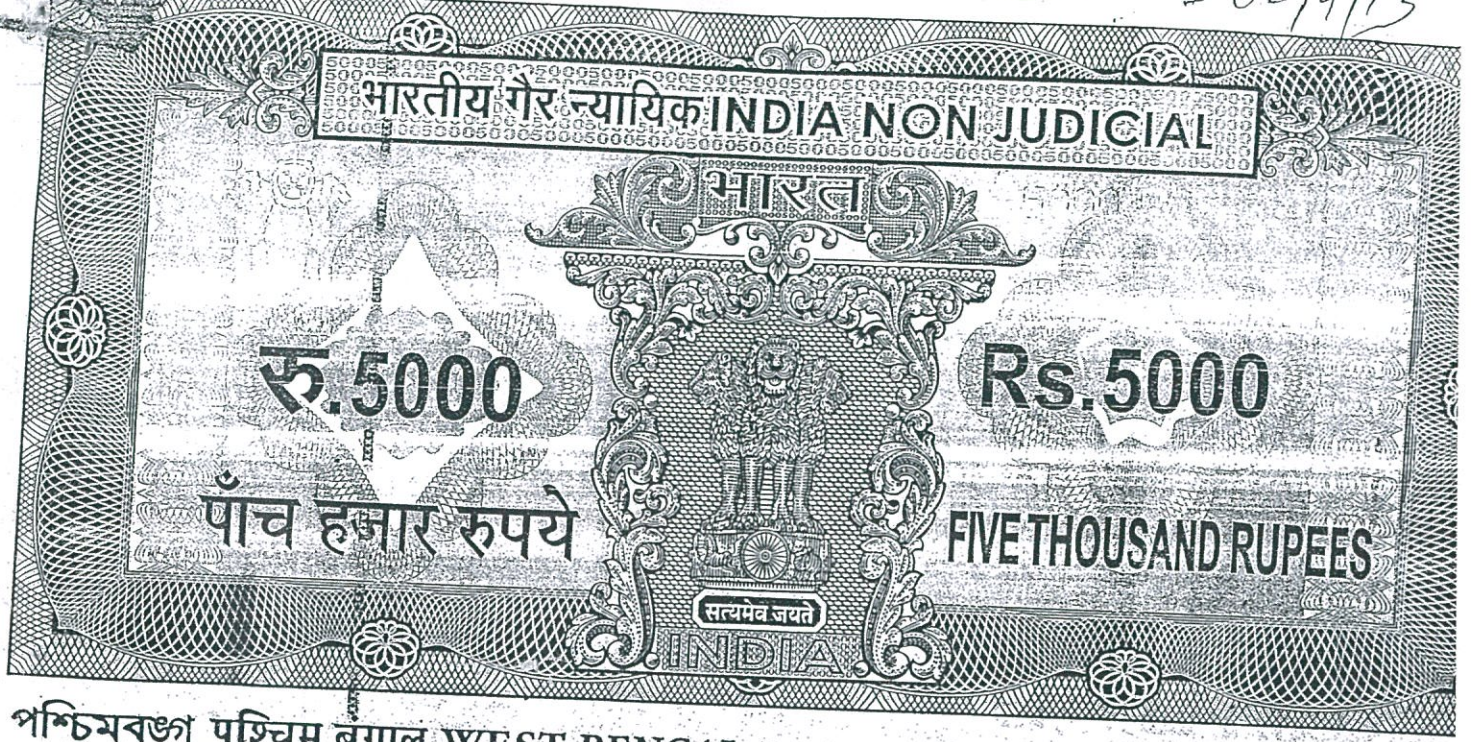


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

6-27-2013
 S-No. 8542/13
 S-C No. 110/13
 13/5/13

A 832386 A 832386

certified that the document is a genuine
 registration, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document

[Signature]
 Registrar,
 West Bengal, India

13 MAY 2013

01 AUG 2013

THIS DEED OF CONVEYANCE

Made on this the 13th day of MAY Two Thousand and Thirteen

BETWEEN

M/S. PRIYA VART DEWAN SINGH (PAN NO. AAAFP9638B), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, and having its another office at 88,S/A,

[Faint stamp]
 13/5/13

Sl. NO. 1074 DATE 18 APR 2013

NAME.....

ADD.....

AMT. 5002 Five thousand only

0005

KANODIA & CO,

Solicitors & Advocates,
6, Old Post Office Street,
Kolkata - 700 001



Re Kar Keli'a.

1685

BALADEVA INFRADEV (P) LTD.

BALADEVA INFRADEV (P) LTD.

Re Kar Keli'a.

