

4818/2015

05010/K

भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

C 243647

9-114675/15
MN-13, 39, 396

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.

20.6.15

THIS DEED OF CONVEYANCE

Made on this the 18th day of June Two Thousand and Fifteen

BETWEEN

M/S. PRIYA VART DEWAN SINGH (PAN NO. AAAFP9638B), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at No. 747 Shivaji Colony, Rohtak, Post Office & Police Station Shivaji Colony, Haryana - 124001, represented by its present partners namely (i) SRI Rajinder Singh (PAN NO. ABQPS3822F) son of Late Priya Vart, residing at No. 88/S/A, Block E, New Alipore, Post Office & Police Station New Alipore, Kolkata - 700 053, and (ii) SRI Surender Singh

7901
CL. No. DATE. 08 JUN 2015

NAME

ADD. *80087 Pvc House, Dh*

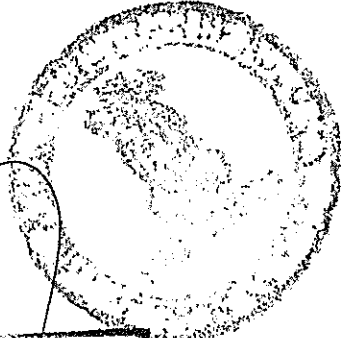
AMT.

KANODIA & CO.
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata - 700001. Phone: 22109532



Moussumi Ghosh

MOUSSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
18 JUN 2015

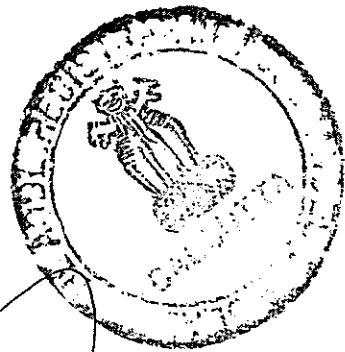
(PAN NO. ABQPS3821G) son of Late Priya Vart, residing at No. 747 Shivaji Colony, Rohtak, Post Office & Police Station Shivaji Colony, Haryana - 124001, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their respective legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART;**

AND

1. **CONCORD BARTER PRIVATE LIMITED (PAN NO. AACCC8548G);**
2. **FAST FLOW MARKETINGS PRIVATE LIMITED (PAN NO. AAACF9940M);**

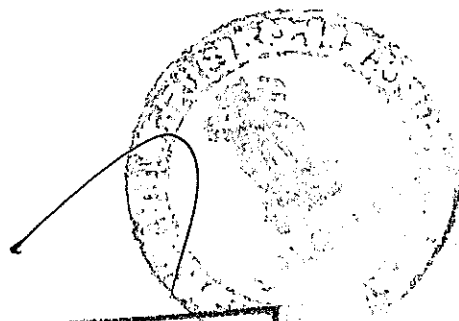
Both the above mentioned companies incorporated under the provisions of the Indian Companies Act, 1956, having their respective Registered Offices at 50, Suburban School Road, Police Station Kalighat, Post Office - Bhawanipore, Kolkata - 700 025, both being represented by their Authorised Signatory Mr. 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:



ADDITIONAL REGISTRAR
OF ASSURANCE - WEST BENGAL
18 JUN 2015

- 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) lying and situate at Mouza Raghampur, 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. Dag No. 271, L. R. Khatian No. 431 and L. R. Dag No. 283, 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 Saaf Kobala (sale deed) made by Yaar Ali Sheikh son of Late Pathar Sheikh resident of Mouza Raghampur, P. S. Sonarpur, in the district of South 24 Parganas in favor of Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and registered on the 26th May, 1967 at the office of the Sub Registrar at Baruipur in Book No. I Volume No. 79 at pages 91 to 93 Being No. 4916 for the year 1967 for his legal necessity of money sold, conveyed, granted, assured, assigned and transferred All that the piece and parcel of Danga land measuring 17 (Seventeen) Decimal situated 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 comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 49 , R. S. Dag No. 271.
- C. The said Dewan Singh Chowdhury thus became the sole owner of the said land.
- D. By virtue of a decree passed in Civil Suit No. 481 of 1983, by Sh. J. K. Sud, the Ld. H.C.S. Senior Sub Judge, Rohtak and the order dated 25th November, 1983, the said M/s. Priya Vart Dewan Singh the Vendor herein, a partnership firm, was granted the abovementioned property under R.S. Dag No. 271, being all that the aforesaid land measuring 17 (Seventeen) Decimal situated and lying at Raghampur



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
18 JUN 2015

Mouza in the state of West Bengal, amongst other properties, which is the subject matter of sale hereunder.

