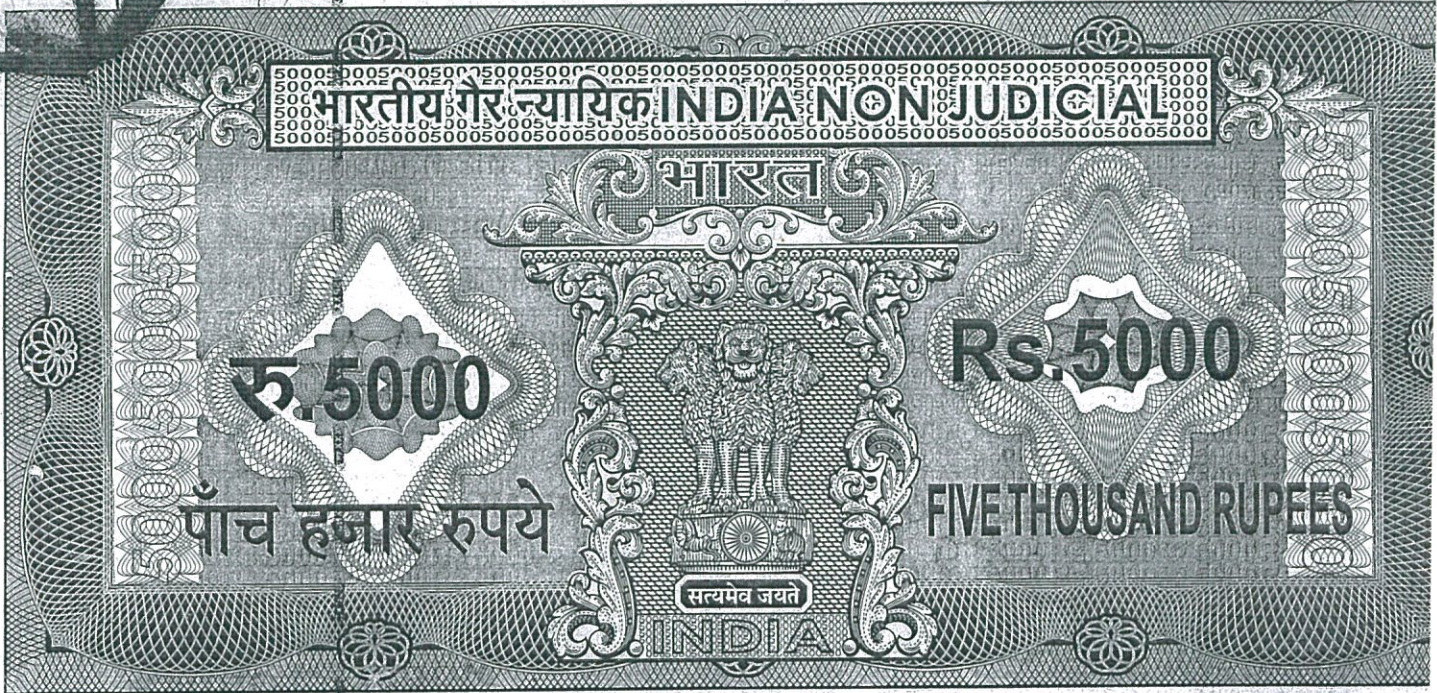


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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6455000
 R. No. 8538/13
 V.C. No. 1097/13
 13/5/13

states that the document is equivalent to a registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

[Signature]

13 MAR 2013

1 AUG 2013

THIS DEED OF CONVEYANCE

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

BETWEEN

1) M/S. CHHIKARA BROTHERS (PAN NO.- AACFC4100H),
 a partnership firm, registered under the provisions of the Indian
 Partnership Act, 1932, having its office at 747 Shivaji Colony,
 Rohtak, Hariyana, represented by its present partners (i) SRI

7080

18 APR 2013

SL. NO. DATE

NAME

ADD.

AMT.

5000/- *Five Thousand*

0000

KANODIA & CO ,

Solicitors & Advocates,
6, C.M. Post Office Street,
Kolkata - 700 001



R- Kalyan Kalia

1689

BALADEVA INFRACON (P) LTD.