Director/Authorised Signatory

M Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

1690

Ananta Deal Trade Pvt. Ltd.

Authorised Signatory/Director



1691

M/S PRIYA VART DEWAN SINGH

Partner

13 MAY 2013

M/S PRIYA VART DEWAN SINGH

Partner

*Bi Swagit Holder,
Sri Sri Swagit K. Holder.*

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

AND

1) **BALADEVA INFRATECH PVT. LIMITED** (PAN NO. **AAFCEB3958A**), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. Ballygunge, Kolkata-700 019, represented by one of its Directors **MR. RAM KUMAR KEDIA** son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) **BALADEVA INFRADEV PVT. LIMITED** (PAN NO. **AAFCEB3966N**), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. Ballygunge, Kolkata- 700 019, represented by one of its Directors **MR. RAM KUMAR KEDIA** son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director,



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

3 MAY 2013

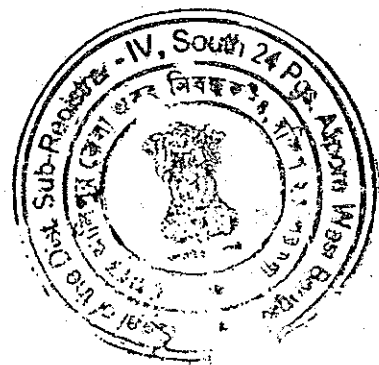
residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

For the sake of brevity hereinafter jointly and/or severally referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context be deemed to mean and include their respective successors, successors-in-office and/or interest, legal representatives, administrators, executors, agents and assigns in office) of the **SECOND PART**;

AND

ANANTA DEALTRADE PVT. LTD. (PAN NO. AAJCA5087F), incorporated under the provisions of the Indian Companies Act, 1956, having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors Sri Arun Kumar Kedia son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata- 700025, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in office, legal representatives, administrators, executors, agents and assigns in office) **OF THE OTHER PART**.

WHEREAS all that piece and parcel of land measuring 14 Decimal which was recorded as Danga Land, situated at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the



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Sub-Registrar, Alipore
West Bengal

03 MAY 2013

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. 28, R. S. Dag No. 246, L. R. Khatian No. 431 and L. R. Dag No. 260, is the property being sold by and under this Deed of Conveyance and the same is more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal was the lawful joint owners in respect of the property ALL that the piece and parcel of Danga land measuring 14 Decimal situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 28, R. S. Dag No. 246.

AND WHEREAS while thus being seized and possessed the aforesaid landed property as absolute legal joint owners, the aforesaid Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal for their legal necessity of money sold, conveyed, granted, assured, assigned and transferred the aforesaid property All that the piece and parcel of Danga land measuring 14 Decimal along with other properties, situated at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No.



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District Sub-Registrar, Alipore
West Bengal

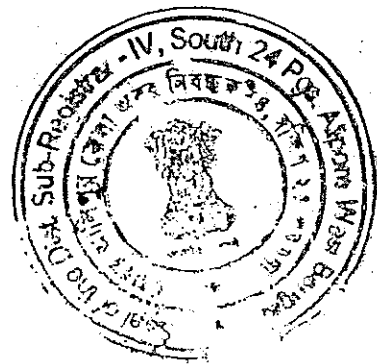
03 MAY 2013

119, R. S. Khatian No. 28, R. S. Dag No. 246, by virtue of a registered Deed of Conveyance dated 3rd July, 1967, by a Bengali Saff Kobala Deed to M/S Dewan Singh & Pratap Singh and the same was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 18, Pages from 78 to 82, Being No. 1106 for the year 1967.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 481 of 1983 in the Ld. H.C.S. Senior Sub Judge, Rohtak and the order dated 25th November, 1983, the said M/S. Priya Vart Dewan Singh the Vendor herein has got the abovementioned property under R.S.Dag No. 246, being all that the aforesaid land measuring 14 Decimal situated and lying at Raghampur Mouza in the state of West bengal.

