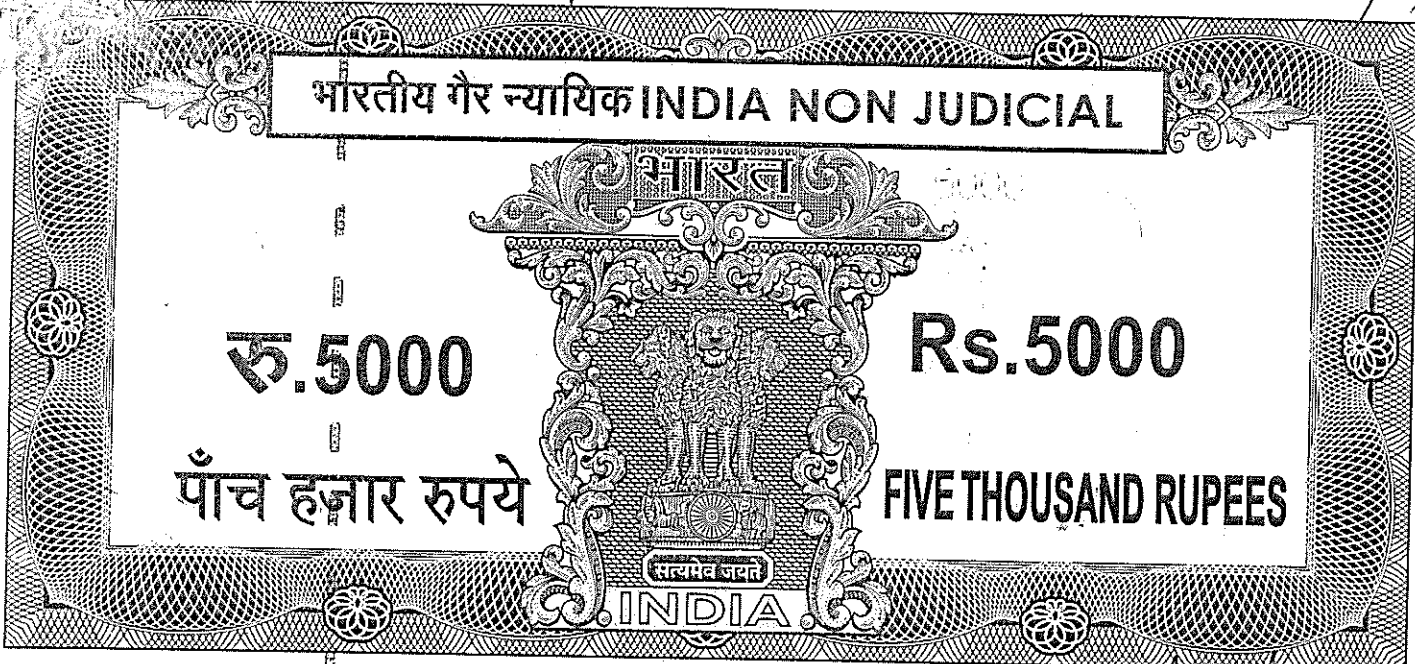


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I-03202/14



भारतीय नैर न्यायिक INDIA NON JUDICIAL



₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

अभिचमबङ्ग पश्चिम बंगाल WEST BENGAL

8/4/14

D. - 74/4 B/14  
NW-8, 28, 64, 2731

v/c-869/14  
B 202900

It is hereby declared that the document is a true copy of the original and the signature and the seal of the Registrar are the part of this Document

Additional Registrar  
of Assurances-I, Kolkata  
09.4.14

THIS DEED OF CONVEYANCE

Made on this the 8<sup>th</sup> day of April Two Thousand and Fourteen

BETWEEN

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

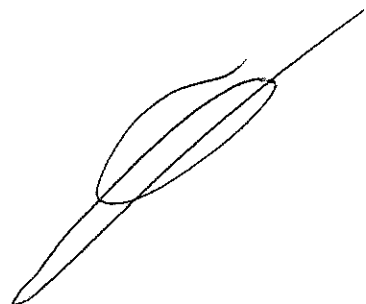
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24 MAR 2014

0008

Kanodia S/O Rao

NAME	S/O Rao
ADD.	60/10 K...
PS.	5000
24 MAR 2014	
S. CHATTERJEE Licensed Stamp Vendor C. C. Court 2 & 3, K. S. Poo Road, Kol-1	



R- Koor Kalia



1946C

RECEIVED

Chakradev City Home (P) Ltd.