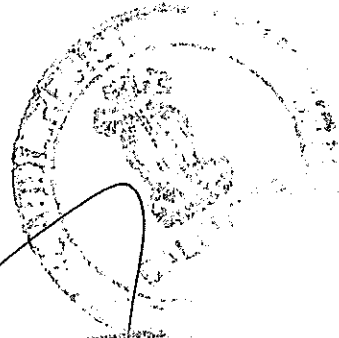
- E. As aforesaid the Vendor herein became the owner and have since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.
- F. The said land being 17 (seventeen) Decimals comprised in R. S. Dag NO. 271 L. R. Dag No. 283 has since been mutated in favor of the Vendor vide L. R. Khatian No. 431 and the Record of Rights has been issued to the vendor accordingly.
- G. 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 2nd 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 Raghobpur within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., has from time to time as per the request of the said Vendors therein, paid to the said vendors named therein a total sum of Rs. 3,10,00,000/- (Rupees Three Crores and Ten Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.
- H. 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 vendor with the other vendors agreed and undertook to complete the sale



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
18 JUN 2016

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.

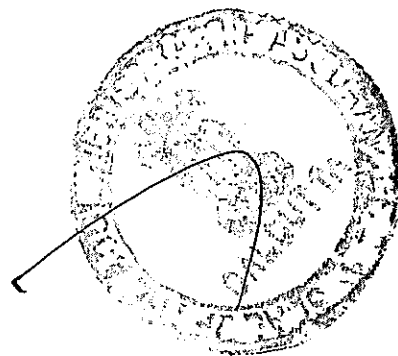
- I. By a Deed of Lease dated 6th January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan Magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendor herein therein described as the Lessor, AND One M/s. Lokpriya Bricks Private Limited, 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 17 (Seventeen) years with effect from 1st August of 2004, and on the terms and condition mentioned therein.
- J. The said M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights and with the consent and concurrence of the respective owners including the vendor 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 Nos. 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 Nos.
- K. 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.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 JUN 2015

- P. 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 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 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.
- Q. 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.
- R. 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 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 2nd February, 2012.

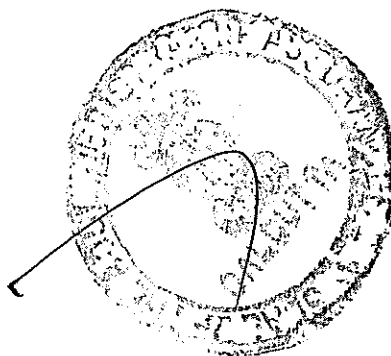
NOW THIS INDENTURE WITNESSETH AS FOLLOWS:



1

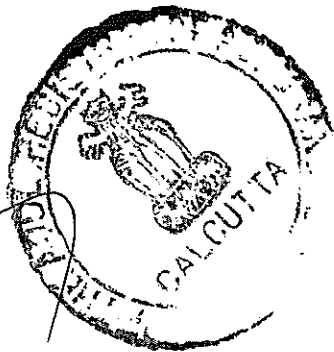
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 JUN 2015

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. 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 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 lispens 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, 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. 49 , R. S. Dag No. 271, L. R. Khatian No. 431 and L. R. Dag No. 283, 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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 JUN 2015

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 title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on hereafter shall or may be in the possession or power or control of the 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

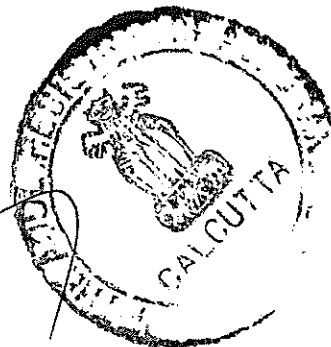


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
18 JUN 2015

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 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 has 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 2nd February, 2012.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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 L. R. Dag No. 283, 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. 49, R. S. Dag No. 271, L. R. Dag No. 283 held by L. R. Khatian No. 431 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-

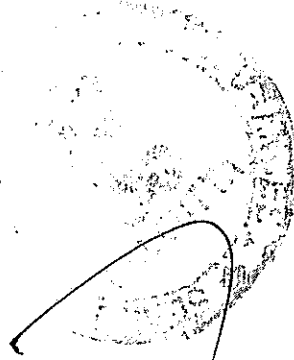
ON THE NORTH: R.S. DAG NO. 197, L.R. DAG NO. 282

ON THE SOUTH : R.S. DAG NO. 272, L.R. DAG NO. 284

ON THE EAST : R.S. DAG NO. 270, L.R. DAG NO. 326

ON THE WEST : R.S. DAG NO. 195, L.R. DAG NO. 215

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-I, KOLKATA
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.

