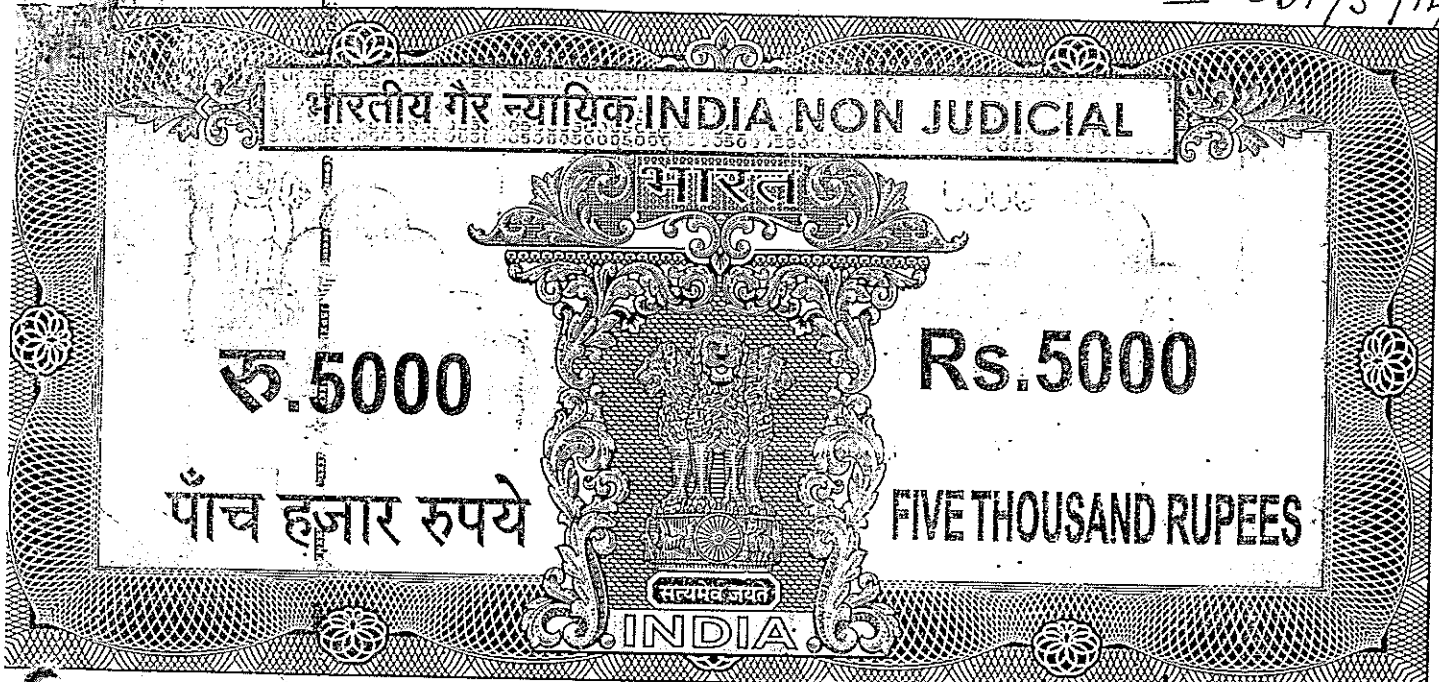


02988/14

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I-03195/14



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V/K-858/14

B 202898

8/4/14

8th April 2014  
PAN No. 27, 81, 815/-

This document is valid only if the Document is stamped in accordance with the Signature Stamp and the Seal of the Registrar attached to this document as the part of this Document.

Additional Registrar  
of Assurances-I, Kolkata  
09.04.14

THIS DEED OF CONVEYANCE

Made on this the 8th day of April Two Thousand and Fourteen

BETWEEN

(1) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block- E, New Alipore, Kolkata - 700 053, and (2) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No.

202580

Kanodia Ho No

24 MAR 2014

NAME
ADD.
Rs. 6000
24 MAR 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Ko-1



TR - Kar Kelia



1946c

AROKYA ENCLAVE (P) LTD.