CHAKRADEV INFRAPROJECT (P) LTD.

CHAKRADEV NIWAS (P) LTD.

JANMBHUMI CONCLAVE (P) LTD.

Janmbhumi Realcon (P) Ltd.

R- Koor Kalia

Director/Authorised Signatory



1947C

M/S. CHHIKARA BROTHERS

Partner

(Rajinder Singh)

Handwritten signature



ADDITIONAL REGISTRAR  
OF CHHATTISGARH, KOLKATA  
24 MAR 2014

RAMCHANDRA KHATUA  
S/O L & SANKAR SAN KHATUA  
88/S-A, BLOCK-E  
NEW ALIPORE  
KOLKATA - 700 053

Rohtak, Hariyana, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO-- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053, and (ii) SRI SURENDER SINGH (PAN NO-- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi,

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

3) SRI SURINDER 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.

1948

M/s. CHHIKARA BROTHERS

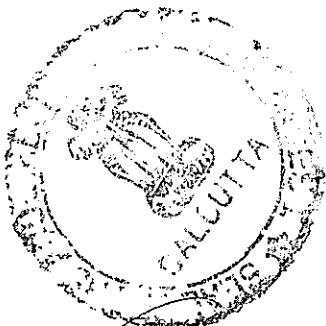
*Handwritten signature*  
Partner

*Handwritten signature*

(Sunder Singh)

*Suraj Chandra*  
*Ho Jagadsh Ch. Chandra*  
*Ho Govt. Govt. Jagadsh*  
*Kotwar 32*  
*P. S. Jagadsh*  
*Biswas.*

RAMCHANDRA KHATUA  
S/O L. SANKARSAN KHATUA  
88/S-A, BLOCK-E  
NEW ALIPORE  
KOLKATA - 700 053



ADDITIONAL REGISTRAR  
REGISTRATION DEPT., KOLKATA  
8 APR 2014

KOLKATA - 700 053

AND

1) CHAKRADEV CITY HOME PVT. LIMITED (PAN No. AAFCC2906F),

2) CHAKRADEV INFRAPROJECT PVT. LIMITED (PAN No. AAFCC2908M),

3) CHAKRADEV NIWAS PVT. LIMITED (PAN No. AAFCC2904H),

4) JANMBHUMI CONCLAVE PVT. LIMITED (PAN No. AADCJ1141R),

5) JANMBHUMI REALCON PVT. LIMITED (PAN No. AADCJ1137H),

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

ADDITIONAL REGISTRAR  
NEW ALIPORE, KOLKATA  
28 APR 2012

NEW ALIPORE  
KOLKATA - 700 053

representatives, administrators, executors, agents and assigns in office) 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 in respect of all that the piece and parcel of land measuring 43 (Forty Three) Decimal (satak) lying and situate at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at Baruipur), in the District of South 24 Parganas (previously 24 Parganas) comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 31, R. S. Dag No. 252, L. R. Khatian No's 266 & 434 and L. R. Dag No. 256, which is hereinafter referred to as the said Land and the same is more fully and particularly mentioned and described in the schedule hereunder written.
- B. The devolution and flow of title of the said land is narrated hereinafter.
- C. One Sadek Saikh son of Late Makbool Saikh was the sole and absolute owner in respect of the property chunk of Danga land

ADDITIONAL REGISTRAR  
CENTRAL LAND RECORDS, KOLKATA  
8 APR 2017



NEWALIPORE  
KOLKATA - 700 053



measuring 43 Decimal, situated and lying 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 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. 31, R. S. Dag No. 252.

D. While thus seized and possessed the aforesaid landed property as legal owner Sadek Saikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 43 Decimal Danga Land situated and lying 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 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. 31, R. S. Dag No 252, by virtue of a registered Deed of Conveyance dated 4<sup>th</sup> October, 1962, by a Bengali Saff Kobala Deed to Smt. Chota Devi Choudhurani wife of Late Lakhi Ram Choudhuri, the same was registered in Baruipur Sub Registration Office and recorded in Book No. 1, Volume No. 93, Pages from 293 to 297, Being No. 9081, for the year 1962, for the valuable consideration paid by her.

ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR, KOLKATA  
8 APR 2017



NEW ALIPORE  
KOLKATA - 700 053

- E. The said Smt. Chota Devi Choudhurani thus became the absolute owner of the said land.
- F. By virtue of a decree passed in Civil Suit No. 710 of 1996, by the Ld. Court of Civil Judge (Jr. Div.), Faridabad and the Order dated 7<sup>th</sup> August, 1998, the said M/S. Chikara Brothers a partnership firm, the present Vendors No. 1 herein was granted the above mentioned property under R.S. Dag no. 252, being all that the aforesaid land measuring 43 Decimal, situated and lying at Raghampur Mouza in the state of West Bengal, which is the subject matter of sale hereunder.
- G. As aforesaid the present Vendor No. 1 herein became the absolute owner of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 43 Decimal of Danga land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.
- H. The Vendor Nos. 2 and 3 herein however applied for and got mutated their names jointly in the B.L. & L.R.O. as and being the only two partners of the aforesaid Vendor No.1 (being a partnership firm). In as much as by virtue of the said decree passed by the abovementioned Ld. Court the vendor no.1

ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR  
KOLKATA  
8 APR 2014



NEWALIPORE  
KOLKATA - 700 953

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.

- I. As aforesaid the Vendor No's 1, 2 & 3 herein became the absolute joint owners of the aforesaid property being all that the piece and parcel of land measuring 43 Decimal of Danga land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.
- J. The Vendor No's 1, 2 & 3 herein and also others on the one hand and one Ananta Dealtrade Pvt. Ltd., having its registered office at No. 50, Suburban School Road, P.S. Kalighat, Kolkata - 700025 on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the said 43 Decimal of Land being the said land lying and situate at or within the Mouza Raghampur within the jurisdiction of P. S. Sonarpur, South 24 Parganas

ADDITIONAL REGISTRAR  
KOLKATA  
8 APR 2014



NEWALIPORE  
KOLKATA - 705 053

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. 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 whereeto the sale of the said 800 Cottahs Land is

ADDITIONAL REGISTRAR  
NEWALIPUR, KOLKATA  
8 APR 2014

NEWALIPUR  
KOLKATA - 700 053



being completed by the parties accordance with the said MOU dated 2<sup>nd</sup> February, 2012.

L. 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, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, the said land was demised unto the said Lessee for a term or period of 13 (Thirteen) years with effect from 1<sup>st</sup> August of 2004, and on the terms and condition mentioned therein.

M. The said M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights and with the consent and concurrence of the respective owners including the vendors herein, created an equitable mortgage in favour of the State Bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No's 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27

ADDITIONAL REGISTRAR  
CHIEF REGISTRAR'S OFFICE KOLKATA  
8 APR 2011

KOLKATA - 700 053

Decimal, 227 - 13 Decimal, 246, 258, 245, 255 - 60  
Decimal, 256 - 17 Decimal, 243 - 43 Decimal, 89 - 3  
Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by  
depositing the Original Title Deeds relating to the aforesaid  
properties of the aforesaid R.S. Dag Nos.

N. The aforesaid M/s. Lokpriya Bricks Private Limited, negotiated  
with the said State Bank of India, Taratala Branch to pay off  
the entire dues of the aforesaid bank in order to obtain  
release of the aforesaid mortgaged properties.

O. For enabling the vendors herein to sell the aforesaid property  
the aforesaid M/s. Lokpriya Bricks Private Limited, has after  
obtaining such consent of the aforesaid State Bank of India,  
Taratala Branch, surrendered the aforesaid lease by Deed Of  
Surrender of Lease dated 18<sup>th</sup> March, 2013 made and executed  
before the Learned Notary Public Sri A. K. Sinha (having  
Registration No. 608 of 1995) of Alipore Police Court,  
Kolkata - 700027.