M/s PRIYAVART DEWAN SINGH

[Signature]
Partner

M/s PRIYAVART DEWAN SINGH

[Signature]
Partner

SIGNATURE OF THE VENDOR

For CONCORD BARTER PVT, LTD,

for Fastflow Marketing Private Limited

[Signature]
Directors/Authorised Signatory

SIGNATURE OF THE PURCHASERS

WITNESSES :

1.

[Signature]

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

2.

[Signature]

888, Sweet Bone Rd,

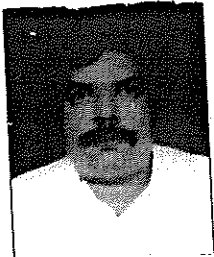
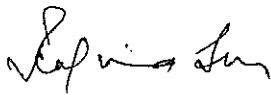


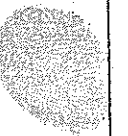
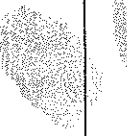

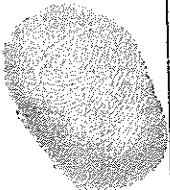




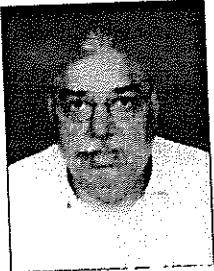
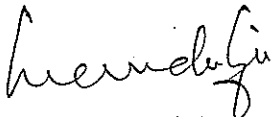

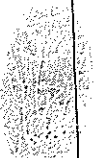




















Kolkata 700 26



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 JUN 2015

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

SPECIMEN FORM FOR TEN FINGER PRINTS

1.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
2.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
3.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
18 JUN 2015



सत्यमेव जयते

(All Seals)

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

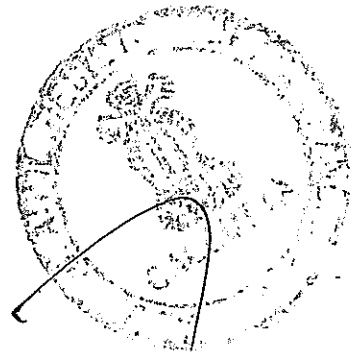
Query No / Year	19011000114675/2015	Query Date	11/06/2015 4:52:52 PM
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	S K KANODIA		
Address	6, OLD POST OFFICE ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
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/-
Stampduty Payable	Rs. 66,990/-	Stampduty 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]

[Handwritten Signature]

Sch. Prope
No.

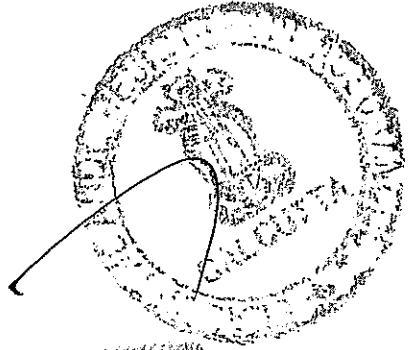


ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
18 JUN 2015

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:- Senarpur, Gram Panchayat: POLEGHAT, Mouza: Raghampur	LR Plot No:- 283, LR Khatian No:- 431	17 Decima	8,48,100/-	13,39,396/-	Proposed Use: Bastu, ROR: Shall, 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	M/S. PRIYA VART DEWAN SINGH	CONCORD BARTER PVT LTD	8.5 Dec	50		
L1	M/S. PRIYA VART DEWAN SINGH	FAST FLOW MARKETINGS PVT LTD	8.5 Dec	50		

Seller Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
M/S. PRIYA VART DEWAN SINGH 747, SHIVAJI COLONY, P.O:- SHIVAJI COLONY, P.S:- Shivaji Colony, District:-Rohtak, Haryana, India, PIN - 124001	Organization	Executed by: Representative,	PAN No. AAAFP9638B,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
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: Business, Citizen of: India, PAN No. ABQPS3822F,		M/S. PRIYA VART DEWAN SINGH
Shri SURENDER SINGH, PARTNER Son of Late PRIYA VART 747, SHIVAJI COLONY, P.O:- SHIVAJI COLONY, P.S:- Shivaji Colony, District:- Rohtak, Haryana, India, PIN - 124001	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPS3821G,		M/S. PRIYA VART DEWAN SINGH