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

AND WHEREAS by a DEED OF LEASE dated 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 Vendors herein therein described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1st August of 2004,



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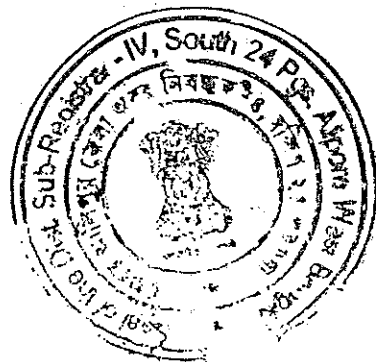
03 MAY 2013

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

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

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

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



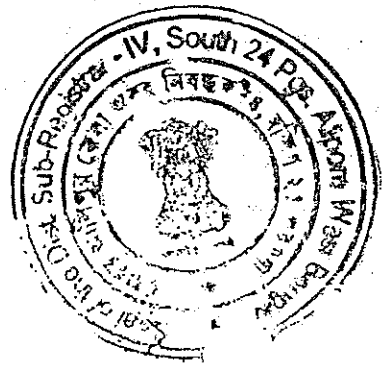
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Sub-Registrar, Alipore
West Bengal
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3 MAY 2013

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

AND WHEREAS as per the request of the Vendors under the Memorandum of Understanding dated 2nd February, 2012, the Confirming Party to make an additional advance payment towards the earnest money in further part payment under the Memorandum of Understanding dated 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 Confirming Party has 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) of a sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071 and has obtained delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

AND WHEREAS the VENDOR herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the vendor had offered to the Confirming Party herein to sell the aforesaid property being all that the piece and parcel of land measuring 14 Decimal, situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R.



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03 MAY 2013

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. 28, R. S. Dag No. 246, L. R. Khatian No. 431 and L. R. Dag No. 260, which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY and as such negotiated with the CONFIRMING PARTY who being satisfied with the said offer of the Vendor and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDOR to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah, which is equivalent to Rs.66,611 (Rupees Sixty Six Thousand Six Hundred Eleven) only per Decimal and the VENDOR accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the Confirming Party and/or its nominee or nominees.

AND WHEREAS the Vendor herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 14 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012, the confirming party has from time to time as per the request of the said Vendors therein made to the Confirming Party, paid to the said vendors named therein a total sum of Rs.3,51,00,000/-



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Sub-Registrar, Bangalore
Sub-Registrar - IV, South 2A P.O. Bangalore
Karnataka

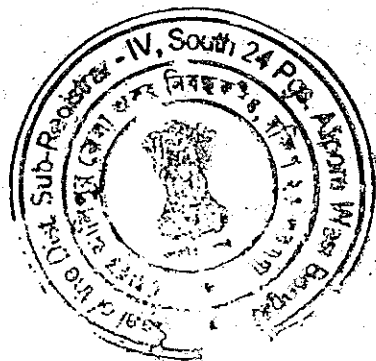
03 MAY 2013

(Rupees Three Crores and Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

AND WHEREAS the confirming party has with the consent and concurrence of the said vendors named in the said Memorandum of Understanding dated 2nd February, 2012, nominated the purchasers herein to complete the purchase of the said area of land measuring 14 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendor herein unto and in favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2nd February, 2012.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs.9,32,554/- (Rupees Nine Lac Thirty Two Thousand Five Hundred Fifty Four) only paid to and received by the VENDOR herein out of which a sum of Rs.3,28,524/- (Rupees Three Lac Twenty Eight Thousand Five Hundred Twenty Four) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendor with the others under the said Memorandum of Understanding dated 2nd February, 2012, which sum of money is being credited by the vendor herein to the account of the purchaser herein and



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Sub-Registrar, Alipore
Kolkata

13 MAY 2013

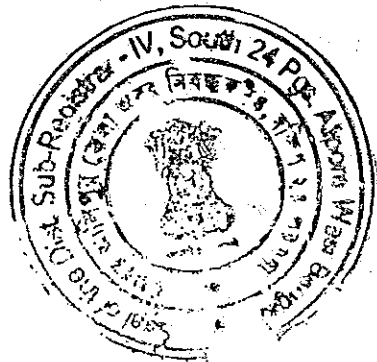
adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.73,969/- (Rupees Seventy Three Thousand Nine Hundred Sixty Nine) only has been adjusted out of another sum of Rs.41,00,000/- (Rupees Forty One Lac) only which has since in the meantime been paid further by the Confirming Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata-700071, at the instance and request of the Vendor in order to obtain release and discharge of the mortgage created by the Vendor and others in favour of the said bank and the balance sum of Rs.5,30,061/- (Rupees Five Lac Thirty Thousand Sixty One) only, having been paid by the purchasers to the vendor at or before execution of these presents (the receipt whereof the VENDOR doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the PURCHASERS and the SAID PROPERTY, the said VENDOR as the beneficial and lawful Owner of the said property doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the PURCHASERS free from all encumbrances charges claims demands mortgages lispendens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the 14 Decimal be the same a little more or less, lying and situate within Mouza Raghobpur, 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. 28, R. S. Dag No. 246,



স্বাক্ষরিত
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[City]