P. As per the request of the Vendors named in the said  
Memorandum of Understanding dated 2<sup>nd</sup> February, 2012,  
requested the said Ananta Dealtrade Pvt. Ltd., to make an  
additional advance payment towards the earnest money in

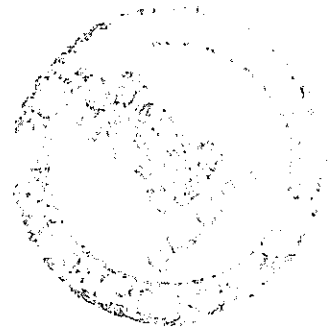
ADDITIONAL REGISTRAR  
OF ASSAM, DISPURA, KOLKATA  
8 APR 2013

KOLKATA - 700 053

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

Q. The said Ananta Dealtrade Pvt. Ltd., had paid the mutually agreed amount as earnest money and in part payment of the total payable consideration to the vendors. As such the vendors have already received a sum of Rs. 16,01,315/- (Rupees Sixteen Lacs One Thousand Three Hundred & Fifteen) only towards the value or price of the said land and the Purchasers herein has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 12,62,958/- (Rupees Twelve Lacs Sixty Two Thousand Nine Hundred & Fifty Eight) only at or before execution and

ADDITIONAL REGISTRAR  
MUNICIPAL CORPORATION, KOLKATA  
6 APR 2014

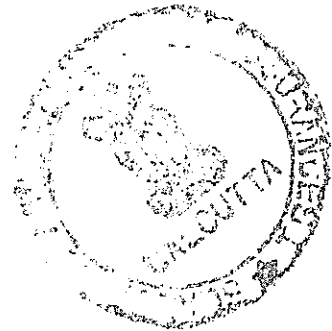


KOLKATA - 700 003

presentation for registration of this deed of conveyance, to the vendors.

- R. In due compliance of the said Order passed by the Learned District Judge, the Vendors named in the said MOU have by various deeds of conveyances sold and transferred a total area of land measuring about 470 Cottahs and sale and transfer of the remaining area measuring about 330 Cottahs is now proposed to be completed within which the said land measuring 43 Decimals is also comprised.
- S. In terms of the said MOU dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., has nominated the Purchasers herein to complete the purchase of the said land being all that the piece and parcel of land measuring about 43 Decimals and at the request of and also in due compliance of its obligations under the said MOU, the vendors herein has agreed to sell transfer grant convey assign and assure the said land unto and in favour of the Purchasers herein upon payment of the said balance amount of the said agreed payable consideration amount.
- T. The vendors herein has assured the Purchasers inter alia that neither any other person and/or persons has any right title interest or claim in the said land nor any one has asserted any

ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR, KOLKATA  
08 APR 2014

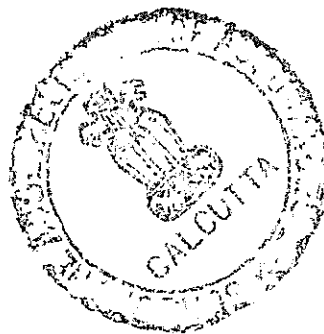




right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the vendors had offered to sell the said land measuring 43 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.

U. 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 Purchasers made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 43 Decimal being the said land (out of the said remaining area of 330 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:



ADDITIONAL REGISTRAR  
REGISTRAR OF COMPANIES, KOLKATA  
28 APR 2014

KOLKATA - 700 053

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. 28,64,273/- (Rupees Twenty Eight Lac Sixty Four Thousand Two Hundred Seventy Three) only of the lawful money of the Union of India well and truly paid at or before execution of these presents to the Vendors herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the VENDORS doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the Purchasers and the said land, the Vendors as the beneficial and lawful Owners of the said land doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the Purchasers free from all encumbrances charges claims demands mortgages lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendors by or at the instance of any third party whatsoever and howsoever all that the piece and parcel of land measuring 43 (Forty Three) Decimal be the same a little more or less, lying and situate

ADDITIONAL REGISTRAR  
KOLKATA  
8 APR 2015

KOLKATA - 700 053

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. 31, R. S. Dag No. 252, L. R. Khatian No's 266 & 434 and L. R. Dag No. 256, which is more fully and particularly mentioned in the Schedule hereunder written and the same is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said land or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the Vendors or its predecessor(s) in title into and upon the said land or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on hereafter shall or may be in the possession or power or control of

CENTRAL REGISTRAR  
KOLKATA  
8 APR 2017

KOLKATA - 700 053

the Vendors or any one claiming under the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendors doth hereby for itself and its partners from time to time and their heirs, executors successors representatives administrators agents and assigns covenant with the Purchasers that **NOTWITHSTANDING** any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of the said land free from all encumbrances attachments and defect in title whatsoever and the Vendors are otherwise well and sufficiently entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that **NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the Vendors has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the said land hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the Purchasers in the manner

