4063

I-6311/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

A 832384

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are part of this document.

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

Made on this the 13 day of May Two Thousand and Thirteen

BETWEEN

M/S. LAKHIRAM PRIYAVART (PAN NO.- AAAFL2822R), 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, Block

ST. NO. ..... DATE .....

NAME .....

ADD .....

AMT 50002 five thousand only

KANODIA & CO.,
Solicitors & Advocates,
Lyons Office Street,
Kolkata 700 001

Tr. Kar Kalita.

1689

SHIVIKA CONCRETE STRUCTURE (P) LTD.

BALADEVA STRUCTURE (P) LTD.

Tr. Kar Kalita.

Director/Authorised Signatory

1690

Ananta Deal Trade Pvt. Ltd.

Authorised Signatory/Director

1692

M/S LAKHMAM PRIYA VART

Partner

MONISHA GEORGE
LICENSED STAMP VENDOR
KOLKATA REGISTRATION DISTRICT

Dist. Sub-Registrar - IV, South 24 Pgs

13 MAY 2013

Biswajit Halder,
S/o Sri Ranjit Kr. Halder,
50, Suburban School Road,
Kol:-25, Service.

E, New Alipore, Kolkata-700053, 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, 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 legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART,**

AND

1) SHIVIKA CONCRETE STRUCTURE PVT. LIMITED (PAN NO. AASCS7684P), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunj, 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 STRUCTURE PVT. LIMITED (PAN NO. AAFCB3962J), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyamadas Row, P. S. Ballygunj, 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,

169,

M/S LAKHIRAM PRIYAVART

Partner

Sub-Registrar - IV, South 24 Pgs

Biswajit Halder

13 MAY 2011

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

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

AND

ANANTA DEALTRADE PVT. LTD. (PAN NO. AAJCA5087F), incorporated under the provisions of the Indian Companies Act, 1956, having its registered office at 50, Suburban School Road, P. S. Kalighat, Kolkata – 700 025, represented by one of its Directors MR. ARUN KUMAR KEDIA son of Mr. Ram Kumar 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 **"CONFIRMING PARTY"** (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 and assigns in office) of the **OTHER PART.**

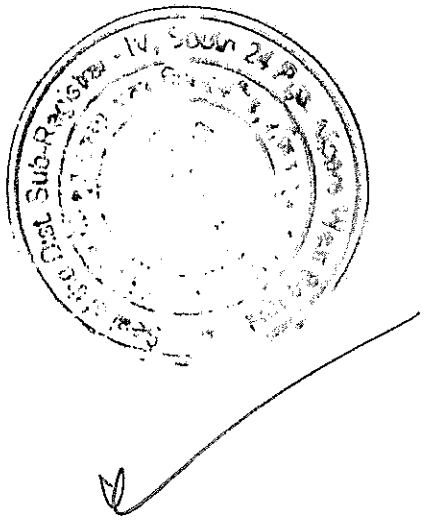
WHEREAS all that piece and parcel of land measuring 14 Decimal out of 18 Decimal which was recorded as Danga Land, situated in Mouza Raghabpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R.

Sub-Registrar - IV, South 24 Pgs

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. 58, R. S. Dag No. 240, L. R. Khatian No. 436 and L. R. Dag No. 263 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 second schedule hereunder written.

AND WHEREAS one Chhadek Shaikh son of Late Mokbul Shaikh was the lawful owner in respect of the property chunk of Danga land admeasuring 14 Decimal out of 18 Decimal situated and lying 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 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. 58, R. S. Dag No 240, the total land of the said R. S. Dag No. is 18 Decimal and the same is more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written.

AND WHEREAS while thus seized and possessed the aforesaid landed property as legal owner Chhadek Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 14 Decimal of Danga land out of 18 Decimal, situated and lying in Mouza Raghabpur, 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. 58, R. S. Dag No 240, all that the piece and



parcel of Danga land 14 Decimal out of 18 Decimal by virtue of a registered Deed of Conveyance dated 25th October, 1962, by a Bengali Saff Kobala Deed to Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered in Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 112, Pages from 40 to 43, Being No. 9078 for the year 1962, for valuable consideration paid by him.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 205 of 1983, by the Ld. Addl. Senior Sub Judge, Rohtak, M/s. Lakhi Ram Priyavart a partnership firm, the present vendor herein was granted the above mentioned property under R. S. Dag No. 240 being all that the aforesaid land measuring 14 Decimal situated and lying at Raghabpur Mouza in the state of West Bengal.