TR - Kar Kelia

Director/Authorised Signatory  
AROKYA ENCLAVE (P) LTD.

TR - Kar Kelia

Director/Authorised Signatory



1947c

h  
(Rajinder Singh)

1948c

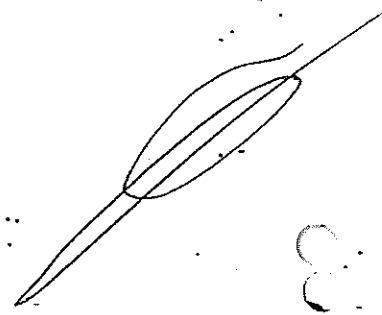
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RAMCHANDRA K...  
S... B...

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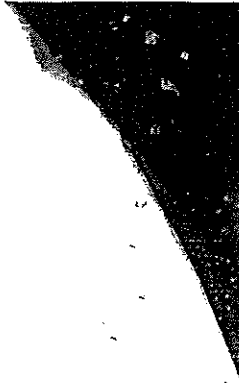


40, Punjabi Bagh West, Delhi, hereinafter jointly and/or severally referred to as the "VENDORS" (which expression shall unless repugnant to the context be deemed to mean and include their respective legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART**.

AND

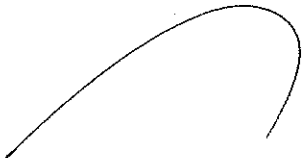
1. MAINAK NIWAS PVT. LIMITED (PAN No. AAICM6485A);
2. AROKYA ENCLAVE PVT. LIMITED (PAN No. AALCA7088E);

*Both the above named companies incorporated under the provisions of the Indian Companies Act, 1956, having their Registered Offices at 2B, Dr. Shyama Das Row, P.S. Ballygunge, Kolkata-700 019, and are represented by their Director Mr. Ram Kumar Kedia son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,, hereinafter jointly and/or severally and/or respectively referred to as the "PURCHASERS" (which expression shall unless repugnant to the context be deemed to mean and include their respective successors,*



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RECEIVED  
 DEPARTMENT OF THE ARMY  
 WASHINGTON, D. C.

successors-in-office and/or interest, agents and assigns)  
of the **OTHER PART.**

**WHEREAS:**

- A. This deed of conveyance is being executed by the parties hereto for sale by the vendors unto and in favour of the Purchasers of all that the piece and parcel of land measuring about 18 Satak (Eighteen) Decimal (satak) lying and situate at Mouza Dhamaitala, Pargana Magura, P. S. Sonarpur, under the jurisdiction of the Rajpur Municipality Sub Registration Office at Baruipur), in the District of South 24 Parganas comprised in R. S. No. 236, Touzi No. 35, R. S. Khatian No. 190, R. S. Dag No. 186, which is hereinafter referred to as the said Land and the same is more fully and particularly mentioned and described in the schedule hereunder written.
- B. The devolution and flow of title of the said land is narrated hereinafter.
- C. That (i) Shri Dhananjay Mandal (ii) Shri Dhirendra nath Mandal (iii) Shri Dukhiram Mandal, all sons of late Patari Mohan Mandal and (iv) Shri Keshab Chandra Mandal, son of Late Durgacharan Mandal were the absolute joint owners in respect of the property being sali land measuring 18 Decimal, situated and lying within Mouza Dhamaitala, Pargana Magura, P. S. Sonarpur, Sub Registration Office at Baruipur in the District of previously 24 Parganas now South 24 Parganas comprised in R. S. No. 236, Touzi No. 35, R. S. Khatian No. 190, R. S. Dag No. 186.