3 MAY 2013

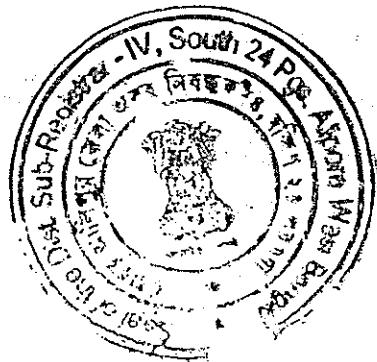
L. R. Khatian No. 431 and L. R. Dag No. 260, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the **SAID PROPERTY** or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the **VENDOR** or its predecessor(s) in title into and upon the **SAID PROPERTY** or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the **SAID PROPERTY** or any part thereof which now are on hereafter shall or may be in the possession or power or control of the **VENDOR** or any one claiming under the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the **SAID PROPERTY** hereby granted or expressed so to be unto and to the use of the **PURCHASERS** absolutely and forever and the **VENDOR** doth hereby for itself and its partners from time to time and their heirs, executors successors representatives administrators agents and assigns covenant with the **PURCHASERS** that **NOTWITHSTANDING** any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the **VENDOR** is now lawfully and absolutely seized and possessed of the **SAID PROPERTY** free from all encumbrances attachments and defect in



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13 MAY 2013

title whatsoever and the VENDOR is otherwise well and sufficiently entitled to the SAID PROPERTY hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the VENDOR has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the SAID PROPERTY hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchasers and each one of them shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDOR and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for it the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS or either of them do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the SAID PROPERTY conveyed by



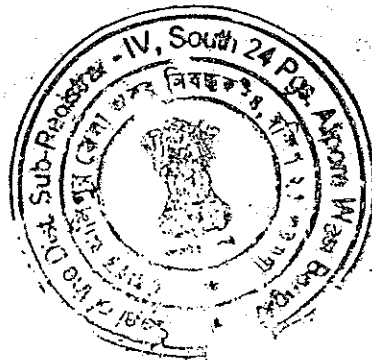
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District Sub-Registrar, Alipore
Kolkata West Bengal

03 MAY 2013

these presents and every part thereof unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

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

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



Sub-Registrar, Airport West Bangalore
Sub-Registrar - IV, South 2A PS, Airport West Bangalore

13 MAY 2018

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 14 (Fourteen) Decimal be the same a little more or less recorded as Danga Land being the total property of and/or comprised in L. R. Dag No. 260, held vide L. R. Khatian No. 431, held and owned by the Vendor, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 28, R. S. Dag No. 246, and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say-

ON THE NORTH: By portions of land comprised in R. S. Dag No. 244, i.e. L. R. Dag No. 253.

ON THE SOUTH : By portions of land comprised in R. S. Dag Nos. 248 & 249, i.e. L. R. Dag Nos. 255 & 259.

ON THE EAST : By portions of land comprised in R. S. Dag No. 247, i.e. L. R. Dag No. 254.


ON THE WEST : By portions of land comprised in R. S. Dag No. 245, i.e. L. R. Dag No. 261.



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Sub-Registrar, Bangalore
South 24 P.S. Bangalore
Karnataka

03 MAY 2018

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

M/S PRIYA VART DEWAN SINGH

Partner

M/S PRIYA VART DEWAN SINGH

Partner

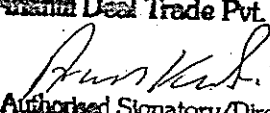
Ramchandra Khattar
88/S.A Block E
New Airport
Kolkata-53

SIGNATURE OF THE VENDOR

BALADEVA INFRADEV (P) LTD.
&
BALADEVA INFRA TECH (P) LTD.
TR - Kar Kedia
Director/Authorised Signatory


Abhijit Chakraborty
88B Sarat Bose Rd.
KOLKATA 700026

SIGNATURE OF THE PURCHASERS

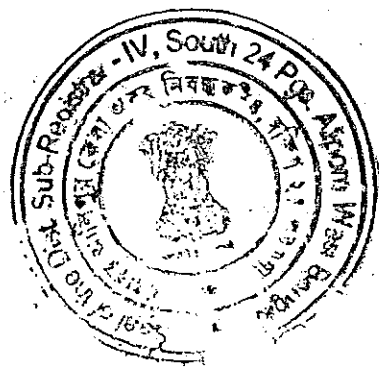
Ananta Deal Trade Pvt. Ltd.

Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. 