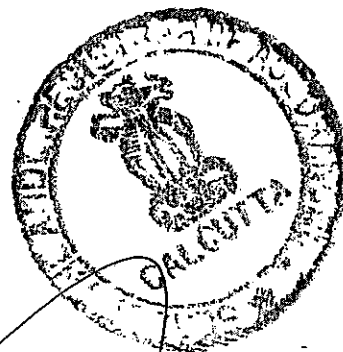


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
18 JUN 2015

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
CONCORD BARTER PVT LTD 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE, P.S:- Kalighat, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Organization	Executed by: Representative,	PAN No. AACCC8548G,
FAST FLOW MARKETINGS PVT LTD 50, SUBURBAN SCHOOL ROAD, P.O:- BHOWANIPUR, P.S:- Kalighat, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Organization	Executed by: Representative,	PAN No. AAACF9940M,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr ARUN KUMAR KEDIA 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: Service, Citizen of: India, PAN No. AFCPK8353F,		CONCORD BARTER PVT LTD , FAST FLOW MARKETINGS 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,	Mr ARUN KUMAR KEDIA, Shri RAJINDER SINGH, Shri SURENDER SINGH



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
18 JUN 2015

Bank Details

Bank details have not been supplied

For Information only**Land Details as per Land Record**

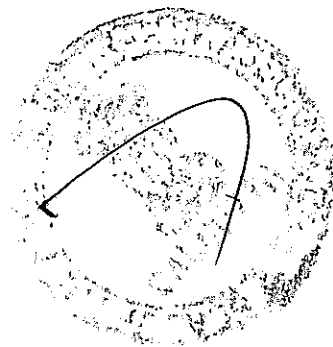
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghobpur	LR Plot No:- 283 , LR Khatian No:- 431	Communication Failur

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.
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



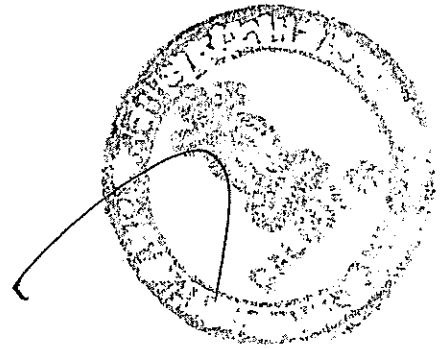
ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA
18 JUN 2015



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

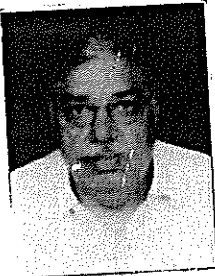


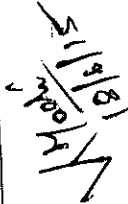
Miscellaneous Receipt

Visit Commission Case No / Year	1901001400/2015	Date of Application	18/06/2015
Query No / Year	19011000114675/2015		
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, O P O Street, Kolkata - 1		
Place of Commission	88/ S/A, Block - E, New Alipore, Kol- 53		
Expected Date and Time of Commission	18/06/2015 5:40 PM		
Fee Details	J1: 250/-, J2: 0/-, PTA-J(2): 0/-, Total Fees Paid: 250/-		
Remarks			



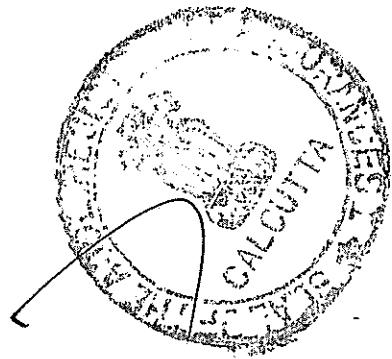
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
18 JUN 2015

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
3	Shri SURENDER SINGH 747, SHIVAJI COLONY, P.O:- SHIVAJI COLONY, P.S:- Shivaji Colony, District:-Rohtak, Haryana, India, PIN - 124001	Representative of Seller [M/S. PRIYA VART DEWAN SINGH]		4/1/15 	 18/6/2015
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
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	Mr ARUN KUMAR KEDIA, Shri RAJINDER SINGH, Shri SURENDER SINGH		 21/6/15	

(Dinabandhu Roy)

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



ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
18 JUN 2015

(Slaw)

INDIAN UNION DRIVING LICENCE
SERAMPORE HOOGHLY WEST BENGAL

No. **WB-1720140003237** Issue Dt: **29-08-2014**

Name **VIKASH KR. MODI**

S/D/W of **M. RR. MODI**

Blood Gr. **A+** **Q.D. OIBS/10/2/981**

Address: **FLAT NO 101A SERAMPOR**
30/A/80/DR.P.M. LAHAISI
RISHRA HOOGHLY

Authorisation to drive the following vehicles throughout India.