ACQUISITION DEPARTMENT  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535  
- 2 APR 1974

- D. While thus being seized and possessed of the aforesaid landed property as legal owners the said Shri Dhananjay Mandal & others for their legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 18 Decimal Land being all that the piece and parcel of Sali land, situate and lying within Mouza Dhamaitala Pargana Magura, P. S. Sonarpur, Sub Registration Office at Baruipur in the District of previously 24 Parganas (now South 24 Parganas) comprised in R. S. No. 236, Touzi No. 35, R. S. Khatian No. 190, R. S. Dag No 186, by virtue of a registered Deed of Conveyance dated 14<sup>th</sup> October, 1963, by a Bengali Saff Kobala Deed to Shri Priya vart Chowdhury son of Late Lakhiram Chowdhury and the same was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 126, Pages from 267 to 269, Being No. 11003 for the year 1963, for the valuable consideration paid by him.
- E. The said Priya vart Chowdhury thus became the sole owner of the said land.
- F. By virtue of a will dated 30<sup>th</sup> May 1959 the said Priya vart bequeathed to his sons Shri Rajinder Singh and Shri Surinder Singh amongst other properties all that the said land measuring 18 Decimal which is the subject matter of sale hereunder.
- G. After the demise of their father on 3<sup>rd</sup> December 2006, the present Vendors herein became the absolute joint owners of the aforesaid property by virtue of the said Will dated 30<sup>th</sup> May, 1959 of inter alia all that the piece and parcel of land measuring 18 Decimal of Sali land, situated and lying at Dhamaitala Mouza, has since then been possessing and



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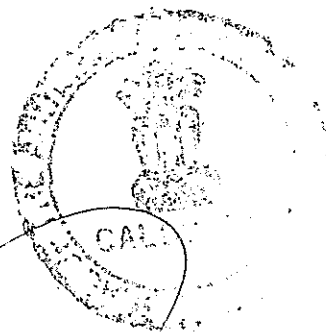


ADDITIONAL REGISTRAR  
MONTANA  
APR 1971



enjoying the aforesaid property peacefully without any hindrance and interruption by others.

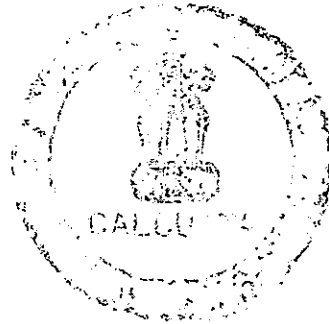
- H. The Vendors thus became the absolute owners of the aforesaid premises but their names have not yet been mutated in the records of the B. L. & L. R. O. and the vendors have assured the purchaser that there is no impediment in having their names mutated for which the vendors have taken necessary steps and will take all required steps to complete the same. Notwithstanding this deed of conveyance being executed and registered the vendors shall ensure that their names are recorded in the Government Records.
- I. The Vendors have further held out represented and assured that the said premises is free from all encumbrances charges claims demands acquisitions requisitions mortgages lispendens whatsoever and howsoever and that the premises is within the ceiling limits prescribed under the relevant provisions of law.
- J. The Vendors 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 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the said 18 Decimal of Land being the said land lying and situate at or within the Mouza 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 said Ananta Dealtrade Pvt.



ADMINISTRATIVE SERVICES  
CALIFORNIA  
8 APR 1963

Ltd., has from time to time as per the request of the said Vendors therein, paid to the said vendors named therein a total sum of Rs. 3,10,00,000/- (Rupees Three Crores and Ten Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

- K. By reason of disputes having arisen relating to specific performance of the said MOU dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., initiated legal proceedings before the Ld. District Judge at Alipore being Title Suit No.93 of 2012, which was renumbered as Title Suit No. 2 of 2013. The parties to the said MOU have amicably and mutually settled and resolved the said disputes and the vendors with the other vendors agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms thereof either in favour of the said Ananta Dealtrade Pvt. Ltd., or its nominees, and The Ld. District Judge has been pleased to pass an order on 10/05/2013, pursuant whereto the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2<sup>nd</sup> February, 2012.
- L. As per the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, requested the said Ananta Dealtrade Pvt. Ltd., to make an additional advance payment towards the earnest money in further part payment under the said Memorandum of Understanding dated 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 said Ananta Dealtrade Pvt. Ltd., 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



*[Handwritten signature]*

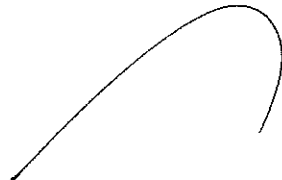
ADDENDUM REGISTRASI  
KEMENTERIAN KESEHATAN  
REPUBLIK INDONESIA  
24 APRIL 2000

(102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) a further sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071.