BALADEVA COMPLEX (P) LTD.

R- Kalyan Kalia

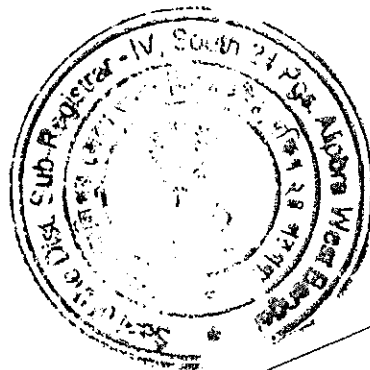
Director/Authorized Signatory

Rhash
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Ananta Deal Trade Pvt. Ltd.

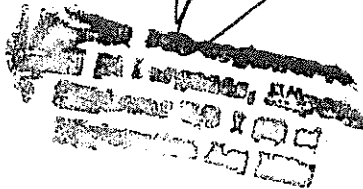
Ananta
Authorized Signatory/Director

1692



M/S CHHIKARA BROTHERS

Chhikara
Partner



13 MAY 2013

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

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 of the said Rajinder Singh and the said Surender Singh) of the **FIRST PART**,

AND

1) BALADEVA INFRACON PVT. LIMITED (PAN NO. AAFCB3967P), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. Ballygunge, Kolkata-700 019, represented

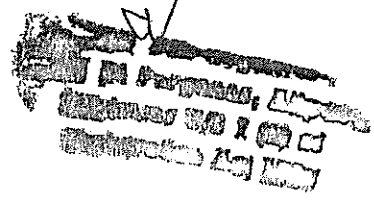
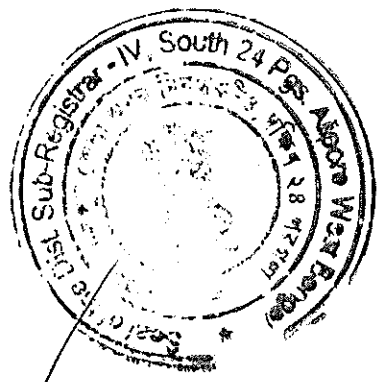


1691

M/S CHHIKARA BROTHERS

Chhikara Brothers
Partner

Chhikara Brothers



Biswajit Halder

13 MAY 2013

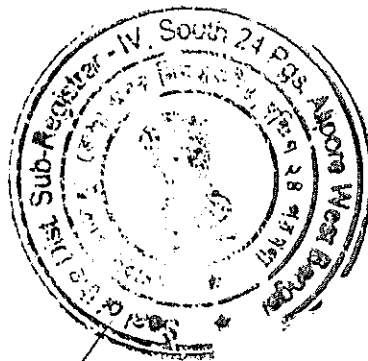
by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) **BALADEVA COMPLEX PVT. LIMITED (PAN NO. AAFCB3959B)**, incorporated under the provisions of the Indian Companies Act, 1956, 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,

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 in office) of the **SECOND PART**;

AND

ANANTA DEALTRADE PVT. LTD., incorporated under the provisions of the Indian Companies Act, 1956, having its registered office at 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 - 700 025, hereinafter referred to as



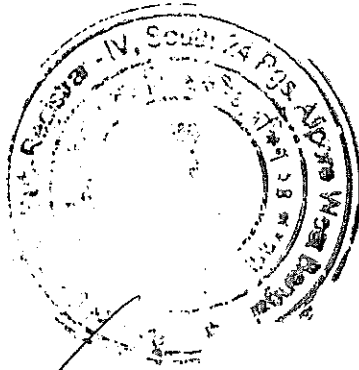
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

৪ ৩ মার্চ ২০১৩

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, legal representatives, administrators, executors and assigns in office) **OF THE OTHER PART.**

WHEREAS all that the piece and parcel of land measuring 12 Decimal which was recorded as Danga 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. 80, R. S. Dag No. 250, L. R. Khatian No. 266 and 434 and L. R. Dag No. 257, 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 Ld. 2nd Munsiff Court of Baruipur sold the aforesaid property by an Auction which was directed by the aforesaid Ld. Court some time in the year 1937, and One Jaminder Rani Harsamukhi Dasi attend the aforesaid auction and purchased the aforesaid property being the aforesaid land measuring 12 Decimal which was recorded as Danga 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.