SECRETARY REGISTRAR  
MADRAS LEGAL DEPARTMENT, KOLKATA  
20 APR 2011

KOLKATA - 700 053



aforesaid and the Purchasers shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the Vendors or any person or persons lawfully or equitably claiming from under or in trust for it And the Vendors has put the Purchasers in actual physical peaceful vacant and lawful possession of the said land And Further that the Purchasers shall be entitled to apply to have its name mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in its name and further that the Vendors and all persons having or lawfully or equitably claiming or estate or right title and interest in the said land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the said land conveyed by these presents and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required AND THE VENDOR doth hereby indemnify and assure the purchasers to keep the Purchasers indemnified in respect of and against all disputes or claims raised with regard to the title of the vendor and/or mutation



ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR  
KOLKATA  
28 APR 2014

of the name of the Vendor and also in respect of any damages or loss that may be suffered by reason thereof.

AND THE Vendors has at or before execution of these presents handed over and delivered to the Purchasers all the link deeds evincing title of the Vendors to the said land and the detailed particulars of such link deeds and documents so handed over to the Purchasers by the Vendors are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

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



ADDITIONAL REGISTRAR  
MIDLANDS AND WEST OF ENGLAND  
8 APR 2011

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 43 (Forty Three) Decimal be the same a little more or less being the total property of and/or comprised in L. R. Dag No. 256, L. R. Khatian No-s 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, Touzi No. 119, R. S. Khatian No. 31, R. S. Dag No. 252, and now under the jurisdiction of the Poleghat Gram Panchayet which is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES, abutting on 4 feet katcha path and which is butted and bounded in the manner following, that is to say-

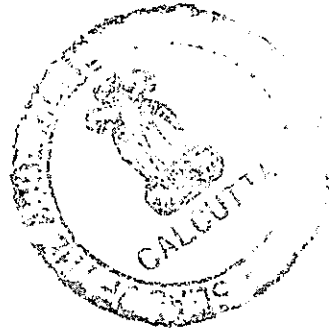
ON THE NORTH: R.S. DAG NOS. 250 & 251, L.R. DAG NOS. 257 & 258.

ON THE SOUTH : R.S. DAG NO. 253, L.R. DAG NO. 270.

ON THE EAST : R.S. DAG NO. 248, L.R. DAG NO. 255.

ON THE WEST : R.S. DAG NOS. 237 & 239, L.R. DAG NOS. 269 & 264.


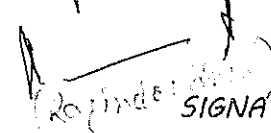
ADDITIONAL REGISTRAR  
OF ASSAM, DISPURA, KOLKATA  
8 APR 2017




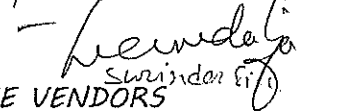
KOLKATA - 700 033

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

M/s. CHHIKARA BROTHERS

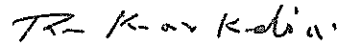
  
Partner  
  
Partner

M/s. CHHIKARA BROTHERS

  
Partner  
  
Partner

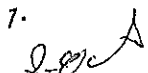
SIGNATURE OF THE VENDORS


For CHAKRADEV CITY HOME PVT. LTD.,  
CHAKRADEV INFRA PROJECT PVT. LTD.,  
CHAKRADEV NIWAS PVT. LTD., JANMBHUMI  
CONCLAVE PVT. LTD., and JANMBHUMI  
REALCON PVT. LTD., by and/or through one of  
their Directors and authorized signatory Mr. Ram  
Kumar Kedia.



SIGNATURE OF THE PURCHASERS

WITNESSES :

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

2.   
of Central Pers.  
Dadar K. 32



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
- 8 APR 2014

KOLKATA - 705 053



RECEIVED of and from the within named Purchasers the said sum Rs. 28,64,273/- (Rupees Twenty Eight Lac Sixty Four Thousand Two Hundred Seventy Three) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

By adjustment and appropriation  
out of the earnest money paid  
to the Vendors in terms of the  
Memorandum of Understanding  
dated 2<sup>nd</sup> February, 2012

Rs. 16,01,315-00

By Pay order No. 791005

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



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 APR 2014

KOLKATA - 700 053

Drawn on United Bank of li. a

Issued by Chakradev City Homes Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount Rs. 84,197.00