- M. The said Ananta Dealtrade Pvt. Ltd., had paid the mutually agreed amount as earnest money and in part payment of the total payable consideration to the vendors. As such the vendors has received a sum of Rs. 6,70,318/- (Rupees Six lacs Seventy thousand Three hundred and Eighteen) only towards the value or price of the said land and the Purchaser herein has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 5,28,680/- (Rupees Five lacs Twenty Eight thousand Six hundred and Eighty) only at or before execution and presentation for registration of this deed of conveyance, to the vendors.
- N. In due compliance of the said Order passed by the Learned District Judge, the Vendors named in the said MOU have by various deeds of conveyances sold and transferred a total area of land measuring about 470 Cottahs and sale and transfer of the remaining area measuring about 330 Cottahs is now proposed to be completed within which the said land measuring 18 Decimals is also comprised.
- O. In terms of the said MOU dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., has nominated the Purchaser herein to complete the purchase of the said land being all that the piece and parcel of land measuring about 18 Decimals and at the request of and also in due compliance of its obligations under the said MOU, the vendors herein have agreed to sell transfer grant convey assign and assure the said land unto and in favour of the Purchasers herein upon



ADDITIONAL INFORMATION  
PLEASE SEE



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8

payment of the said balance amount of the said agreed payable consideration amount.

- P. The vendors 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 vendors had offered to sell the said land measuring 18 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.
- Q. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 as also the compromise arrived at and filed in the said Title Suit and pursuant to the nomination of the Purchaser made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 18 Decimal being the said land (out of the said remaining area of 330 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchasers herein in further 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. 11,98,998/- (Rupees Eleven



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AGENCIJA ZA INDUSTRIJU  
REPUBLIKE SRBIJE  
BEOGRAD



Lakhs Ninety Eight Thousand Nine Hundred & Ninety Eight) only of the lawful money of the Union of India well and truly paid at or before execution of these presents to the Vendors herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the VENDORS doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the Purchaser and the said land, the Vendors as the beneficial and lawful Owners of the said land doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the Purchaser free from all encumbrances charges claims demands mortgages dispendens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendors by or at the instance of any third party whatsoever and howsoever all that the piece and parcel of land measuring 18 (Eighteen) Decimal be the same a little more or less, lying and situate within Mouza Dhamaitala, 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. 236, Touzi No. 35, R. S. Khatian No. 190, R. S. Dag No. 186, L. R. Khatian No. \_\_\_\_\_ and L. R. Dag No. \_\_\_\_\_, 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

ADDITIONAL REGISTRAR  
SOLKATA  
8 APR 1954

the said land or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the Vendors or its predecessor(s) in title into and upon the said land or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on hereafter shall or may be in the possession or power or control of the Vendors or any one claiming under the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted or expressed so to be unto and to the use of the Purchaser absolutely and forever and the Vendors doth hereby for itself and its partners from time to time and their heirs, executors successors representatives administrators agents and assigns covenant with the Purchaser that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of the said land free from all encumbrances attachments and defect in title whatsoever and the Vendors are otherwise well and sufficiently entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the Vendors has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the said land hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of



ADDITIONAL REQUISITES  
OF THE ... STATE  
8 APR 1964

the Purchaser in the manner aforesaid and the Purchaser shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the Vendors or any person or persons lawfully or equitably claiming from under or in trust for it And the Vendors have put the Purchasers in actual physical peaceful vacant and lawful possession of the said land And Further that the Purchasers shall be entitled to apply to have their names mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names and further that the Vendors and all persons having or lawfully or equitably claiming or estate or right title and interest in the said land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the said land conveyed by these presents and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required AND THE VENDORS DO AND EACH ONE OF THEM 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 Vendors have** 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 other current title documents so handed over to the Purchasers by the Vendors are mentioned in a