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23 MAY 2013

119, R. S. Khatian No. 80, R. S. Dag No. 250, along with some other land situated within Raghampur Mouza.

AND WHEREAS the aforesaid Jaminder Rani Harsamukhi Dasi for her legal necessity of money intended to lease out the aforesaid property being the said land measuring 12 Decimal which was recorded as Danga 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. 80, R. S. Dag No. 250, along with some other lands in the same Mouza, when One Abdul Malek Shaikh Son of Late Babar Ali Shaikh obtained lease of the aforesaid property being the aforesaid 12 Decimal of land on long term lease basis from the aforesaid Jaminder Rani Harsamukhi Dasi by virtue of a registered Lease Deed dated 3rd May, 1940, and the same was Registered at the Office of Baruipur Sub Registrer, and the same was recorded in Book No. I, Volume No. 27, Pages from 96 to 99, Being No. 2013 for the Year 1940.

AND WHEREAS after abolition of Jamindari in India and in course of the REVISSIONAL SETTLEMENT of Lands undertaken and implemented by THE GOVERNMENT OF WEST BENGAL the aforesaid Abdul Malek Shaikh Son of Late Babar Ali Shaikh being in continuous possession and enjoyment thereof got his name recorded as raiyat under the Collector, GOVERNMENT OF WEST BENGAL in respect of the aforesaid 12 Decimal of land situated in the District of previously 24 Parganas and now South 24 Parganas, and the same is comprised in R. S. No. 235, J. L. No.



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13 MAY 2013

74, Touzi No. 119, R. S. Khatian No. 80, R. S. Dag No. 250, along with some other land in the same Mouza.

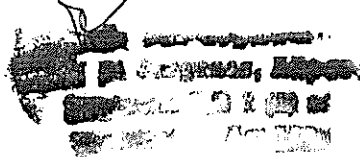
AND WHEREAS by virtue as aforesaid the aforesaid Abdul Malek Shaikh Son of Late Babar Ali Shaikh got the full right title interest of the aforesaid property being the said 12 Decimal of land situated in the District of previously 24 Parganas and now South 24 Parganas, and the same comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 80, R. S. Dag No. 250.

AND WHEREAS while thus being so seized and possessed of the aforesaid property as owner and in possession of the aforesaid Land the said Abdul Malek Shaikh Son of Late Babar Ali Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred all that the piece and parcel of Danga land measuring 12 Decimal in R. S. Dag No. 250 under R. S. Khatian No. 80, situated in the District of previously 24 Parganas and now South 24 Parganas, and the same comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, to Smt. Chota Devi Chowdhurani wife of Late Lakshmi Ram Chaudhury by virtue of a Bengali Saff Kobala Deed dated 27th day of September, 1962 for valuable consideration paid the said purchaser and the said deed was registered in Baruipur Sub Registration office and recorded in Book No. I, Volume No. III, pages from 7 to 11, Being No. 8880 for the year 1962.

available

AND WHEREAS 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 Vendor No. 1

Not Registered



13 MAY 2013

herein was granted the above mentioned property under R.S. Dag no. 250, being all that the aforesaid land measuring 12 Decimal, situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHEREAS as aforesaid the Vendor No. 1 became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS 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 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.

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 Danga land measuring 12 Decimal,



THE DISTRICT COURT OF SOUTH 24, ALBERTA
WEST BLOCK
1000 - 10th Street, N.W., Calgary, Alberta
T2K 1K1

13 MAY 2013

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. 80, R. S. Dag No. 250, L. R. Khatian No. 266 & 434 and L. R. Dag No. 257, which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, offered to sell the same to the other co-owners therein as also declared in the locality about their such intention to sell but no one offered or agreed to purchase the same or any part thereof when the vendors herein negotiated with the Confirming Party who being satisfied with the offer of the Vendors and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDORS 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 VENDORS accepted the said proposal of the Confirming Party and agreed to sell convey grant assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