Valid Till	Vehicle Class
17-10-2031	ISCV/DL
	LMV/VEH

Trans.

Bridge Details
Number
Date of Issue
Valid Till

Holder's Signature

Licensing Authority
Serampore, Hooghly

VK Modi



~~V.D. Barter~~
DATED this 18th day of June, 2015.

BETWEEN

PRIYA VART DEWAN SINGH

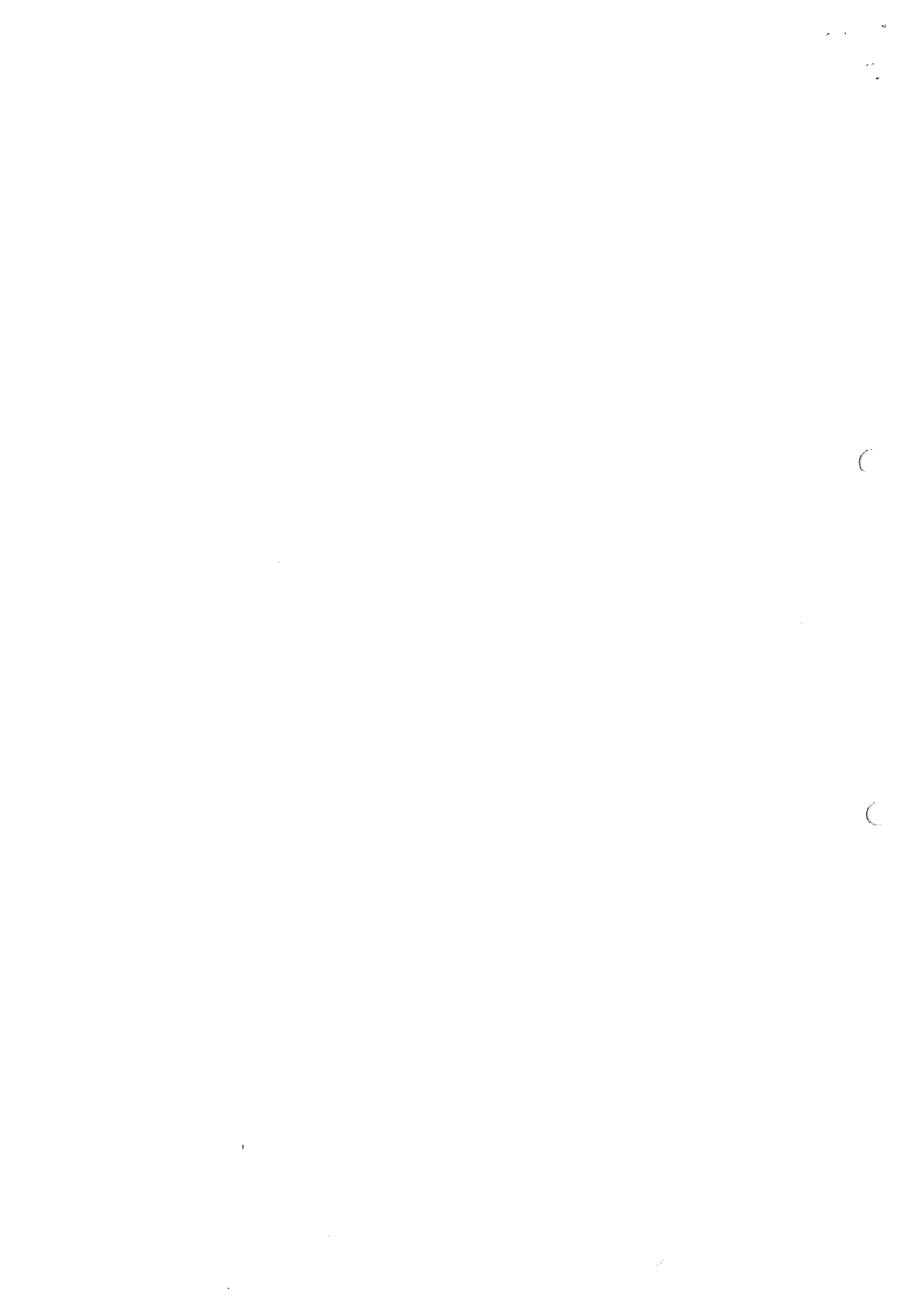
AND

CONCORD BARTER PVT. LTD. and 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-CON41-DAG271]



Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>M/S. PRIYA VART DEWAN SINGH 747, SHIVAJI COLONY, P.O:- SHIVAJI COLONY, P.S:- Shivaji Colony, District:-Rohtak, Haryana, India, PIN - 124001 PAN No. AAAFP9638B, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>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: Business, Citizen of: India, PAN No. ABQPS3822F, Status : Representative Date of Execution : 18/06/2015 Date of Admission : 18/06/2015 Place of Admission of Execution : Pvt. Residence</p>
(2)	<p>Shri SURENDER SINGH, PARTNER Son of Late PRIYA VART 747, SHIVAJI COLONY, P.O:- SHIVAJI COLONY, P.S:- Shivaji Colony, District:-Rohtak, Haryana, India, PIN - 124001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPS3821G, Status : Representative Date of Execution : 18/06/2015 Date of Admission : 18/06/2015 Place of Admission of Execution : Pvt. Residence</p>



Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>CONCORD BARTER PVT LTD 50, SUBURBAN SCHOOL ROAD, P.O:- BHAWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AACCC8548G, Status : Organization</p>
2	<p>FAST FLOW MARKETINGS PVT LTD 50, SUBURBAN SCHOOL ROAD, P.O:- BHOWANIPUR, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAACF9940M, Status : Organization Represented by their (1-2) representative as given below:-</p>
1-2 (1)	<p>Mr ARUN KUMAR KEDIA 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: Service, 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</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>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,</p>	<p>Mr ARUN KUMAR KEDIA, Shri RAJINDER SINGH, Shri SURENDER SINGH</p>	

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: Raghampur	LR Plot No:- 283 , LR Khatian No:- 431	17 Dec	8,48,100/-	13,39,396/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 4 Ft.,

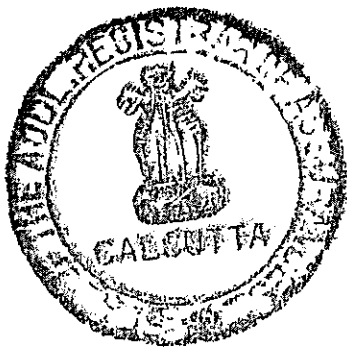
Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	M/S. PRIYA VART DEWAN SINGH	CONCORD BARTER PVT LTD	8.5	50
	M/S. PRIYA VART DEWAN SINGH	FAST FLOW MARKETINGS 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



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

Execution is admitted on 18/06/2015 by

Shri SURENDER SINGH, PARTNER, M/S. PRIYA VART DEWAN SINGH , 747, SHIVAJI COLONY, P.O: SHIVAJI COLONY, Thana: Shivaji Colony, , Rohtak, HARYANA, India, PIN - 124001
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: 211209000382, 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 7901, Purchased on 08/06/2015, Vendor named Mousumi Ghosh.

Description of Draft

1. Rs 61,990/- is paid, by the Draft(8554-16) No: 211208000382, 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, District: Kolkata
Endorsement For Deed Number : I - 190105010 / 2015

Query No/Year : 19011000114675/2015 Serial no/Year : 1901004818 / 2015
Deed No/Year : I - 190105010 / 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(WB RUVI rules of 2001)

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 19:15 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) [Representative]

Execution is admitted on 18/06/2015 by

1. Mr ARUN KUMAR KEDIA , CONCORD BARTER PVT LTD , 50, SUBURBAN SCHOOL ROAD, P.O: BHAWANIPURE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025
 2. Mr ARUN KUMAR KEDIA , FAST FLOW MARKETINGS PVT LTD , 50, SUBURBAN SCHOOL ROAD, P.O: BHOWANIPUR, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025
- 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

Shri RAJINDER SINGH , M/S. PRIYA VART DEWAN SINGH , 747, SHIVAJI COLONY, P.O: SHIVAJI COLONY, Thana: Shivaji Colony, , Rohtak, HARYANA, India, PIN - 124001
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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 32212 to 32242

being No 190105010 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.07.17 16:36:51 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 17-07-2015 4:36:50 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
