03812/14

I-03205/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

B 201324

B 201324

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurances-I Kolkata

09.4.14

THIS DEED OF CONVEYANCE

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

BETWEEN

M/S. LAKHI RAM PRIYA VART a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932,

240205

Kanodia & Kanodia

6 Post Kol

26 FEB 2014

26 FEB 2014

Additional Sub-Registrar
Cooch Behar
2 R.N.S.F.S. Roy Road, Kol-1

Ram Kumar Kedia

1946

SHIVIKA BUILDCON (P) LTD.

Ram Kumar Kedia

Director/Authorised Signatory

BALADEVA TOWNSHIP (P) LTD.

Ram Kumar Kedia

Director/Authorised Signatory

1947

M/S. LAKHIRAM PRIYAVART

Partner

1948

M/S. LAKHIRAM PRIYAVART

Partner

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR

having its principal place of business and office at 747 Shivaji Colony, Rohtak, Hariyana, and also having its office at 88,S/A, Block E, New Alipore, Kolkata-700053, having Income Tax Permanent Account (PAN) No· "AAAFL2822R", represented by its partners for the time being (i) Sri Surinder Singh (PAN No· ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road NO· 40 Punjabi Bagh West, Delhi and (ii) Sri Rajinder Singh (PAN NO· ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata- 700053, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to mean and include the said present 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) SHIVIKA BUILDCON PVT· LIMITED (PAN No· AASCS7675Q);

2) BALADEVA TOWNSHIP PVT· LIMITED (PAN No· AAFCB3961M),

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 8 APR 2010

Both the above mentioned companies incorporated under the provisions of the Indian Companies Act, 1956, and having both the companies Registered Office at 2B, Dr. Shyama Das Row, P.S. Ballygunge, Kolkata-700 019,

Both the companies 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 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 vendor unto and in favour of the Purchasers in respect of all that the piece and parcel of land measuring 15 (Fifteen) Decimals (Satak) lying and situate at Mouza Raghabpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at Baruipur), in the District of South 24 Parganas (previously

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 8 APR 2010

KOLKATA

24 Parganas) comprised in R· S· No· 235, J· L· No· 74, Touzi No· 119, R· S· Khatian No· 107, R· S· Dag No· 243, L· R· Khatian No· 436 and L· R· Dag No· 252, 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· Basiruddin Saikh, Abdul Malek Saikh both are sons of Late Babar Ali Saikh, Abdul Sovan Saikh, Abdul Mannan Saikh both are sons of Late Dabiruddin Saikh were the recorded owner of all that the piece and parcel of land admeasuring 15 Decimal of land situated within Mouza Raghabpur, Under R· S· Khatian No· 107, comprised in R·S· No· 235, J·L·No· 74, Touzi No·119, under the R· S· Dag No· 243·

D· By virtue of a registered Deed of Conveyance by a Bengali Saf Kobala Deed dated 27th September, 1962 the aforesaid Basiruddin Saikh, Abdul Malek Saikh, Abdul Sovan Saikh, Abdul Mannan Saikh sold, conveyed and transferred all that the piece and parcel of land measuring a little more or less 15 Decimal land which was recorded as Danga Land and the same is situated at and lying in Mouza Raghabpur, in the District of

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2016

KOLKATA - 700 [illegible]

previously 24 Parganas and now South 24 Parganas, comprised in J. L. No. 74, R. S. 235, R.S. Dag No. 243, R. S. Khatian No. 107, to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered at the office of Baruipur Sub Registration Office and recorded in Book no. I, Volume No. 11, Pages from 4 to 7, Being no. 8882 for the year 1962, for valuable consideration paid by him.

E. The said Dewan Singh Chowdhury thus became the sole owner of the said land.

F. By virtue of a decree passed on 1st December, 1983 in Civil Suit No. 205 of 1983 in the Court of the Ld. Addl. Senior Sub Judge, Rohtak, the Vendor herein namely M/s. Lakhi Ram Priya Vart was granted amongst other properties all that the said land measuring 15 Decimal which is the subject matter of sale hereunder.

G. The Vendor herein thus became the owner and has since then been possessing and enjoying the said land peacefully without any hindrance and interruption by others.