AMERICAN UNIVERSITY  
WASHINGTON  
D.C. 20004

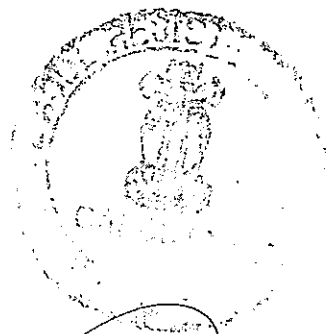
Schedule thereof which is attached hereto and the same forms part hereof.

**AND** the said Ananta Dealtrade Pvt. Ltd., has confirmed and assured the sale of the said land mentioned in the schedule hereunder written by the Vendors unto and in favour of the Purchasers and also that the sale of the said land hereby so made shall absolve the Vendors from performing to the extent of such sale made by them who are also the party vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring and/or containing 18 (Eighteen) Decimal be the same a little more or less being the total property of and/or comprised in R.S. Dag No. 186, R.S Khatian No.190, held and owned by the Vendors, lying and situate within Mouza Dhamaitala, Pargana Magura, P. S. Sonarpur, Sub Registration Office at Baruipur , Sonarpur, in the District of South 24 Parganas comprised in R. S. No. 236, Touzi No. 3-5, R. S. Khatian No. 190, R. S. Dag No. 186, 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..187



ADZKALY REGISTRARI  
DINAS KESEHATAN KOTA SURABAYA  
16 APR 2014



ON THE SOUTH : R.S. DAG NO.223 & 242 (Raghabpur Mouza)

ON THE EAST : R.S. DAG NO. 192

ON THE WEST : R.S. DAG NO.185

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.

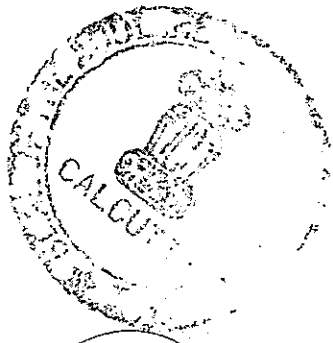
*Rajendra Singh* *Subodh*  
SIGNATURE OF THE VENDORS

MAINAK NIWAS (P) LTD.  
&  
AROKYA ENCLAVE (P) LTD.  
*R. K. K. K.*  
Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

WITNESSES :

1. *J. K. K.*  
*(K. K. K.)*  
*A. K. K.*



ADMISSIONS OFFICER  
POST OFFICE CALCUTTA  
2 APR 1964

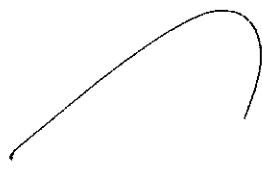
(S. K. Kanodia, Advocate,  
High Court, Calcutta)

2. *Sujy Chakraborty*  
*for Central Bank*  
*Panipat, Dist. 32*

**RECEIVED** of and from the within named Purchasers through the said sum Rs. 11,98,998/- (Rupees Eleven Lakhs Ninety Eight Thousand Nine Hundred & Ninety Eight) 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



ALY... S...  
...  
\* B F R R \*

out of the earnest money paid  
to the Vendor in terms of the  
mutually agreed terms and  
conditions