AND WHEREAS the Vendors 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 *available* dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 12 Decimal being the said property of Land 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

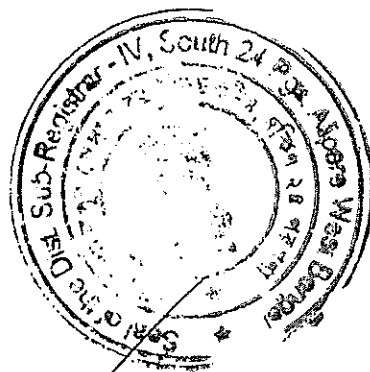


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13 MAY 2013

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. 80, R. S. Dag No. 250, L. R. Khatian No. 266 & 434 and L. R. Dag No. 257, which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, offered to sell the same to the other co-owners therein as also declared in the locality about their such intention to sell but no one offered or agreed to purchase the same or any part thereof when the vendors herein negotiated with the Confirming Party who being satisfied with the offer of the Vendors and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDORS 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 VENDORS accepted the said proposal of the Confirming Party and agreed to sell convey grant assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

AND WHEREAS the Vendors 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 sale of about 800 Cottahs of land which included the said 12 Decimal being the said property of Land 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



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13 MAY 2013

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 said Vendors therein made to 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.

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 purchasers herein to complete the purchase of an area of land measuring 12 Decimal being the said property (out of the said 800 Cottahs of land) being the property 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, and in consideration of the sum of Rs.7,99,332/- (Rupees Seven Lac Ninety Nine Thousand Three Hundred Thirty Two) only paid to and received by the VENDOR herein out of which a sum of



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13 MAY 2013

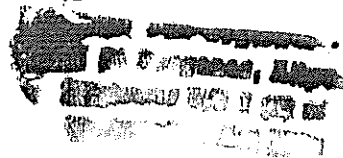
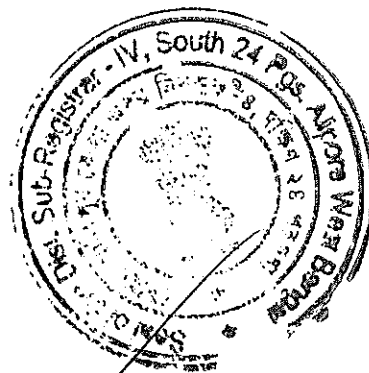
Rs.2,81,592/- (Rupees Two Lac Eighty One Thousand Five Hundred Ninety Two) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendor with the others under the said Memorandum of Understanding dated 2nd February, 2012, which sum of money is being credited by the vendor herein to the account of the purchaser herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.63,402/- (Rupees Sixty Three Thousand Four Hundred Two) 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.4,54,338/- (Rupees Four Lac Fifty Four Thousand Three Hundred Thirty Eight) only, having been paid by the purchasers to the vendor at or before execution of these presents (the receipt whereof the VENDORS do and each one of them 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 VENDORS as the beneficial and lawful Owners 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 lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and



~~Sub-Registrar, Alabore~~
~~West Bengal~~
~~13 MAY 2013~~

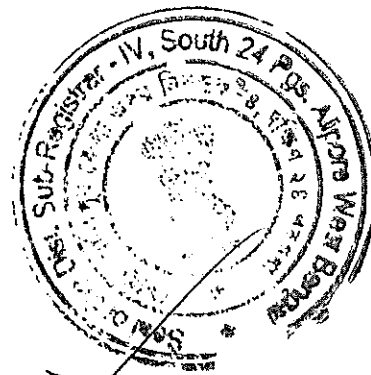
13 MAY 2013

howsoever all that the piece and parcel of land measuring a little more or less 12 Decimal, 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, R. S. Khatian No. 80, R. S. Dag No. 250, L. R. Khatian No. 266 & 435 and L. R. Dag No. 257, 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 of them the VENDORS or their predecessor(s) in 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 VENDORS or any one claiming under the Vendors or either of them 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 PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and forever and the



13 MAY 2013

VENDORS doth hereby for themselves 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 PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDORS are 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 whatsoever as aforesaid done or made or caused to be done or made the VENDORS has good right full power and absolute authority to sell convey transfer grant 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 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 either of them or any person or persons lawfully or equitably claiming from under or in trust for them either of them 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



~~Sub-Registrar, South 24 P.O. AIR 2008, West Bengal~~

13 MAY 2012

VENDORS or any of them 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 them the VENDORS 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 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 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 the Vendors unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendors from performing to the extent of such sale made by them who are three 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



State of West Bengal
South 24 Parganas Sub-Register - IV
13 April 2012

13 April 2012

the vendors therein and the Vendors herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).