H. The Vendor herein and also others on the one hand and one Ananta Dealtrade Pvt. Ltd., having its registered office at No. 50, Suburban School Road, P.S. Kalighat, Kolkata - 700025 on the other hand, entered into an agreement and executed a

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2016

Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 15 Decimal of Land being the said land lying and situate at or within the Mouza Raghabpur within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., has from time to time as per the request of the said Vendors therein, paid to the said vendors named therein a total sum of Rs. 3,10,00,000/- (Rupees Three Crores and Ten Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

I. By reason of disputes having arisen relating to specific performance of the said MOU dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., initiated legal proceedings before the Ld. District Judge at Alipore being Title Suit No.93 of 2012, which was renumbered as Title Suit No. 2 of 2013. The parties to the said MOU have amicably and mutually settled and resolved the said disputes and the vendor with the other vendors agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES I KOLKATA
- 8 APR 2016

thereof either in favour of the said Ananta Dealtrade Pvt. Ltd., or its nominees, and The Ld. District Judge has been pleased to pass an order on 10/05/2013, pursuant whereto the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2nd February, 2012.

J. By a Deed of Lease dated 6th January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan Magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendor herein therein described as the Lessor, AND One M/s. Lokpriya Bricks Private Limited, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, the said land was demised unto the said Lessee for a term or period of 13 (Thirteen) years with effect from 1st August of 2004, and on the terms and condition mentioned therein.

K. The said M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights and with the consent and concurrence of the respective owners including the vendor herein, created an equitable mortgage in favour of the State Bank of India, Taratala Branch, Kolkata over and in respect of the various

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2015

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 Nos·

L· 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·

M· 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, surrendered the aforesaid lease by Deed Of Surrender of Lease dated 18th 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·

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2016

N. As per the request of the Vendors named in the said Memorandum of Understanding dated 2nd 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 2nd February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2nd 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 23rd 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.

O. 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 vendor. As such the vendor has already received a sum of Rs. 5,58,598/- (Five Lacs Fifty Eight Thousand Five Hundred & Ninety Eight) only towards the value or price of the said land and the Purchasers herein

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2016

has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 4,40,567/- (Four Lacs Forty Thousand Five Hundred & Sixty Seven) only at or before execution and presentation for registration of this deed of conveyance, to the vendor.

P. 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 15 Decimals is also comprised.

Q. In terms of the said MOU dated 2nd February, 2012, the said Ananta Dealtrade Pvt. Ltd., has nominated the Purchasers herein to complete the purchase of the said land being all that the piece and parcel of land measuring about 15 Decimals and at the request of and also in due compliance of its obligations under the said MOU, the vendor 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.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 8 APR 2016

R. The vendor 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 right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the vendor had offered to sell the said land measuring 15 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.

S. In terms of the said Memorandum of Understanding dated 2nd February, 2012 as also the compromise arrived at and filed in the said Title Suit and pursuant to the nomination of the Purchasers made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 15 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 Vendor herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2nd February, 2012.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 8 APR 2014

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs· 9,99,165/- (Nine Lac Ninety Nine Thousand One Hundred Sixty Five)only of the lawful money of the Union of India well and truly paid at or before execution of these presents to the Vendor herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the VENDOR doth hereby as well as by the receipt hereunder written 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 Vendor as the beneficial and lawful Owner of the said land doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the Purchasers free from all encumbrances charges claims demands mortgages lispendens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendor by or at the instance of any third

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 8 APR

KOLKATA

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2016

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 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 Vendor and all persons having or lawfully or equitably claiming or estate or right title and interest in the said land or any part thereof from under or in trust for it the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the said land conveyed by these presents and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required AND THE VENDOR doth hereby indemnify and assure the purchasers to keep the

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2016

Purchasers indemnified in respect of and against all disputes or claims raised with regard to the title of the vendor and/or mutation of the name of the Vendor and also in respect of any damages or loss that may be suffered by reason thereof.