Rs. 6,70,318-00

*By Pay order No. 791029*

*Dated 20<sup>th</sup> March, 2014*

*Drawn on United Bank of India*

*Issued by Mainak Niwas Pvt. Ltd*

*Favouring Rajinder Singh*

*Towards the balance amount*

*Rs. 1,32,170.00*

*By Pay order No. 791033*

*Dated 20<sup>th</sup> March, 2014*

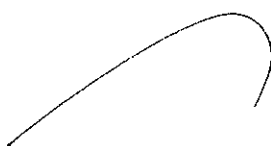
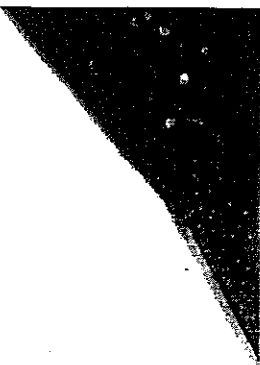
*Drawn on United Bank of India*

*Issued by Mainak Niwas Pvt. Ltd*

*Favouring Surender Singh*

*Towards the balance amount*

*Rs. 1,32,170.00*



ADMINISTRASI REGISTRAR  
KATA  
- B A P E -

By Pay order No. 791025

Dated 20<sup>th</sup> March, 2014

Drawn on United Bank of India

Issued by Arokya Enclave Pvt. Ltd

Favouring Rajinder Singh

Towards the balance amount

Rs. 1,32,170.00

By Pay order No. 791026

Dated 20<sup>th</sup> March, 2014

Drawn on United Bank of India

Issued by Arokya Enclave Pvt. Ltd

Favouring Surender Singh

Towards the balance amount

Rs. 1,32,170.00

TOTAL

Rs. 11,98,998.00

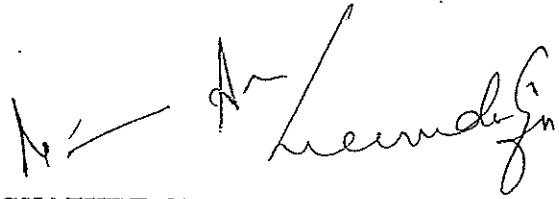
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Total Rupees Eleven Lakhs Ninety Eight Thousand Nine Hundred & Ninety Eight only.




ADDITIONAL REGISTRAR  
KOLKATA  
6 APR 2004

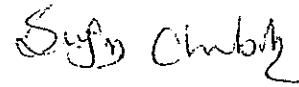




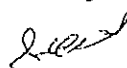
**SIGNATURE OF THE VENDORS**

**WITNESSESS :**

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

2. 

Drafted by Me:

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

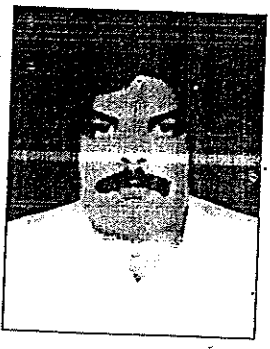


ADDITIONAL REGISTERAR  
OFFICE OF THE REGISTERAR, KOLKATA  
8 APR 2014

# SPECIMEN FORM FOR TEN FINGER PRINTS

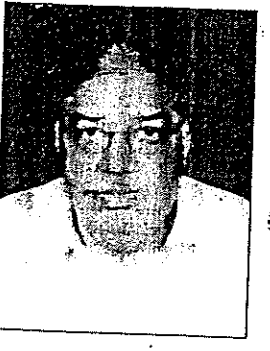
1. Signature of the executant and/or Purchaser/ Presentants

1. *[Handwritten signature]*



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

2. *[Handwritten signature]*



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

3. *[Handwritten signature]*



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



APPROVED BY THE  
CTO - CALCUTTA  
- 6 APR 1954

SITE PLAN OF LAND IN MOUZA-DHAMAITALA.