By Pay order No. 791013

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

Drawn on United Bank of India

Issued by Chakradev City Homes Pvt. Ltd

Favouring Rajinder Singh

Towards the balance amount Rs. 84,197.00

By Pay order No. 791057

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

Drawn on United Bank of India

Issued by Chakradev City Homes Pvt. Ltd

Favouring Surender Singh

Towards the balance amount Rs. 84,198.00

By Pay order No. 791006

REGISTRAR  
OF COMPANIES, KOLKATA  
7 APR 2014  
8 APR 2014

KOLKATA - 700 053

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

Drawn on United Bank of India

Issued by Chakradev Infra Projects Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791017

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

Drawn on United Bank of India

Issued by Chakradev Infra Projects Pvt. Ltd

Favouring Rajinder Singh

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791016

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

Drawn on United Bank of India

Issued by Chakradev Infra Projects Pvt. Ltd

Favouring Surender Singh

Towards the balance amount

Rs. 84,198.00



6 APR 2017

KOLKATA - 700 053

By Pay order No. 791012

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

Drawn on United Bank of India

Issued by Chakradev Niwas Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791020

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

Drawn on United Bank of India

Issued by Chakradev Niwas Pvt. Ltd

Favouring Rajinder Singh

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791015

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

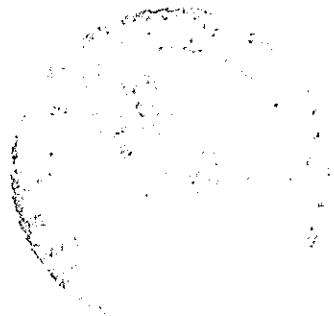
Drawn on United Bank of India

Issued by Chakradev Niwas Pvt. Ltd

Favouring Surender Singh

Towards the balance amount

Rs. 84,198.00



ADDITIONAL DEPUTY COMMISSIONER  
KOLKATA - 700 053  
8 APR 2014

KOLKATA - 700 053



By Pay order No. 791000

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

Drawn on United Bank of India

Issued by Janmbhumi Conclave Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791021

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

Drawn on United Bank of India

Issued by Janmbhumi Conclave Pvt. Ltd

Favouring Rajinder Singh

Towards the balance amount

Rs. 84,197.00

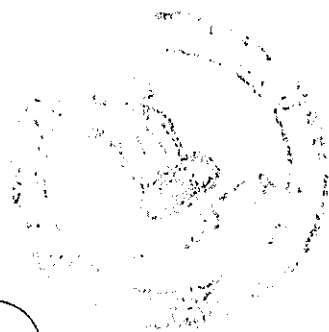
By Pay order No. 791019

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

Drawn on United Bank of India

Issued by Janmbhumi Conclave Pvt. Ltd

Favouring Surender Singh



ADDITIONAL REGISTRAR  
OF AS - KOLKATA  
- 8 APR 2000

KOLKATA - 700 053

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791007

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

Drawn on United Bank of India

Issued by Janmbhumi Realcon Pvt. Ltd

Favouring Chhikara Brothers

Towards the balance amount

Rs. 84,197.00

By Pay order No. 791002

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

Drawn on United Bank of India

Issued by Janmbhumi Realcon Pvt. Ltd

Favouring Rajinder Singh

Towards the balance amount

Rs. 84,197.00

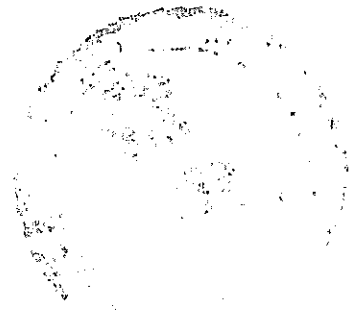
By Pay order No. 791003

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

Drawn on United Bank of India

Issued by Janmbhumi Realcon Pvt. Ltd

ADDITIONAL REGISTRAR  
MADRAS STATE, KOLKATA  
8 APR 2010



Favouring Surrender Singh

Towards the balance amount

Rs. 84,197.00

TOTAL

Rs. 28,64,273/-

Total Rs. 28,64,273/- (Rupees Twenty Eight Lac Sixty Four Thousand Two Hundred Seventy Three) only.