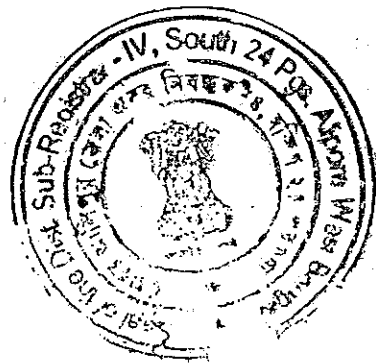
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Sub-Registrar, Ashokm Wasti
South 2A P.O. Bangalore
Karnataka

03 MAY 2013

RECEIVED of and from the within named PURCHASERS through Confirming Party the within mentioned sum Rs.9,32,554/- (Rupees Nine Lac Thirty Two Thousand Five Hundred Fifty Four) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

By adjustment and appropriation out of the earnest money paid by the Confirming Party to inter alia the Vendors in terms of the Memorandum of Understanding dated 2 nd February, 2012	Rs. 3,28,524.00
By adjustment and appropriation Out of the sum of Rs. 41,00,000/- Paid by the Confirming Party to Inter alia the Vendors through the State Bank of India(SARB)	Rs. 73,969.00
By Demand Draft No. 324515 dated <u>29/11 April</u> , 2013 Issued by <u>SBI</u> ✓ Favouring the Vendor herein towards the Balance Amount	Rs. 5,30,061.00



[Handwritten signature]
Sub-Registrar, Ahera
South 24 P.S. Ahera
Bangalore

03 MAY 2013

TOTAL

Rs. 9,32,554.00

=====

Total Rs.9,32,554/- (Rupees Nine Lac Thirty Two Thousand Five Hundred Fifty Four) only.

MS PRIYA VART DEWAN SINGH


Partner

MS PRIYA VART DEWAN SINGH

Partner


SIGNATURE OF THE VENDOR

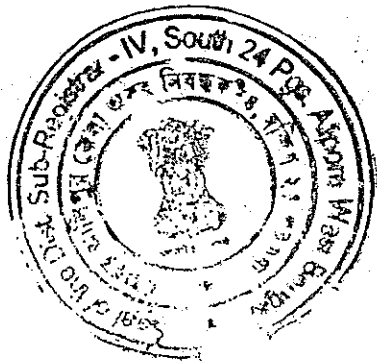
WITNESSESS :

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

2. 

Drafted by Me:


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



Sub-Registrar, Alipore
West Bengal

13 MAY 2013

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

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

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

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[Illegible stamped text]

3 MAY 2013

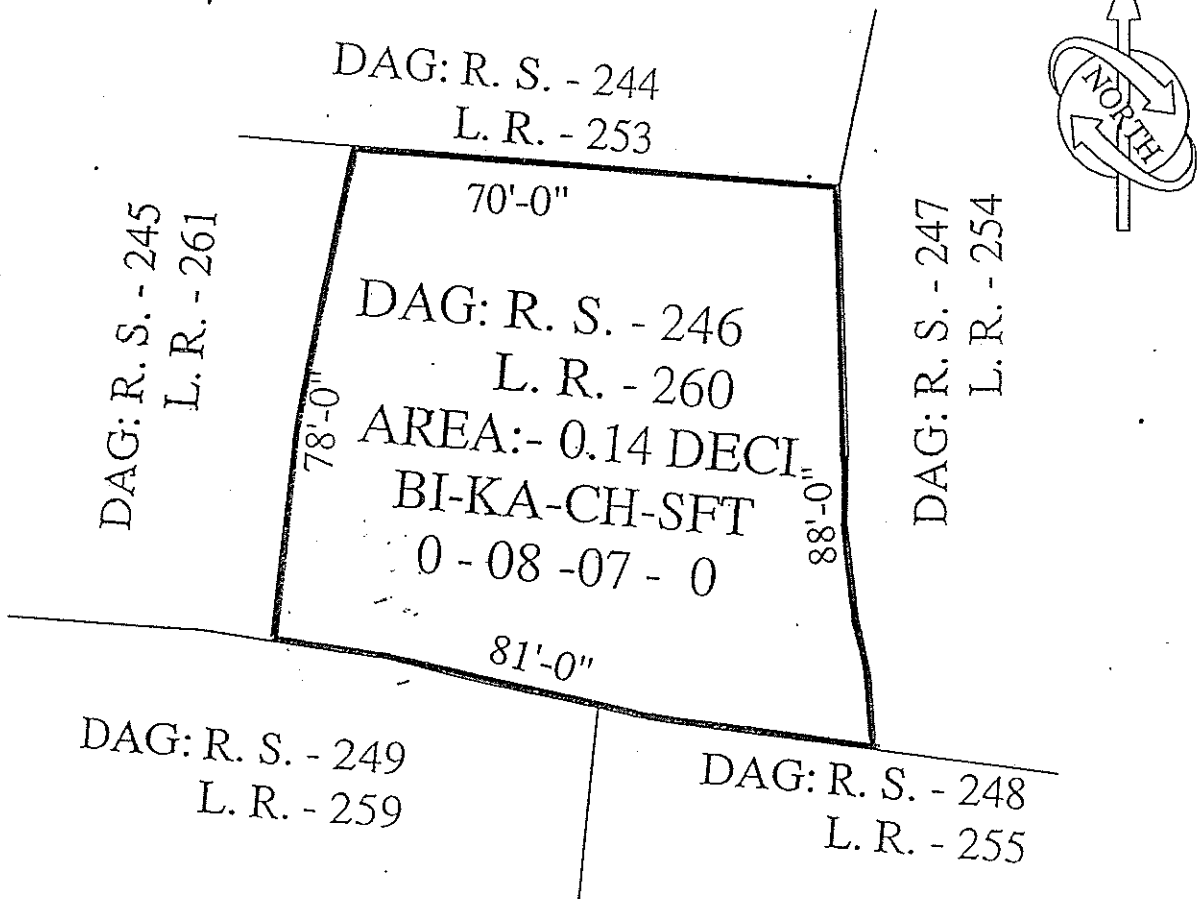
THE PLAN SHOWING THE SOLD LAND [MARKED BY
 ED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
 R. S. DAG NO. - 246, L. R. DAG NO. - 260,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S PRIYA VART DEWAN SINGH