J.L.NO=75 . R.S.DAG NO=186

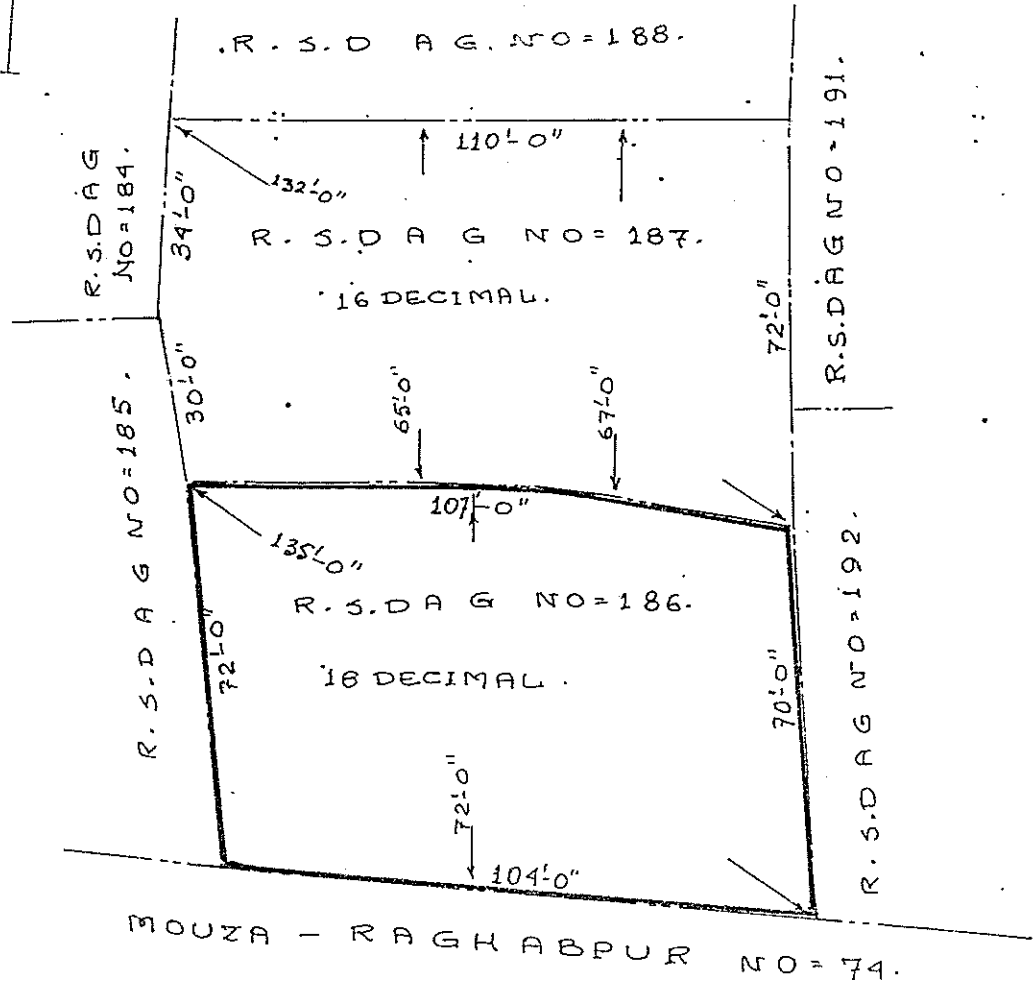
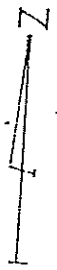
B.S.KHATIAN NO= WARD NO=24.

UNDER RAJPUR SONARPUR MUNICIPALITY.

P.S. SONARPUR .DIST-24 PGS (S).

SCALE=1"=33'-0"

SHOWING THE LAND FOR SALE  
COLOUR IN RED BORDER 



Drawn By,

*PLyesh*

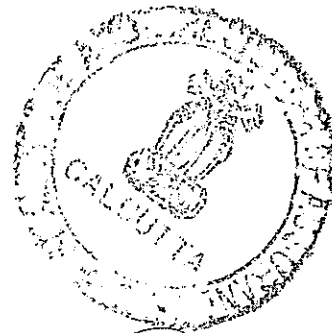
*Handwritten signature*

*Handwritten signature*

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4-3-14

MAINAK NIWAS (P) LTD.  
8  
AROKYA ENCLAVE (P) LTD,  
*TR. K. K. Kalia*  
Director/Authorised Signatory



ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
8 APR 2014



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

Endorsement For Deed Number : I - 03195 of 2014  
(Serial No. 02988 of 2014 and Query No. 1901L000007439 of 2014)

On 08/04/2014

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

Presented for registration at 18.10 hrs on :08/04/2014, at the Private residence by Ram Kumar Kedia ,Claimant.