M/s. CHHIKARA BROTHERS

M/s. CHHIKARA BROT

*[Signature]*  
Partner

*[Signature]*  
P/

SIGNATURE OF THE VENDORS

WITNESSESS :

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

2. *[Signature]*

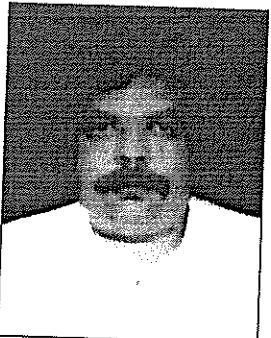










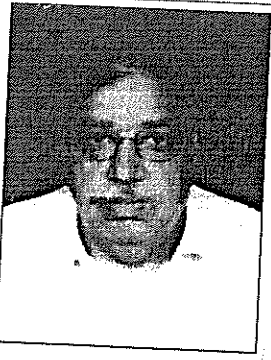





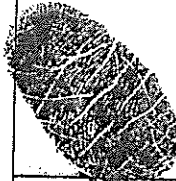

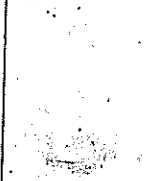













Drafted by Me:

*[Signature]*  
(S. K. Kanodia, Advocate,  
High Court, Calcutta)



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
= 8 APR 2014

# SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or Purchaser/ Presentants											
1.												
		LEFT HAND										
												
		RIGHT HAND										
				LITTLE	RING	MIDDLE	FORE	THUMB				
2.												
		LEFT HAND										
												
		RIGHT HAND										
				LITTLE	RING	MIDDLE	FORE	THUMB				
3.												
		LEFT HAND										
												
		RIGHT HAND										
				LITTLE	RING	MIDDLE	FORE	THUMB				

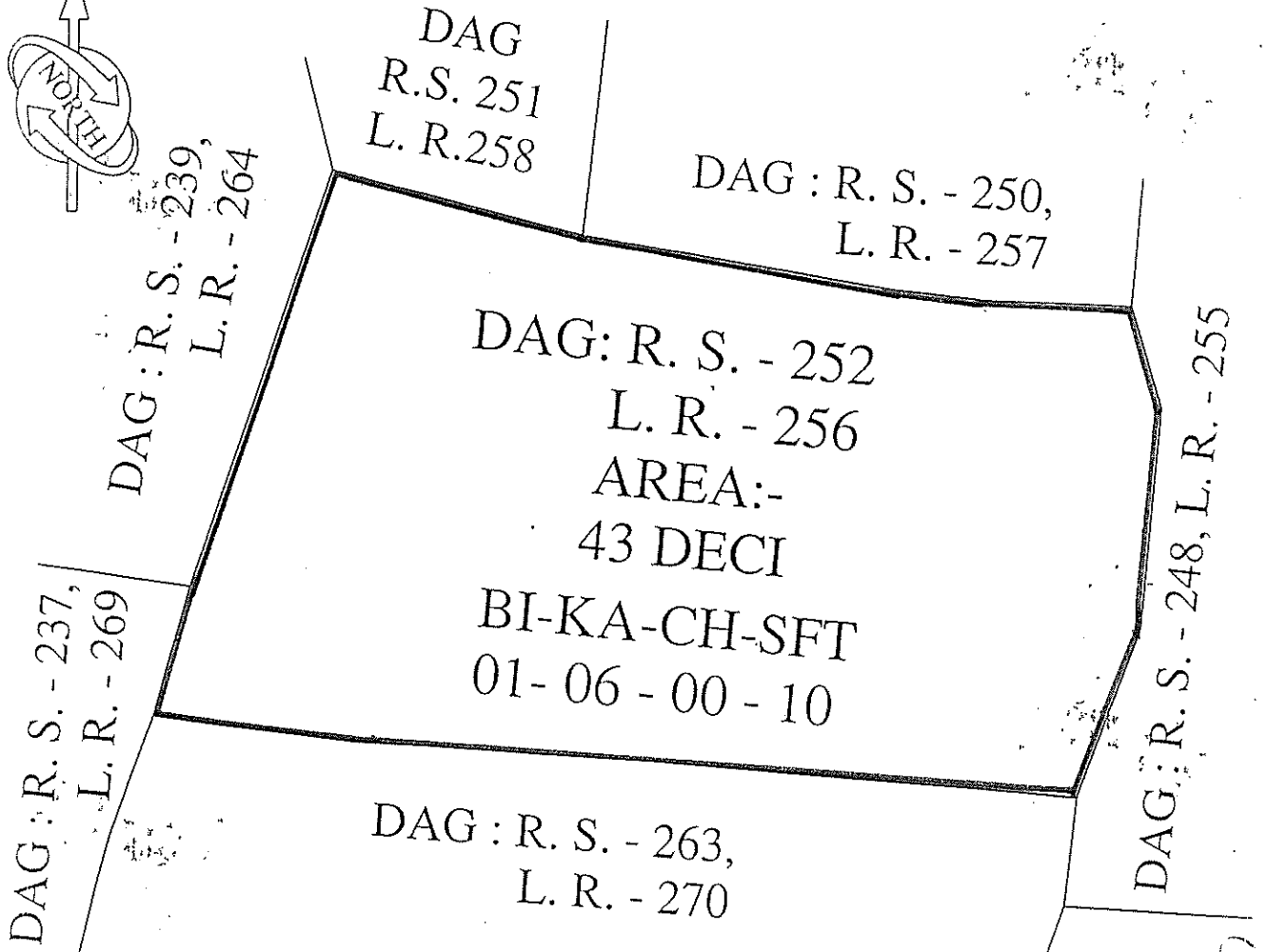
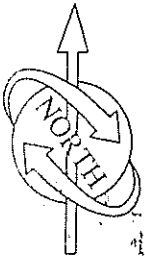
*Handwritten signatures and names:*  
 1. *[Signature]*  
 2. *Wendy G.*  
 3. *R. Kar Kelia*