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

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2010

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 15 (Fifteen) Decimal be the same a little more or less being the total property of and/or comprised in L· R· Dag No· 252, L· R· Khatian No· 436, held and owned by the Vendor, lying and situate within Mouza Raghabpur, 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· 107, R· S· Dag No· 243, 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: Mouza Dhamaitala·

ON THE SOUTH : R·S· DAG NOS· 244, L·R· DAG NOS· 253·

ON THE EAST : R·S· DAG NOS· 247, L·R· DAG NOS· 254·

ON THE WEST : R·S· DAG NO· 242, L·R· DAG NO· 251·

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2016

KOLKATA

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. LAKHIRAM PRIYAVART

Partner

M/S. LAKHIRAM PRIYAVART

Partner

SIGNATURE OF THE VENDOR

SHIVIKA BUILDCON (P) LTD.

Director/ Authorised Signatory

BALADEVA TOWNSHIP (P) LTD.

Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

WITNESSESS :

1.

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

2.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES I KOLKATA
- 8 APR 2016

RECEIVED of and from the within named Purchasers the said sum Rs. 9,99,165/- (Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five) 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 Vendor in terms of the Memorandum of Understanding dated 2nd February, 2012	Rs. 5,58,598-00
By Pay order No. 791034 Dated 20th March, 2014 Drawn on United Bank of India Issued by Shivika Buildcon Pvt. Ltd Favouring Lakhi Ram Priya Vart Towards the balance amount	Rs. 2,20,283.50
By Pay order No. 791035 Dated 20th March, 2014 Drawn on United Bank of India	

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2014

Issued by Baladeva Township Pvt. Ltd

Favouring Lakhi Ram Priya Vart

Towards the balance amount Rs. 2,20,283.50

TOTAL Rs.9,99,165-00

Total Rupees Nine Lac Ninety Nine Thousand One Hundred Sixty Five only.

M/S. LAKHIRAM PRIYAVART
Partner

M/S. LAKHIRAM PRIYAVART
Partner

SIGNATURE OF THE VENDOR

WITNESSESS :-

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

2.

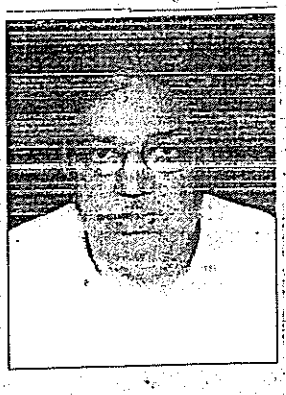
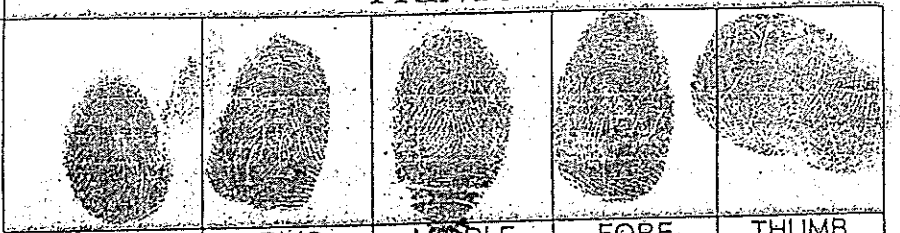
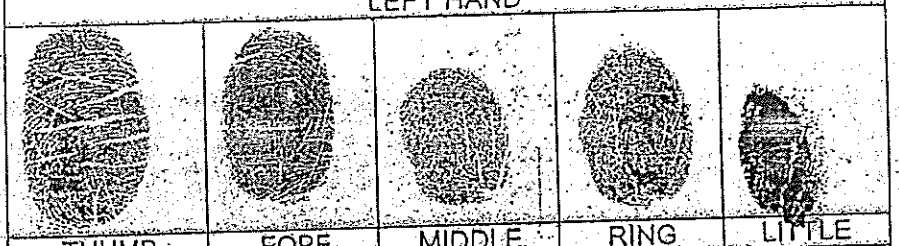
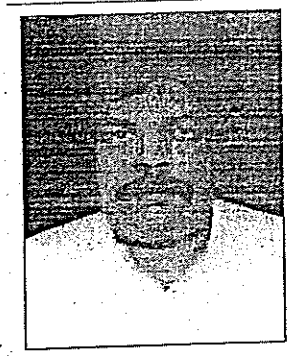
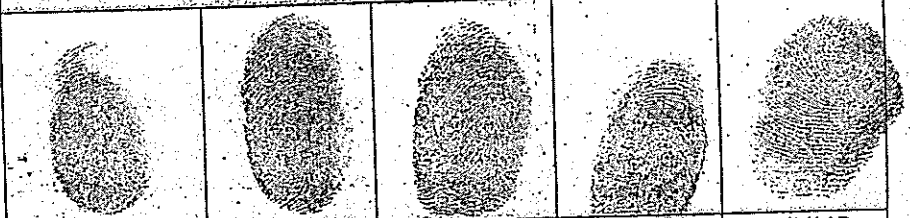
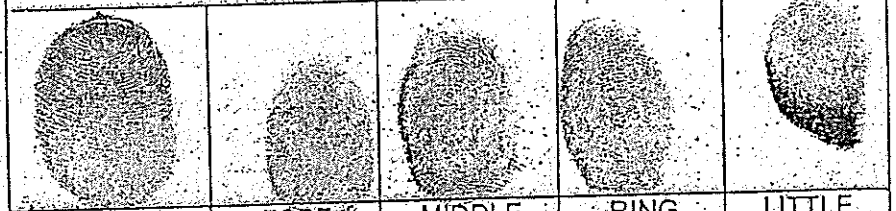
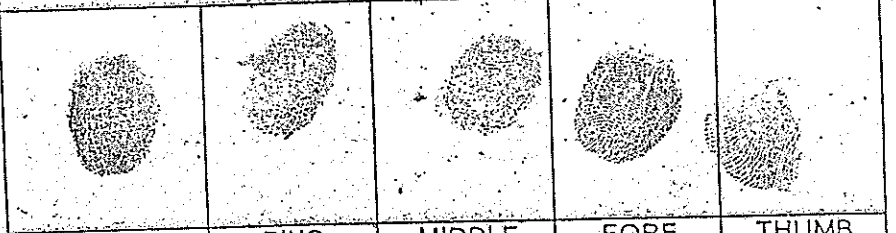
Drafted by Me:

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2010

SPECIMEN FORM FOR TEN FINGER PRINTS

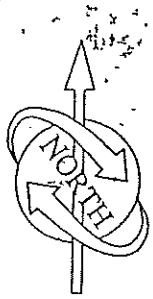
Sl. No.	Signature of the executant and/or Purchaser/ Presentants	
1.		 LITTLE | RING | MIDDLE | FORE | THUMB LEFT HAND  THUMB | FORE | MIDDLE | RING | LITTLE RIGHT HAND
2.		 LITTLE | RING | MIDDLE | FORE | THUMB LEFT HAND  THUMB | FORE | MIDDLE | RING | LITTLE RIGHT HAND
3.		 LITTLE | RING | MIDDLE |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

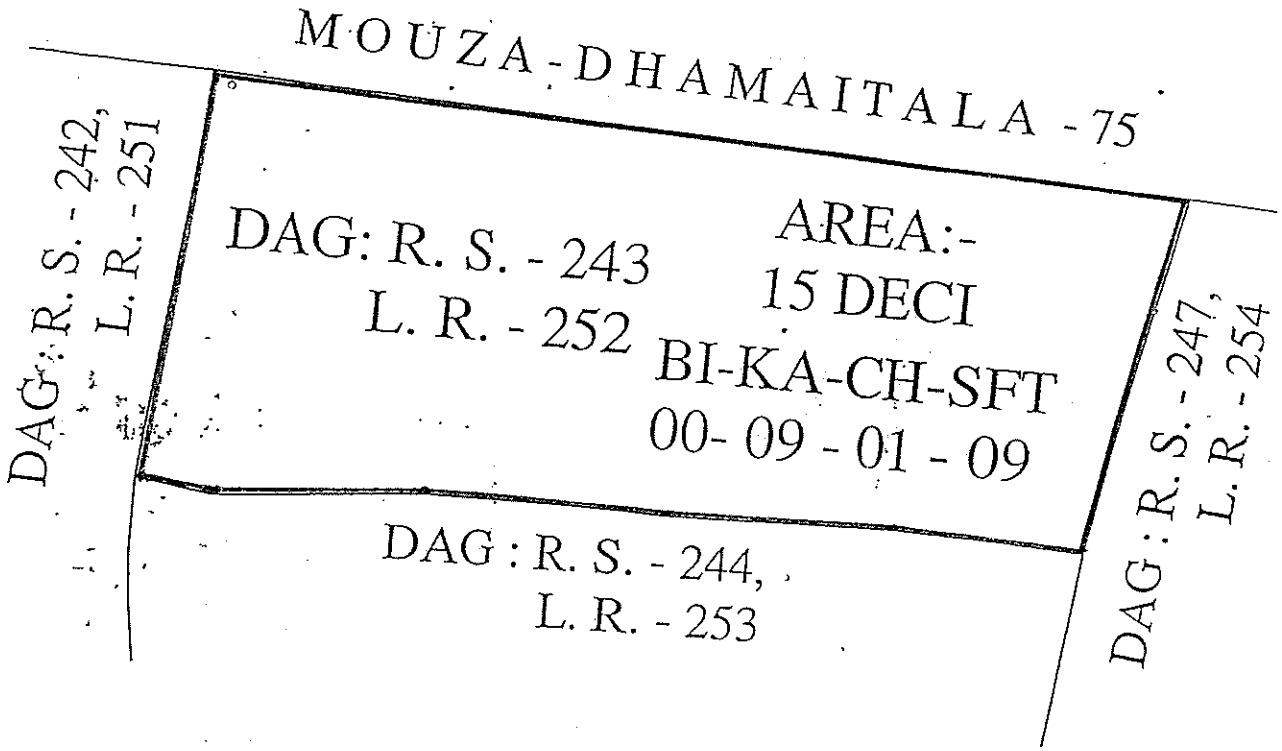
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2016