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

Execution is admitted on 08/04/2014 by

1. Rajinder Singh, son of Lt. Priya Vart , E, 88/ S/ A; New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
2. Ram Kumar Kedia  
Director, Mainak Niwas Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Arokya Enclave Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Business

Identified By Ramchandra Khatua, son of Lt. Sankarsan Khatua, 88/ S- A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.

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

On 09/04/2014

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

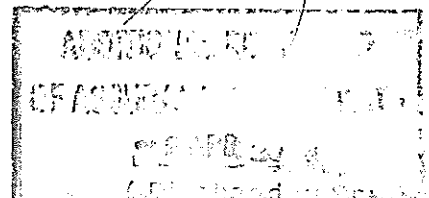
Rs. 30689.00/-, on 09/04/2014

( Under Article : A(1) = 30591/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2014 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-27,81,815/-

Certified that the required stamp duty of this document is Rs.- 166929 /- and the Stamp duty paid as: Impresive Rs - 5000/-



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA







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

Endorsement For Deed Number : I - 03195 of 2014  
(Serial No. 02988 of 2014 and Query No. 1901L000007439 of 2014)

**Deficit stamp duty**

Deficit stamp duty

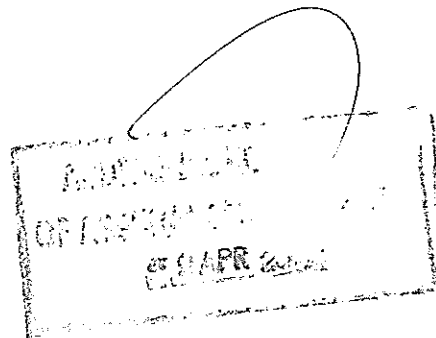
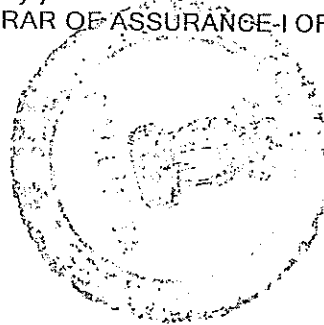
1. Rs. 40965/- is paid , by the draft number 322822, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
2. Rs. 40000/- is paid , by the draft number 322820, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
3. Rs. 40964/- is paid , by the draft number 322858, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
4. Rs. 40000/- is paid , by the draft number 322828, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014

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

Execution is admitted on 09/04/2014 by

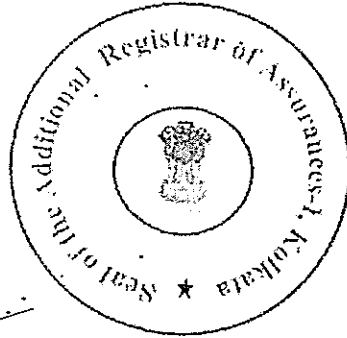
1. Surender Singh, son of Lt. Priya Vart , 16- B/40 Road No. 40. Punjabi Bagh West, Delhi, District:-New Delhi, DELHI, India, , By Caste Hindu, By Profession : Others  
Identified By Ramchandra Khatua, son of Lt. Sankarsan Khatua, 88/ S- A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 2025 to 2047  
being No 03195 for the year 2014.



*(Handwritten signature)*

(Dinabandhu Roy) 11-April-2014  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal

DATED this 8<sup>th</sup> day of April, 2014.

BETWEEN

Rajinder Singh  
and  
Surinder Singh

AND

MAINAK NIWAS PVT. LTD. AND ANR.

DEED OF CONVEYANCE

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

Off: 22109532/22307298  
Res.: 26550151/25298919  
Email: [kanodiaco@vsnl.net](mailto:kanodiaco@vsnl.net)  
[AD05-CON30-DAG186]

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