[Signature]
 Partner

M/S PRIYA VART DEWAN SINGH

[Signature]
 Partner



BALADEVA INFRADEV (P) LTD.

BALADEVA INFRA TECH (P) LTD.

[Signature]

Director/Authorised Signatory

Traced By

[Signature]

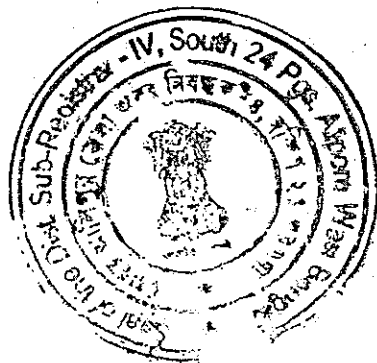
MOHAN KUMAR GHOSH,
 Rajpur-Sonarpur Municipality
 Harinavi, P. S. Sonarpur Lane
 Raj-700140, E.B. No. 79

19-4-13

Authorised Signatory/Director

[Signature]

Authorised Signatory/Director



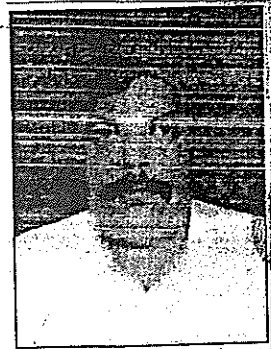
Sub-Registrar, Alipore
Kolkata

03 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

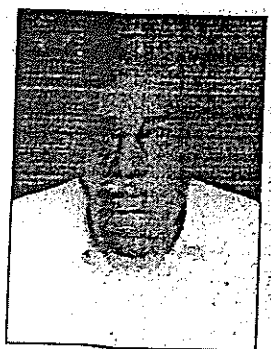
Sl. No. Signature of the executant and/or Purchaser/ Presentants

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THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

2.



LITTLE		MIDDLE	FORE	THUMB
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 1. *Handwritten signature*
 2. *Handwritten signature*
 3. *1. Ram K. or K. d. d. a.*



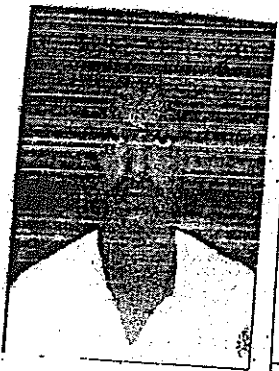
Alipore, Alipore
03 MAY 2013

03 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

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

John Smith



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RIGHT HAND				

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03 MAY 2013



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

Endorsement For Deed Number : I - 06294 of 2013
(Serial No. 04056 of 2013 and Query No. 1604L000008542 of 2013)

On 13/05/2013

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

Presented for registration at 18.27 hrs on :13/05/2013, at the Private residence by Mr Ram Kumar Kedia ,Claimant.