KOLKATA - 70

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 243, L. R. DAG NO. - 252, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.





M/s. LAKHIRAM PRIYAVART

Partner

M/s. LAKHIRAM PRIYAVART

Partner

SOLD LAND - 15 DECI.

BI.	KA.	CHI.	SFT.
00	09	01	09

SHIVIKA BUILDCON (P) LTD.

BALADEVA TOWNSHIP (P) LTD.

Director/Authorised Signatory

Traced By

MOHAN KUMAR GHOSH
Rajpur-Sonarpur Municipality
Harinavi, D1, Saheeda Lane
Kol-700148. E.D.S. No. 79

7-3-19

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 APR 2015

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

Endorsement For Deed Number : I - 03205 of 2014
(Serial No. 03012 of 2014 and Query No. 1901L000007447 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
Partner, M /s Lakhi Ram Priya Vart, 747, Shivaji Colony. Rohtak, Thana:-ROTHAK SADAR, District:-Rohtak, HARYANA, India, .
, By Profession : Others

2. Surender Singh
Partner, M /s Lakhi Ram Priya Vart, 747, Shivaji Colony, Rohtak, Thana:-ROTHAK CITY, District:-Rohtak, HARYANA, India, .
, By Profession : Others

3. Ram Kumar Kedia
Director, Shivika Buildcon Pvt Ltd, 2b, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Baladeva Township Pvt Ltd, 2b, DR SHYAMADAS ROW, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Others

Identified By Ramchandra Khatua, son of Lt Sankarsan Khatua, Block- 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.

(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. 11087.00/-, on 09/04/2014

(Under Article : A(1) = 10989/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2014)

Certificate of Market Value(WB PUVI rules of 2001)

ADDL. REGISTRAR OF ASSURANCE-I, KOLKATA
09 APR 2014

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

09/04/2014 16:23:00

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 8 APR 2015

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

Endorsement For Deed Number : I - 03205 of 2014
(Serial No. 03012 of 2014 and Query No. 1901L000007447 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9,99,165/-

Certified that the required stamp duty of this document is Rs.- 49978 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 22489/- is paid , by the draft number 322857, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014
2. Rs. 22489/- is paid , by the draft number 322848, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
- 9 APR 2014

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

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 APR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2309 to 2334
being No 03205 for the year 2014.

Seal of the Additional Registrar of Assurances-I, Kolkata

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

DATED this 8th day of April, 2014.

BETWEEN

LAKHI RAM PRIYA VART

AND

SHIVIKA BUILDCON PVT. LTD. and ANR.

DEED OF CONVEYANCE

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

Off: 22109532/22307298
Res.: 26550151/25298919
Email: kanodiaco@vsnl.net
[AD05-CON29-DAG243]