AND WHEREAS as aforesaid the Vendor herein became the joint owners in respect of the aforesaid 14 Decimal of Land out of the aforesaid 18 Decimal of Land and has since then been jointly possessing and enjoying the aforesaid property peacefully along with other co-owners therein 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

Dist. Sub-Registrar-IV, Saran

13 MAY

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, 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

Director/Authorised Signatory

79

Sub-Registrar - IV, South 24 Pgs

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, 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 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 out of 18 Decimal, situated

Director/Authorised Signatory

Sub-Registrar - IV, South 24 Pgs.

in Mouza Raghabpur, 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. 58, R. S. Dag No 240, L. R. Khatian No. 436 and L. R. Dag No. 263, which is more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, as such negotiated with the CONFIRMING PARTY 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 convey transfer assign 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 18 Decimal of Land also lying and situate at or within the Mouzas Raghabpur 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 rerquest of the said Vendors therein

Director/Authorised Signatory

Dist. Sub-Registrar - IV, South 24 Pgs.

made to the Confirming Party, paid to the said vendors named therein a total sum of Rs.3,51,00,000/- (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) and the same is mentioned in the second 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

Director/Authorised Signatory

Sub-Registar - IV, South 24 Pgs.

dated 2nd February, 2012, which sum of money is being credited by the vendor herein to the account of the purchasers herein and 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 further paid by the Confirming Party to the State bank of India, Stressed Assets Recovery Branch, "Kankaria Centre", 2/1 Russel Street, Kolkata-700071, at the instance and request of the Vendor in order to obtain release and discharge of the mortgage created by the Vendor and others in favour of the said bank and the balance sum of Rs.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 piece and parcel of land measuring the 14 Decimal out of the said 18 Decimal be the same a little more or less, lying and situate at and within Mouza Raghabpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the

Director/Authorised Signatory

Sub-Registrar - IV, South 24 Pgs.

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. 58, R. S. Dag No. 240, L. R. Khatian No. 436 and L. R. Dag No. 263, which is more fully and particularly mentioned in the SECOND 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 of them the VENDOR or its predecessor(s) in title and/or interest into and upon the SAID PROPERTY or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the SAID PROPERTY or any part thereof which now are on hereafter shall or may be in the possession or power or control of the VENDOR or any one claiming under the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the SAID PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDOR doth hereby for itself and its partners from time to time and their heirs, executor representatives successors administrators agents and assigns covenant with the PURCHASERS that NOTWITHSTANDING any act, deed matter or thing heretofore done

Director/Authorised Signatory

Dist. Sub-Registrar - IV, South 24 Pgs.

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 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 or them do and execute

Director/Authorised Signatory

79

Dist. Sub-Registrar - IV, South 24 Pgs.

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 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 second 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).

Director/Authorised Signatory

Dist. Sub-Registrar - IV, South 24 Pgs.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 18 (Eighteen) Decimal be the same a little more or less recorded as Danga Land being the total property comprised in L. R. Dag No. 263, 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. Dag No. 240, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the following manner, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag No. 241, i.e. L. R. Dag No. 262.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 239, i.e. L. R. Dag No. 264.

ON THE EAST: By portions of land comprised in R. S. Dag Nos. 245 & 251, i.e. L. R. Dag Nos. 261 & 258.

ON THE WEST: By portions of land comprised in R. S. Dag No. 238, i.e. L. R. Dag No. 265.

Director/Authorised Signatory

Sub-Registrar - IV, South 24 Pgs

THE SECOND 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 part of and/or comprised in L. R. Dag No. 263 held vide L. R. Khatian No. 436, out of 18 Decimal of land 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. 58, R. S. Dag No. 240, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the following manner, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag No. 240, i.e. L. R. Dag No. 263.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 240, i.e. L. R. Dag No. 263.

ON THE EAST: By portions of land comprised in R. S. Dag No. 240, i.e. L. R. Dag No. 263.

ON THE WEST: By portions of land comprised in R. S. Dag No. 240, i.e. L. R. Dag No. 263.

Director/Authorised Signatory

Sub-Registrar - IV, South 24 Pgs

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 CONCRETE STRUCTURE (P) LTD.

BALADEVA STRUCTURE (P) LTD.
Director/Authorised Signatory

Ramchandra Khatua
88/SA Block-E
New Alipore
Kol-53

SIGNATURE OF THE PURCHASERS

Abhijit Chakraborty
88B Sarat Bose Rd.
Kolkata 700026

Ananta Deal Trade Pvt. Ltd.
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSESS :

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

2.

Director/Authorised Signatory

79

Sub-Registrar -IV, South 24 Pgs

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 2nd February, 2012	Rs. 3,28,524/-
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/-
By Demand Draft No. 324512 dated 29.01, 2013 Issued by SBI, Favouring the Vendor herein towards the Balance Amount	Rs. 5,30,061/-
TOTAL	Rs. 9,32,554/-

Director/Authorised Signatory

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

==========

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

M/S LAKHIRAM PRIYA VART
Partner

M/S LAKHIRAM PRIYA VART
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)

Director/Authorised Signatory

Dist Sub-Registrar -IV, South 24 Pgs

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 25th October, 1962, registered in Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 112, Pages from 40 to 43, Being No. 9078 for the year 1962.
2. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
3. Original R. S. Information.