THE SCHEDULE ABOVE REFERRED TO

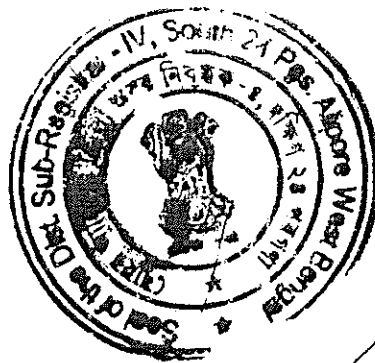
ALL THAT the piece and parcel of land measuring and/or containing 12 (Twelve) Decimal be the same a little more or less recorded as Danga Land being the total property comprised in L. R. Dag No. 257 held vide L. R. Khatian No. 266 & 434 held and owned by the Vendors, lying and situate within Mouza Raghampur, 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, R. S. Khatian No. 80, R. S. Dag No. 250, 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: By portions of land comprised in R. S. Dag No. 249, i.e. L. R. Dag No. 259.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 252, i.e. L. R. Dag No. 256.

ON THE EAST: By portions of land comprised in R. S. Dag No. 248, i.e. L. R. Dag No. 255.

ON THE WEST: By portions of land comprised in R. S. Dag No. 251, i.e. L. R. Dag No. 258.



~~Sub-Registrar, Alipore West~~
Sub-Registrar, Alipore West
Bangalore

13 MAR 2012

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

[Handwritten signature]
Partner

M/S CHHIKARA BROTHERS

[Handwritten signature]
Partner

SIGNATURE OF THE VENDORS

Ramchandra Khatao
88/3A Block E
New Alipore
Kolkata - 73

BALADEVA INFRACON (P) LTD.

BALADEVA COMPLEX (P) LTD.

TR - Kankaria

Director/Authorized Signatory

SIGNATURE OF THE PURCHASERS

Abhijit Chakraborty
38B Sarat Bose Rd.
Kolkata - 700 26

Ananta Deal Trade Pvt. Ltd.

[Handwritten signature]
Authorized Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSESS :

1. *[Handwritten signature]*
(S. K. Kanodia, Advocate,
High Court, Calcutta)

2. *[Handwritten signature]*



ALGONQUIN MASS. F. 2000
ALGONQUIN MASS. F. 2000
ALGONQUIN MASS. F. 2000

13 MAY 2012

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.7,99,332/- (Rupees Seven Lac Ninety Nine Thousand Three Hundred Thirty Two) 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. 2,81,592/-

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. 63,402/-

By Demand Draft No. 324517

Dated 29-04-, 2013

Issued by SBI,



[Handwritten signature]
KECAMATAN IV. SOUTH 24 PDS ALQORAH WEST BENGAL
KANTOR DISTRIKTUR LAMPUNG

13 MAY 2013

Favouring the Vendor herein
towards the Balance Amount

Rs. 4,54,338/-

TOTAL

Rs. 7,99,332/-

=====

Total Rs.7,99,332/- (Rupees Seven Lac Ninety Nine
Thousand Three Hundred Thirty Two) only.

M/S CHHIKARA BROTHERS


Partner

M/S CHHIKARA BROTHERS

Partner

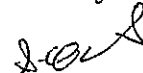
SIGNATURE OF THE VENDORS

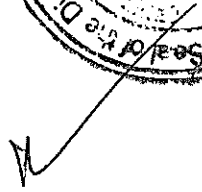
WITNESSESS :

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

2. 