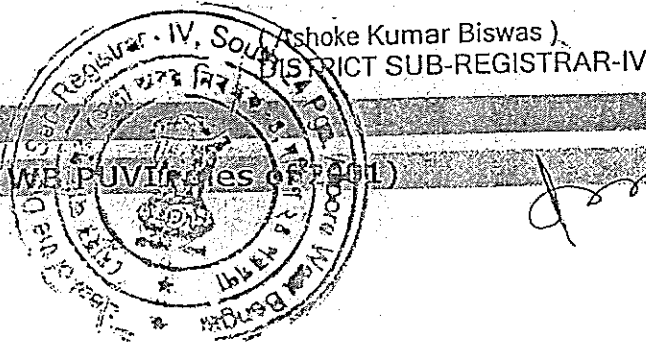
Admission of Execution(Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 13/05/2013 by

1. Sri Rajinder Singh
Partner, M/s. Priya Vart Dewan Singh Pan No: A Aa F P9638b, 747 Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : —
2. Sri Surender Singh
Partner, M/s. Priya Vart Dewan Singh Pan No: A Aa F P9638 B, 747 Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : —
3. Mr. Arun Kumar Kedia
Director, Ananta Dealtrade Pvt. Ltd Pan No A A G C A5087 F, 50, Suburban School Road, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Professionals
4. Sri Rajinder Singh, son of Late Priya Vart , E, 88/ S/A, New Alipore, Kolkata, Thana:-New Alipore District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : —
5. Sri Surender Singh, son of Late Priya Vart , 16- B/40 Road No 40, Punjabi Bagh West Delhi, DELHI India, , By Caste Hindu, By Profession : ----
6. Mr Ram Kumar Kedia
Director, Baladeva Infratech Pvt Ltd. Pan No A A F C B3958 A, 2 B, DR SHYAMADAS ROW, Kolkata Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Baladeva Infradev Pvt Ltd. Pan No A A F C B3966 N, 2 B, DR SHYAMADAS ROW, Kolkata Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession.: Professionals
Identified By Biswajit Haldar, son of Ranjit Kr Haldar, 50, Suburban School Road, Kolkata District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Professor Service.

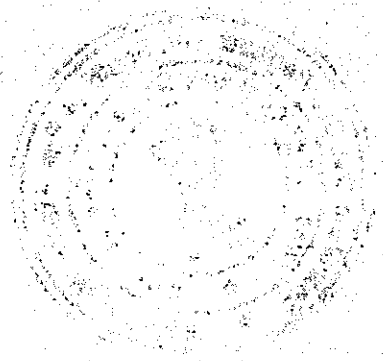
On 14/05/2013

Certificate of Market Value(WB PUVI Rules of 2001)



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-

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

Endorsement For Deed Number : I - 06294 of 2013
(Serial No. 04056 of 2013 and Query No. 1604L000008542 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9,32,554/-

Certified that the required stamp duty of this document is Rs.- 46639 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 41638/- is paid , by the draft number 278459, Draft Date 26/04/2013, Bank State Bank of India, Specialised Insti Bkg Kolkata, received on 21/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503664, Draft Date 12/06/2013, Bank : Stat Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 01/08/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/ Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

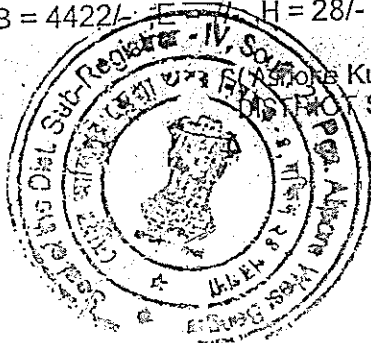
Amount By Cash

Rs. 4422.00/-, on 01/08/2013

Amount by Draft

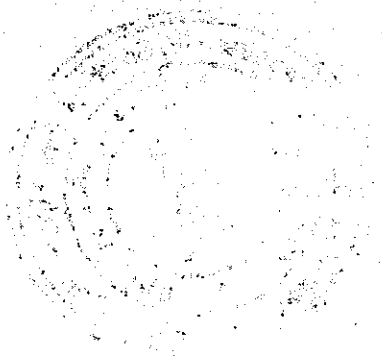
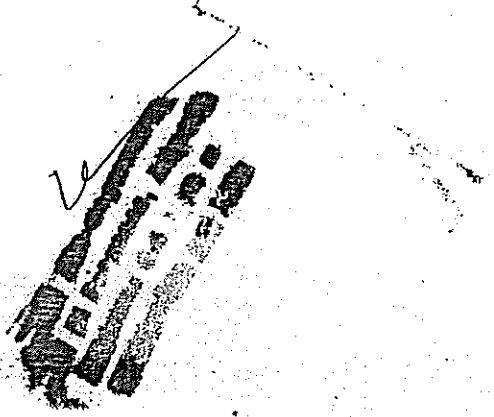
Rs. 10291/- is paid , by the draft number 278485, Draft Date 30/07/2013, Bank Name State Bank India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 10252/- B = 4422/- E = 1/- H = 28/- ,M(b) = 4/- on 01/08/2013)