ADDITIONAL REGISTRAR  
OF ASSETTAGE, KOLKATA  
- 8 APR 2014



**SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,  
R. S. DAG NO. - 252, L. R. DAG NO. - 256,  
UNDER - POLEGHAT GRAM PANCHAYET,  
P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.**



**SOLD LAND - 43 DECI.**

BI.	KA.	CHI.	SFT.
01	06	00	10

M/s. CHHIKARA BROTHERS **Chakradev City Home (P) Ltd.**  
**CHAKRADEV INFRAPROJECT (P) LTD.**  
**CHAKRADEV NIWAS (P) LTD.**  
**JANMBHUMI CONCLAVE (P) LTD.**  
*Partner*

M/s. CHHIKARA BROTHERS **Janmbhumi Rezon (P) Ltd.**  
*Partner* **Ra Kar Kallia**  
 Director/Authoris...

**Traced By**

*M. K. Ghosh*  
**MOHAN KUMAR GHOSH**  
 Rajpur-Sonepur Municipality  
 Hannevi, 01, Sahapur Lane  
 Kof 700140, E. B. S. No. 149



ADDITIONAL REGISTRAR  
OF ASSurances, KOLKATA  
= 8 APR 2014



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

**Endorsement For Deed Number : I - 03202 of 2014**  
(Serial No. 03001 of 2014 and Query No. 1901L000007443 of 2014)

**On 08/04/2014**

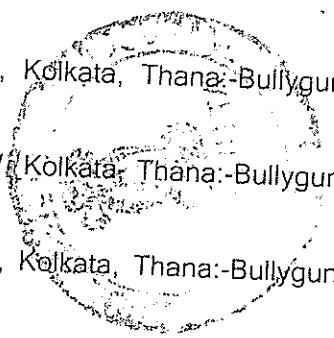
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

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. Rajinder Singh  
Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
3. Ram Kumar Kedia  
Director, Chakradev City Home Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
Director, Chakradev Infraproject Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
Director, Chakradev Niwas Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
Director, Janmbhumi Conclave Pvt. Ltd., 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
Director, Janmbhumi Realcon 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
4. 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
5. Surender Singh  
Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business  
Identified By Sujoy Chakraborty, son of J. Ch. Chakraborty, 61/1, Central Park (Jadavpur), Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste: Hindu, By Profession: Business.



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

( DinaBandhu Roy )

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**  
EndorsementPage 1 of 2

09/04/2014 16:22:00

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18  
19

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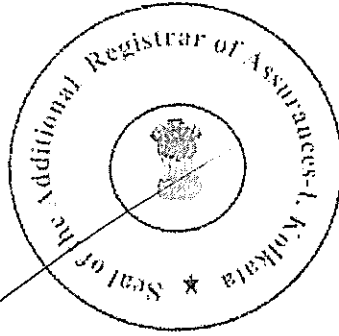
21

22



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 2229 to 2262  
being No 03202 for the year 2014.



*MZ*

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