Drafted by Me:


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

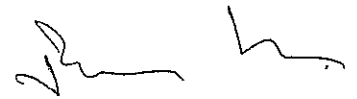


Sub-Registrar, Alipore,
District No. 4 (S) of
Bangalore West 24 P.O.

13 MAY 2013

Schedule of title deeds or relevant documents handed over by the Vendors herein to the Purchaser(s) in terms of this deed

1. Original Bengali Saff Kobala Deed dated 27th day of September, 1962, registered in Baruipur Sub Registration office and recorded in Book No. I, Volume No. III, pages from 7 to 11, Being No. 8880 for the year 1962.
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.





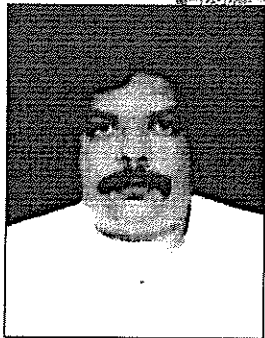

Seal of the District Office of Pangasinan, West Benga, South 24 PCS




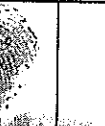






13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

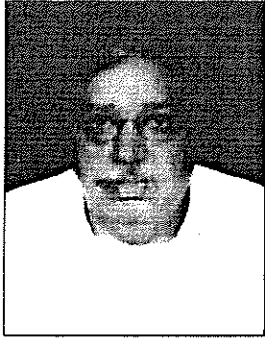
Sl. No. Signature of the executant and/or Purchaser/ Presentants




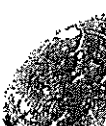






1.


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




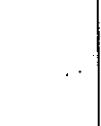



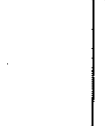
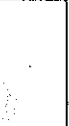
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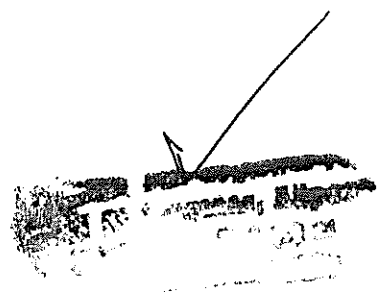
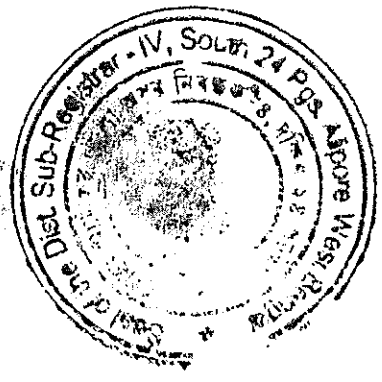
				
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LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

3.




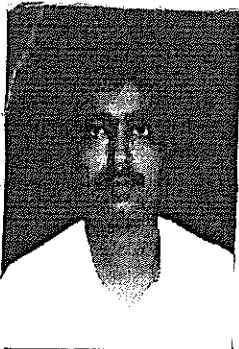
				
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

Handwritten notes:
 1. *Handwritten signature*
 2. *Handwritten signature*
 3. *Handwritten signature*



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.						
		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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03 MAY 2013

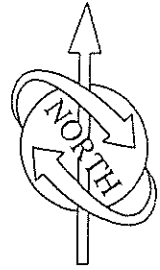
SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 250, L. R. DAG NO. - 257, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S CHHIKARA BROTHERS

Handwritten signature
Partner

M/S CHHIKARA BROTHERS

Handwritten signature
Partner



DAG: R. S. - 251,
L. R. - 258

DAG R. S. - 249
L. R. - 259
95'-0"

DAG: AREA: -0.12 DECI
R. S. - 250 BI-KA-CH-SFT
L. R. - 257 00-07-04-07
50'-0" 51'-0"
98'-0"

DAG: R. S. - 248
L. R. - 255

DAG: R. S. - 252
L. R. - 256

BALADEVA INFRACON (P) LTD.

BALADEVA COMPLEX (P) LTD.

TR - k - s ked u

Director/Author *Signatory*

Traced By

To Ghosh.