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

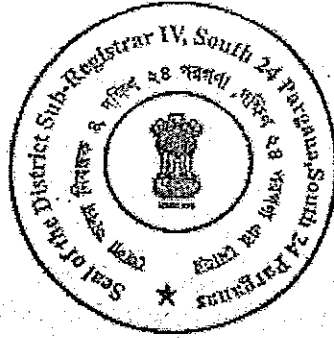
(Ashoke Kumar Biswa)
DISTRICT SUB-REGISTRAR-IV
Endorsement: 22/08/2013



Handwritten text at the bottom of the page, possibly a signature or a date, appearing to read "KAW 200 000".

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 3669 to 3693
being No 06294 for the year 2013.



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

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DESCRIPTION	REMARKS
<p><u>Mouza- Raghampur, J.L.NO.74, Touzi No.119,P.S.Sonarpur, Dist-South 24 Parganas, Poleghat Gram Panchayat, Classification-Danga, R.S.Dag No. 246, L.R. Dag No. 260, Total Area-14 Dec, Proposed Area-14 Dec.</u></p> <p style="text-align: center;">CS Porcha (NA).</p> <p style="text-align: center;">↓ Link not available.</p> <p style="text-align: center;">RS Porcha (NA) (R-1)</p> <p style="text-align: center;">↓ Link not available.</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <ol style="list-style-type: none"> 1. Moslem Mandal 2. Islam Mandal. 3. Ismail Mandal. 4. Ibrahim Mandal. 5. Abdul Mandal. 6. Amena Bibi. </div> <div style="font-size: 3em; margin-right: 10px;">}</div> <div> <p>1 to 5 sons of Late Mokshed Mandal & Amena Bibi w/o Mokshed Mandal</p> <p>(R2)</p> </div> </div> <p style="text-align: center;">↓ Transferred and sold 14 Dec land by Deed No. 1106/1967. (R3)</p> <p style="text-align: center;">M/s Dewan Singh & Pratap singh. (Defendant)</p> <p style="text-align: center;">↓ Devolved 14 Dec by order in C.S.No.481/1983 given by the Senior Judge, Rohatak. (R4)</p> <p style="text-align: center;">M/s Priya vart Dewan Singh (Plaintiff).</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>MOU dated 02.02.2012.(Avialable).</p> <p>↓</p> <p>M/s Ananta Deal Trade Pvt Ltd</p> </div> <div style="text-align: center;"> <p>↑ Deed of lease Dated 06.01.05 (Not available).</p> <p>↓</p> <p>R(4)</p> </div> </div> <p style="text-align: center;">M/s Lokpriya Bricks Private Ltd. (Lease Surrendered on 18.03.13)</p>	<p>R1- CS and RS Porchas not available and hence link not established.</p> <p>R2- As per Deed 6294/2013 heirs of Mokshed Mandal joint owners of 14 Dec land, but the fact is not established.</p> <p>As per LR Porcha Mokshed Mandal is the owner of 14 Dec land in LR Dag no. 260.</p> <p>R3- Link Deed No.1106/1967 Not available.</p> <p>R4- A declaration suit was filed by the Plaintiff , M/s Priya vart Dewan Singh and the same was decreed in favour of the plaintiff by order dated 25.11.1983 by Civil Court (Sr Dvs), Rohatak.</p> <p>R4- M/s Priya vart Dewan Singh entered into notarised Deed of lease dated 06.01.2005 for tenure of 13 years including the said property. The same was surrendered on 18.03.2013 by Deed of Surrender of Lease.</p> <p>R5- M/s Ananta Deal Trade Pvt Ltd stood as the conforming party in Deed of Conveyance Being no. I 6294/2013 by virtue of MOU dt 02.02.2012.</p>

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Sold and transferred 14 Dec by
Registered Deed of Conveyance
Being no. I 6294/2013.

(R-5)

1. Baladeva Infratech Pvt Ltd
2. Baladev Infradev Pvt Ltd.

Required Documents:-

1. CS and RS Porcha.
2. Legible plaint copy and order copy in C.S.No.481/1983
3. Death certificate, warissan certificate and faraj nama of Mokshed Mandal.
4. Deed of Lease and Surrender of Lease with M/s Lokpriya Bricks Pvt Ltd.

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