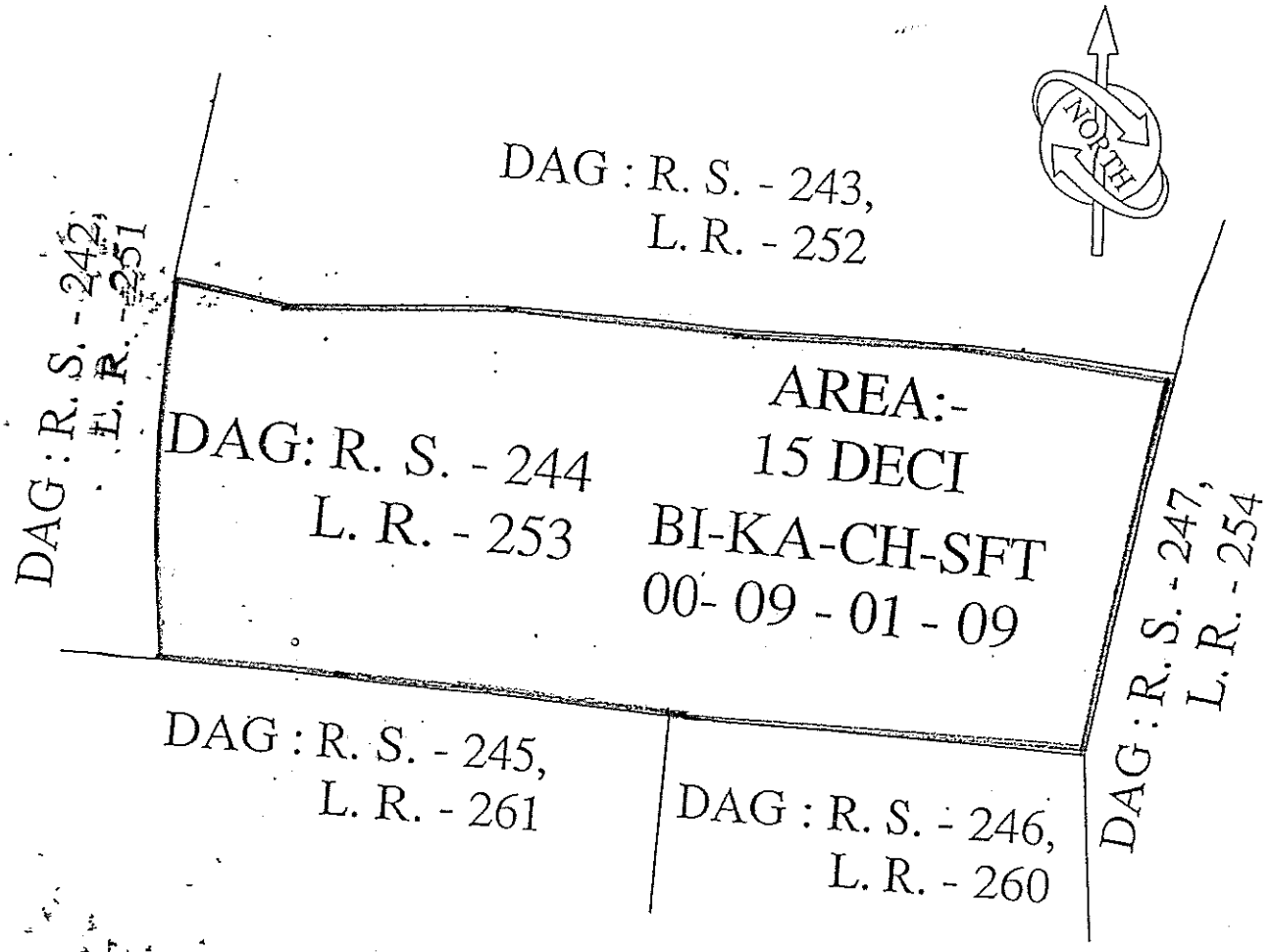
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
9 APR 2014

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

ADDITIONAL REGISTRAR
OF ... KOLKATA
- 8 APR 2009

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74 R. S. DAG NO. - 244, L. R. DAG NO. - 253, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



M/s. CHHIKARA BROTHERS

Partner

SOLD LAND - 15 DECI.

BI.	KA.	CHI.	SFT.
00	09	01	09

M/s. CHHIKARA BROTHERS

Partner

Traced By

AROKYA BUILDERS (P) LTD.

&

AROKYA REALTORS (P) LTD.

Director/Authorised Signatory

MOHAN KUMAR GHOSH
Rajpur-Sonarpur Municipality
Harinavi, 01, Sahapur Lane
Kol-700148, E.E.S. No.....79....

7-3-19

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2048 to 2076
being No 03196 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 & ANR.

AND

AROKYA BUILDERS PVT. LTD. & ANR.

DEED OF CONVEYANCE

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

Off: 22109532/22307298
Res.: 26550151/25298919
Email: kanodiaco@vsnl.net
[AD05-CON32-DAG244]