MOHAN KUMAR GHOSH

Magar Sonarpur Municipality

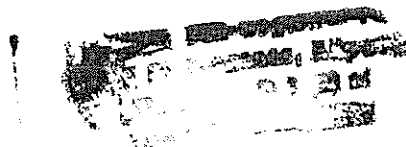
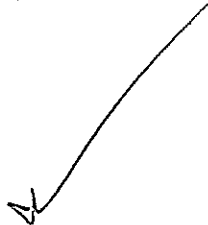
Highway, P. S. Sonarpur, Dist.

SONARPUR, Dist. No. 79

19-4-18

Asania Deal Trade Pvt. Ltd.

Handwritten signature
Authorised Signatory/Director



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 - 06282 of 2013
(Serial No. 04050 of 2013 and Query No. 1604L000008538 of 2013)

On 13/05/2013

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

Presented for registration at 18.45 hrs on :13/05/2013, at the Private residence by Mr Ram Kumar Kedia ,Claimant.

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

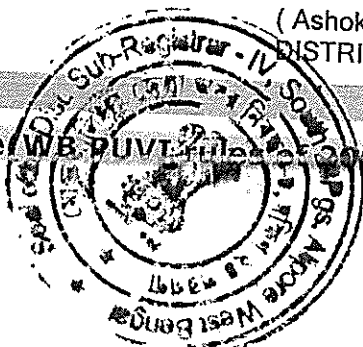
Execution is admitted on 13/05/2013 by

1. Sri Rajinder Singh
Partner, M/s. Chhikara Brothers Pan No: A A C F C4100 H, 747 Shivaji Colony, Rohtak, HARYANA
India, .
, By Profession : ----
2. Sri Surender Singh
Partner, M/s. Chhikara Brothers Pan No: A A C F C4100 H, 747 Shivaji Colony, Rohtak, HARYANA,
India, .
, By Profession : ----
3. Mr. Arun Kumar Kedia
Director, Ananta Dealtrade Pvt. Ltd, 50, Suburban School Road, Kolkata, Thana:-Kalighat,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Professionals
4. Sri Rajinder Singh, son of Late 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 : ----
5. Sri Surender Singh, son of Late Priya Vart , 16- B/40 Road No 40, Punjabi Bagh West Delhi, DELHI,
India, , By Caste Hindu, By Profession : ----
6. Mr Ram Kumar Kedia
Director, Baladeva Infracon Pvt Ltd. Pan No A A F C B3967 P, 2 B, DR SHYAMADAS ROW, Kolkata,
Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Baladeva Complex Pvt Ltd. Pan No A A F C B3959 B, 2 B, DR SHYAMADAS ROW, Kolkata,
Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Professionals
Identified By Biswajit Haldar, son of Ranjit Kr Haldar, 50, Suburban School Road, Kolkata,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession:
Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013

Certificate of Market Value (WB PUVL 2001)



(Ashoke Kumar Biswas)

✓
[REDACTED]



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06282 of 2013
(Serial No. 04050 of 2013 and Query No. 1604L000008538 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7,99,332/-

Certified that the required stamp duty of this document is Rs.- 39978 /- and the Stamp duty paid as Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 34977/- is paid , by the draft number 278460, Draft Date 26/04/2013, Bank State Bank of India, Specialised Insti Bkg Kolkata, received on 21/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503666, Draft Date 12/06/2013, Bank : Stat Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 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 1/ Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reform Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 3784.00/-, on 01/08/2013

Amount by Draft

Rs. 8828/- is paid , by the draft number 278486, Draft Date 30/07/2013, Bank Name State Bank India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 8789/- B = 3784/- ,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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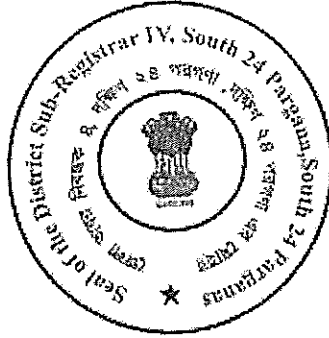
10

C

C

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 3593 to 3618
being No 06282 for the year 2013.



Ashoke Kumar Biswas
(Ashoke Kumar Biswas) 01-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal