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SL. NO. 4

I-6310713

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पश्चिम बंगाल WEST BENGAL

where the document is registered, the registration, the signature sheets and the endorsement sheets attached with the document are part of this document. 832385

6-24/5  
S. No. 8528/13  
V.C. NO. 1102/13  
13/5/13

*[Signature]*  
*[Stamp]*

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

Made on this the 13<sup>th</sup> day of MAY Two Thousand and Thirteen

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 747 Shivaji Colony, Rohtak, Hariyana, and having its another office at 88,S/A,

18 APR 2013

SL. No. 7078 DATE

NAME

ADD 5000 Five Hundred  
AMT 0000

KANODIA & CO,  
Solicitors & Advocates,  
6, 6/1 First Office Street,  
Kolkata - 700 001

Signature	executed	Purpose
Sl. No.		T.



Re Kar Kedia.

1689

BALADEVA APARTMENT (P) LTD.

BALADEVA FOUNDATION (P) LTD.

Re Kar Kedia.

Director/Authorised Signatory

Moumyk Ghosh

MOUMYK GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

1690

Ananta Deal Trade Pvt Ltd.

Authorised Signatory/Director



1691

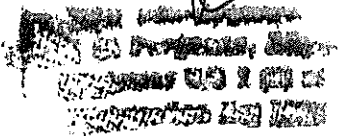
MS PRIYA VART DEWAN SINGH

Partner

1692

MS PRIYA VART DEWAN SINGH

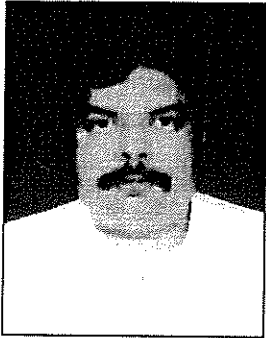
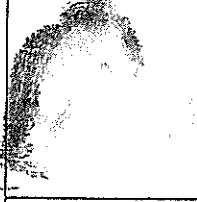
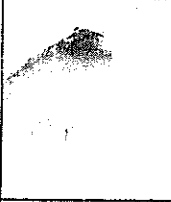
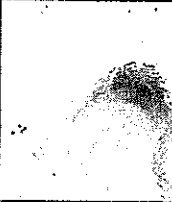

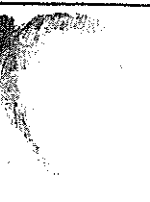
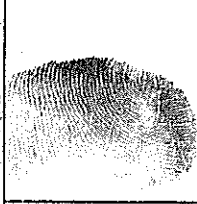
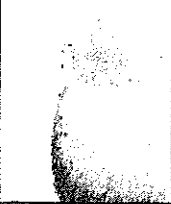
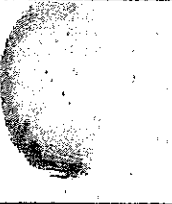
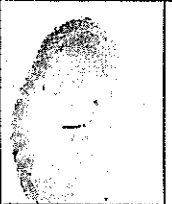

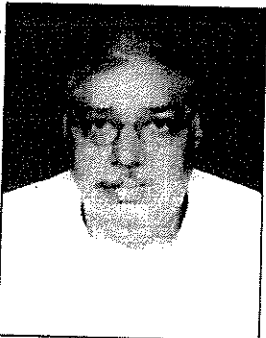
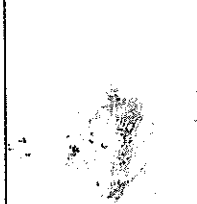


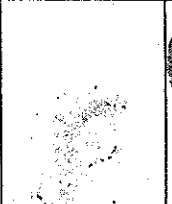

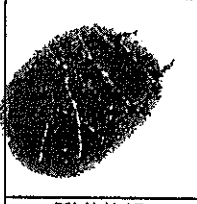
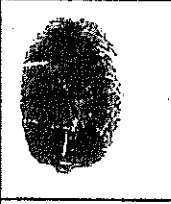
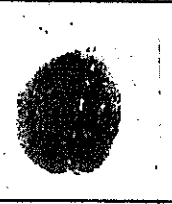
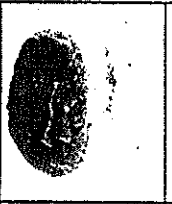
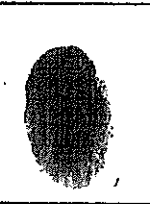

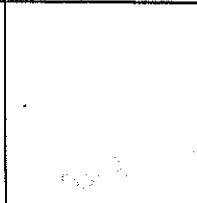


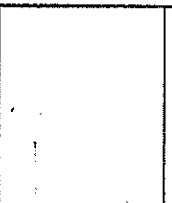

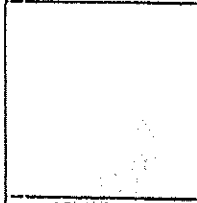


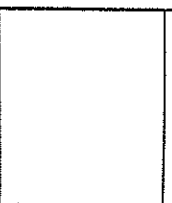

Partner



3 MAY 2013

Biswajit Halder,  
Ch. Ami Ranjit Kr Halder,

# 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				

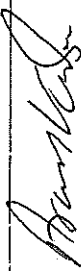
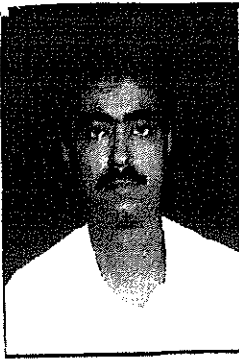
*Handwritten notes:*  
 1. *[Signature]*  
 2. *Handwritten signature*  
 3. *TR - Khar Kalia*



13 MAY 42 1942

13 MAY 42 1942

## 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				



*[Faint, illegible text, possibly a signature or stamp]*

13 MAY 2018



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

Endorsement For Deed Number : I - 06310 of 2013  
(Serial No. 04062 of 2013 and Query No. 1604L000008526 of 2013)

**On 13/05/2013**

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

Presented for registration at 18.34 hrs on :13/05/2013, at the Private residence by Ram Kr. Kedia , one of the Claimants.

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

Execution is admitted on 13/05/2013 by

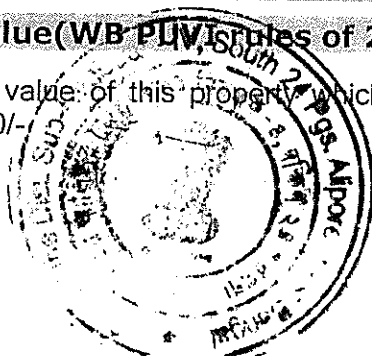
1. Rajinder Singh  
Partner, M/s Priya Vart Dewan Singh Pan No. Aaafp9638b, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
2. Surender Singh  
Partner, M/s Priya Vart Dewan Singh Pan Aaafp9638b, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
3. Arun Kr. Kedia  
Director, Ananta Deal. Pvt. Ltd. Pan. Aajca5087f, 50, Suburban School Rd, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
, By Profession : Business
4. Ram Kr. Kedia  
Director, Baladeva Apart. Pvt. Ltd. Pan. Aafcb3964g, 2b, Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
  
Director, Baladeva Foundation Pvt. Ltd. Pan. Aafcb3965r, 2b, Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Business
5. Ram.Kr. Kedia  
Director, Baladeva Foundation Pvt. Ltd. Pan. Aafcb3965r, 2b, Dr. Shyama Das Row, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Business  
  
Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

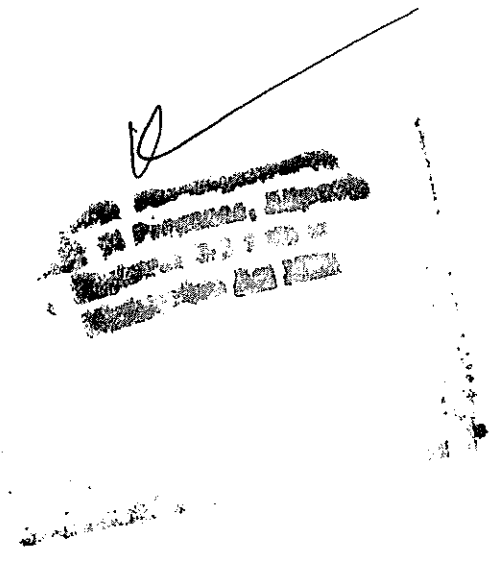
**On 14/05/2013**

**Certificate of Market Value(WB PUV, Rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-13,32,220/-



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



10, SUBWATER SERVICE BOARD,  
CALIF. 25, SERVICE.





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

**Endorsement For Deed Number : I - 06310 of 2013**  
**(Serial No. 04062 of 2013 and Query No. 1604L000008526 of 2013)**

Certified that the required stamp duty of this document is Rs.- 66622 /- 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. 61621/- is paid , by the draft number 278458, 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 503714, Draft Date 12/06/2013, Bank : State  
Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

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

**Payment of Fees:**

Amount By Cash

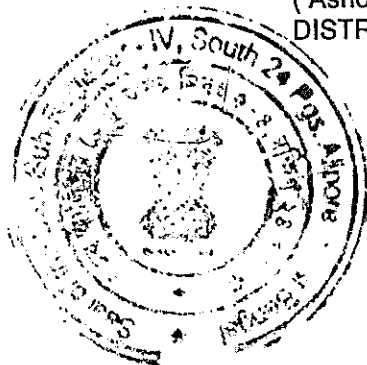
Rs. 6314.00/-, on 01/08/2013

Amount by Draft

Rs. 14691/- is paid , by the draft number 278484, Draft Date 30/07/2013, Bank Name State Bank of  
India, Specialised Insti Bkg Kolkata, received on 01/08/2013

( Under Article : A(1) = 14652/- B = 6314/- ,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

*[Handwritten mark]*  
**SECRET**  
**NO DISSEMINATION**  
**EXCEPT BY AUTHORITY**  
**OF THE ISSUING OFFICE**

V, SUBMITTED SENIOR NAVY  
Feb 25, Service.

Block E, New Alipore, Kolkata-700053, represented by its present partners namely (i) SRI Rajinder Singh (PAN NO. ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053, and (ii) SRI Surender Singh (PAN NO. ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road NO. 40 Punjabi Bagh West, Delhi, hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their respective legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART,**

**AND**

**1) BALADEVA APARTMENT PVT. LIMITED (PAN NO. AAFCB3964Q),** 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,

**2) BALADEVA FOUNDATION PVT. LIMITED (PAN NO. AAFCB3965R),** 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,



13 MAY 2013

Kal. 25, Service.

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. (PAN NO. AAJCA5087F)**, 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- 700025, hereinafter referred to as the **“CONFIRMING PARTY”** (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in-office, legal representatives, administrators, executors and assigns in office) **OF THE OTHER PART.**

**WHEREAS** all that piece and parcel of land measuring 20 Decimal which was recorded as Danga Land, situated at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the



~~RECEIVED IN PROGRESS, 2013~~  
~~REGISTRAR GENERAL, NORTH WEST BENGAL~~

23 MAY 2013

Kat. 25, Services.

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. 155, R. S. Dag No. 245, L. R. Khatian No. 431 and L. R. Dag No. 261, 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** Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal was the lawful joint owners in respect of the property ALL that the piece and parcel of Danga land measuring 20 Decimal situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 155, R. S. Dag No. 245.

**AND WHEREAS** while thus being so seized and possessed the aforesaid landed property as absolute legal joint owners, the aforesaid Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal for their legal necessity of money sold, conveyed, granted, assured, assigned and transferred the aforesaid property All that the piece and parcel of Danga land measuring 20 Decimal along with other property, 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.



~~SECRET~~  
CONFIDENTIAL

14 MAY 1953

DU, SUPPLY WITH SERVICE NAME,  
KAL-25, SERVICE.



119, R. S. Khatian No. 155, R. S. Dag No. 245, by virtue of a registered Deed of Conveyance dated 3<sup>rd</sup> July, 1967 by a Bengali Saff Kobala Deed to M/S Dewan Singh & Pratap Singh and the same was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 18, Pages from 78 to 82, Being No. 1106 for the year 1967.

**AND WHEREAS** by virtue of a decree passed in Civil Suit No. 481 of 1983 by the Ld. H.C.S. Senior Sub Judge, Rohtak and the order dated 25<sup>th</sup> 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. 245, being all that the aforesaid land measuring 20 Decimal situated and lying ay Raghampur Mouza in the state of West Bengal.

**AND WHEREAS** as aforesaid the Vendor herein became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

**AND WHEREAS** by a DEED OF LEASE dated 6<sup>th</sup> January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendors herein therein described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1<sup>st</sup> August of 2004,



~~CONFIDENTIAL~~  
OFFICE OF THE INSPECTOR GENERAL  
DEPARTMENT OF DEFENSE  
WASHINGTON, D.C. 20304

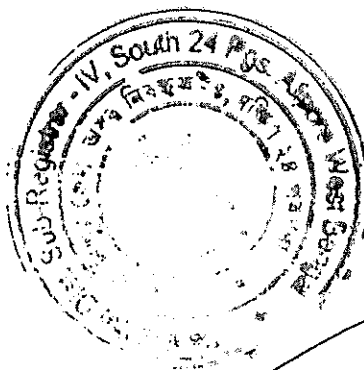
JUN 24 1968

DV, SUBWLTWII SENEAY NAWAY  
KAL. 25, SERVICE.

Registration No. 608 of 1995) of Alipore Police Court, Calcutta-700027.

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

**AND WHEREAS** the VENDOR herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the vendor had offered to the Confirming Party herein to sell the aforesaid property being all that the piece and parcel of land measuring 20 Decimal, situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R.



Sub-Registrar, IV, South 24 P.O. District West Bengal

25 MAR 2016

DU, Sub-Registrar, South 24 P.O. District West Bengal,  
Kolkata-25, Service.

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. 155, R. S. Dag No. 245, L. R. Khatian No. 431 and L. R. Dag No. 261, which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY and as such negotiated with the CONFIRMING PARTY who being satisfied with the said offer of the Vendor and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDOR to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah, which is equivalent to Rs.66,611 (Rupees Sixty Six Thousand Six Hundred Eleven) only per Decimal and the VENDOR accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

**AND WHEREAS** the Vendor herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the said 20 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, the confirming party has from time to time as per the request of the said Vendors therein made to the Confirming Party, paid to the said vendors named therein a total sum of Rs.3,51,00,000/-



*[Handwritten signature]*

*[Faded official stamp]*

13 MAY 2013

DU, SHARADWATI SCHOOL NADIA,  
1201 - D R. SPTMPC.

(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 said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, nominated the purchasers herein to complete the purchase of the said area of land measuring 20 Decimal being the said property (out of the said 800 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 Vendor herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, and in consideration of the sum of Rs.13,32,220/- (Rupees Thirteen Lac Thirty Two Thousand Two Hundred Twenty) only paid to and received by the VENDOR herein out of which a sum of Rs.4,69,320/- (Rupees Four Lac Sixty Nine Thousand Three Hundred Twenty) 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 2<sup>nd</sup> February, 2012, which sum of money is being credited by the



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**Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal**  
Alipore West Bengal

**03 MAY 2013**

DU, SUBREGISTRATION SOUTH 24 PGS ALIPORE WEST BENGAL



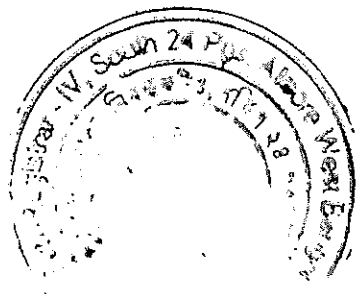
vendor herein to the account of the purchaser herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.1,05,670/- (Rupees One Lac Five Thousand Six Hundred Seventy) only has been adjusted out of another sum of Rs.41,00,000/- (Rupees Forty One Lac) 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.7,57,230/- (Rupees Seven Lac Fifty Seven Thousand Two Hundred Thirteen) only, having been paid by the purchasers to the vendor at or before execution of these presents (the receipt whereof the VENDOR doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the PURCHASERS and the SAID PROPERTY, the said VENDOR as the beneficial and lawful Owner of the said property doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the PURCHASERS free from all encumbrances charges claims demands mortgages lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the 20 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.



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03 MAY 2013

L. No. 74, Touzi No. 119, R. S. Khatian No. 155, R. S. Dag No. 245, L. R. Khatian No. 431 and L. R. Dag No. 261, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the VENDOR or its predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the SAID PROPERTY or any part thereof which now are on hereafter shall or may be in the possession or power or control of the VENDOR or any one claiming under the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the SAID PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and 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



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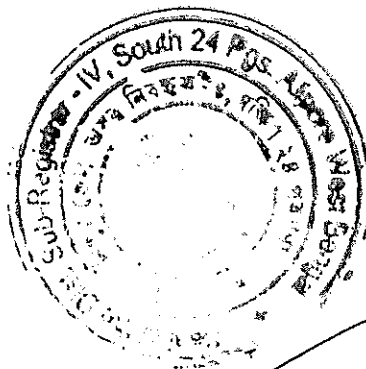
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and on the terms and condition mentioned therein, of the aforesaid property.

**AND WHEREAS** the aforesaid M/S Lokpriya Bricks Private Limited, mortgaged its leasehold rights as also the consent and concurrence of the respective owners, created an equitable mortgage in favour of the State bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No.s 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27 Decimal, 227 - 13 Decimal, 246,258,245,255 - 60 Decimal, 256 - 17 Decimal, 243 - 15 Decimal, 89 - 3 Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

**AND WHEREAS** the aforesaid M/S Lokpriya Bricks Private Limited, negotiated with the said State bank of India, Taratala Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid properties being the properties of the aforesaid R.S. Dag No.s from the aforesaid mortgage.

**AND WHEREAS** for enabling the vendor herein to sell the aforesaid property the aforesaid M/S Lokpriya Bricks Private Limited, has after obtaining such consent of the aforesaid State Bank of India, Taratala Branch, surrender the aforesaid lease by Deed Of Surrender of Lease dated 18<sup>th</sup> March, 2013 made and executed before the Learned Notary Public Sri A. K. Sinha (having



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DU, Sub-Region IV, South 24 P.S. Alipore,  
Kolkata-25, Services.

PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDOR is otherwise well and sufficiently entitled to the SAID PROPERTY hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the VENDOR has in itself 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 VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchasers and each one of them shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDOR and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for it the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS or either of them do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further



Sub-Registrar - IV, South 24 P.S., Alipore West, Kolkata

13 MAY 2013

DV, SUBREGISTRAR GENERAL, SOUTH 24 P.S., ALIPORE WEST, KOLKATA  
Rel. 25, Services.



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 Vendor unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendor from performing to the extent of such sale made by it who is one of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and also adjustment of the said sum of consideration amount mentioned hereinabove out of the said earnest money and part payment made by the Confirming Party to the vendor therein and the Vendor herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).



Sub-Registrar - IV, South 24 P.S., West Bengal  
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13 MAY 2013

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KAL.-25, SERVICE.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring and/or containing 20 (Twenty) Decimal be the same a little more or less recorded as Danga Land being the total property of and/or comprised in L. R. Dag No. 261, held vide L. R. Khatian No. 431, held and owned by the Vendor, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 155, R. S. Dag No. 245, 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 Nos. 242 & 244, i.e. L. R. Dag Nos. 251 & 253.

ON THE SOUTH : By portions of land comprised in R. S. Dag Nos. 251 & 249, i.e. L. R. Dag Nos. 258 & 259.

ON THE EAST : By portions of land comprised in R. S. Dag No. 246, i.e. L. R. Dag No. 260.

ON THE WEST : By portions of land comprised in R. S. Dag Nos. 240 & 241, i.e. L. R. Dag Nos. 263 & 262.



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[Signature]

14 MAY 2013

14 MAY 2013

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

M/S PRIYA VART DEWAN SINGH

  
Partner

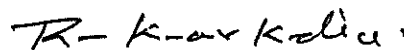
M/S PRIYA VART DEWAN SINGH

  
Partner

SIGNATURE OF THE VENDOR

BALADEVA APARTMENT (P) LTD.

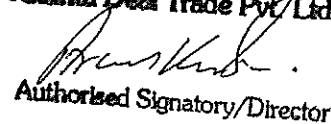
of  
BALADEVA FOUNDATION (P) LTD.



Director/Authorised Signatory


SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt/Ltd,


  
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSESS :

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

2.

  
Ramchandra Khatu  
887s A, Block E  
New Alipore  
Tel - 3

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14 MAY 2013

MAY 2013

**RECEIVED** of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.13,32,220/- (Rupees Thirteen Lac Thirty Two Thousand Two Hundred Twenty) 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 2<sup>nd</sup> February,2012

Rs. 4,69,320.00

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. 1,05,670.00

By Demand Draft No. 321516  
dated 29th, April, 2013  
Issued by SBI,  
Favouring the Vendor herein  
towards the Balance Amount

Rs. 7,57,230.00

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03 MAY 2013



TOTAL

Rs.13,32,220/-

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Total Rs.13,32,220/- (Rupees Thirteen Lac Thirty Two Thousand Two Hundred Twenty) only.

M/S PRIYA VART DEWAN SINGH



Partner


M/S PRIYA VART DEWAN SINGH



Partner


SIGNATURE OF THE VENDOR

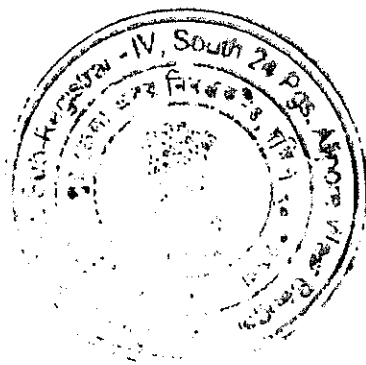
WITNESSESS :

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

2.

Drafted by me.

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



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03 MAY 2013

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

1. Original Bengali Saff Kobala Deed dated 3<sup>rd</sup> July, 1967, registered at the office of the Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 18, Pages from 78 to 82, Being No. 1106 for the year 1967.
2. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.

The other documents relevant hereto which formed part of the lease, mortgage and release by the State Bank of India have been handed over under another deed being registered simultaneously herewith.





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03 MAY 2013

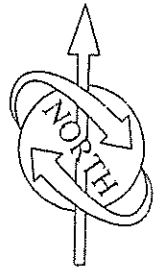
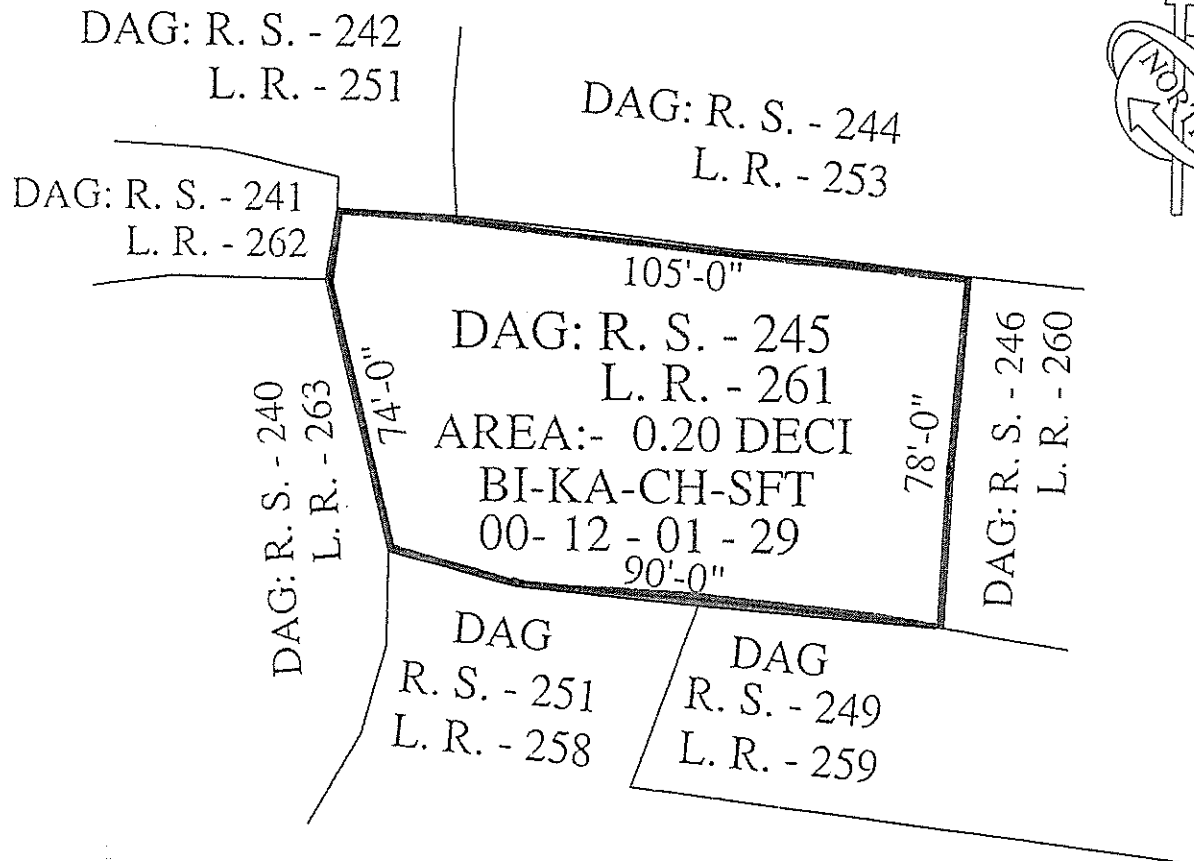
SITE PLAN SHOWING THE SOLD LAND [MARKED BY  
 ED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,  
 R. S. DAG NO. - 245, L. R. DAG NO. - 261,  
 UNDER - POLEGHAT GRAM PANCHAYET,  
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S PRIYA VART DEWAN SINGH

*[Signature]*  
 Partner

M/S PRIYA VART DEWAN SINGH

*[Signature]*  
 Partner



BALADEVA APARTMENT (P) LTD.

BALADEVA FOUNDATION (P) LTD.

*R. Kar Kalie*  
 Director/Authorised Signatory

Traced By

*[Signature]*

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Ananta Deal Trade Pvt. Ltd.

*[Signature]*  
 Authorised Signatory/Director

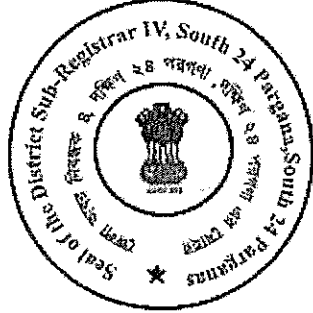


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3 MAR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 32  
Page from 3877 to 3901  
being No 06310 for the year 2013.



*Ashoke*

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