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.

Director/Authorised Signatory

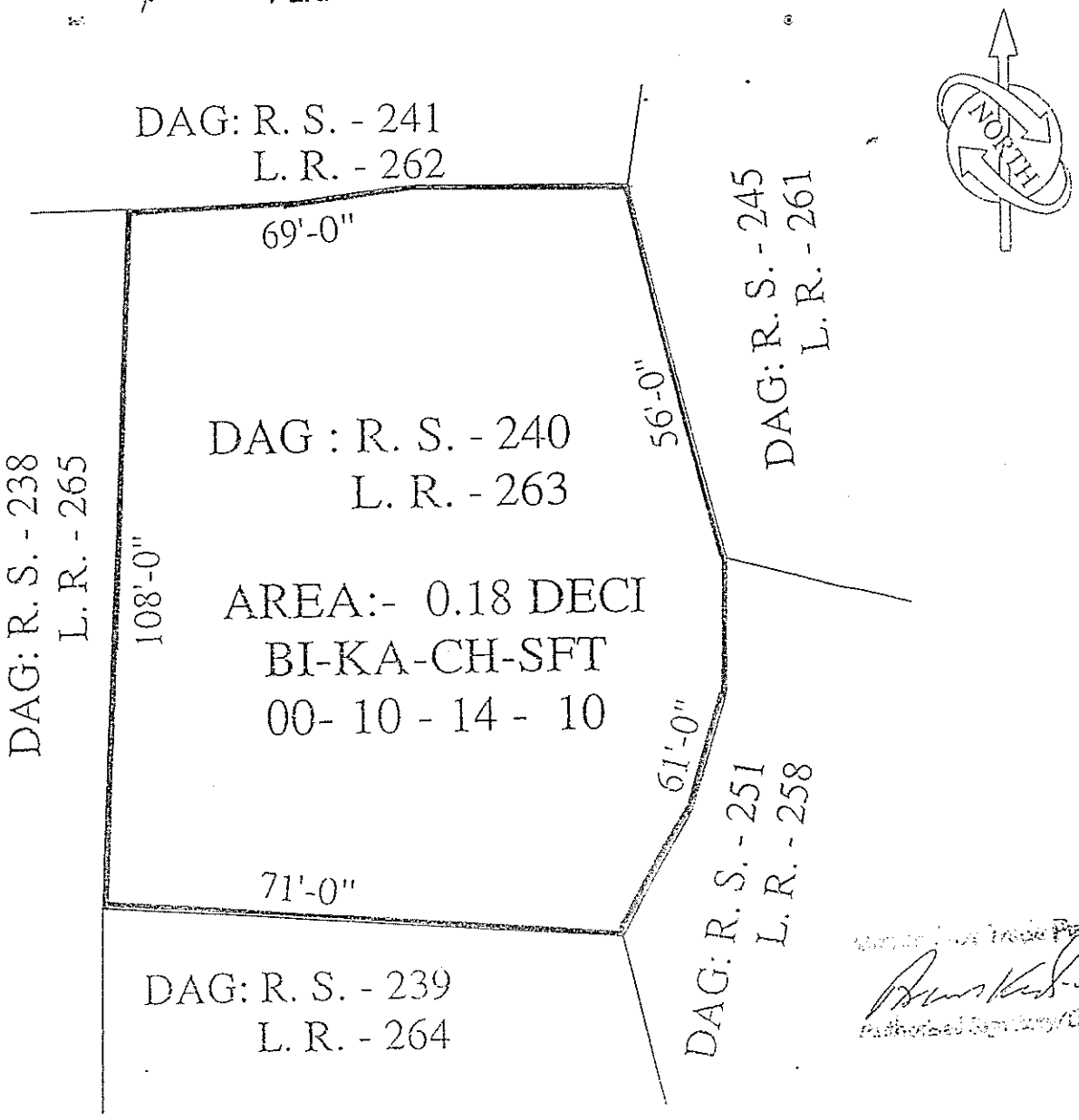
19-1-13

Sub-Registrar -IV, South 24 Pgs.

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 240, L. R. DAG NO. - 263, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S LAKHIRAM PRIYA VART
Partner

M/S LAKHIRAM PRIYA VART
Partner



TOTAL LAND IN DAG- .18 DECI.
SOLD LAND .14 DECI.

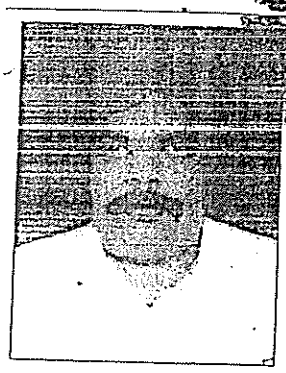
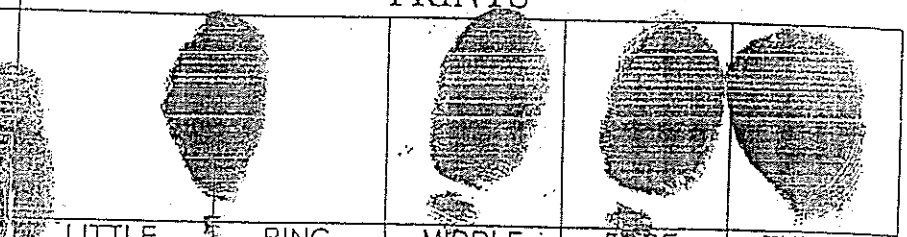
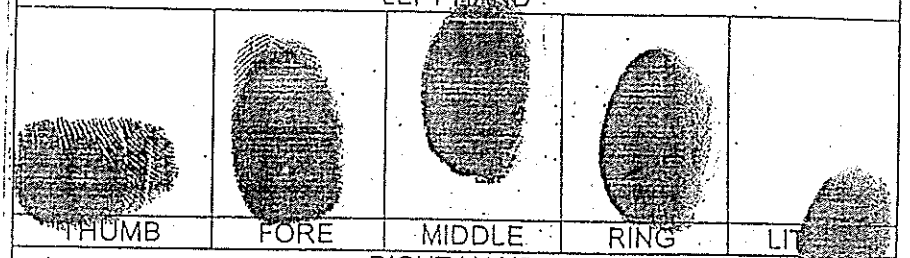
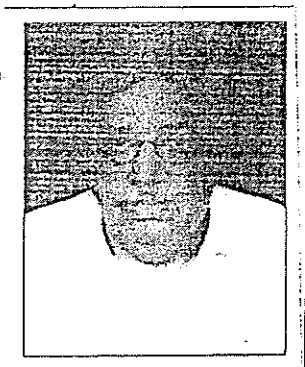
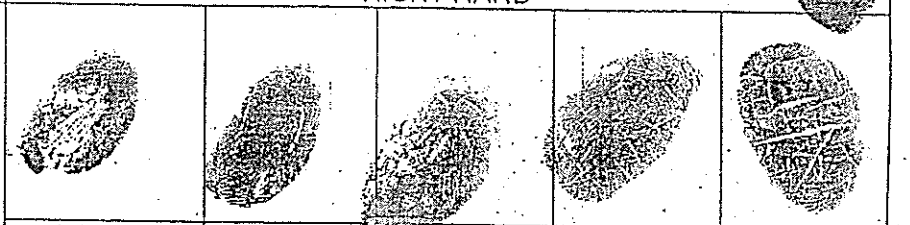
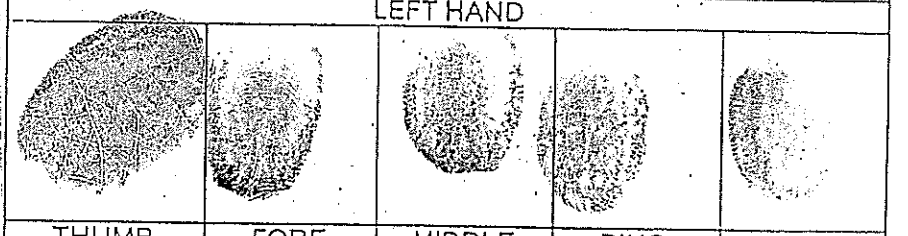
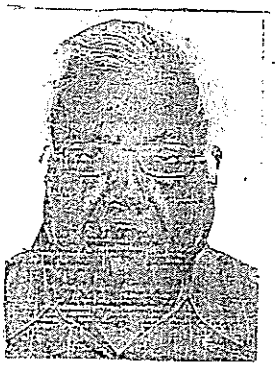
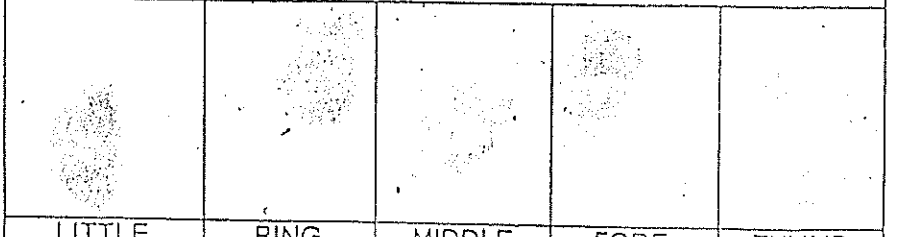
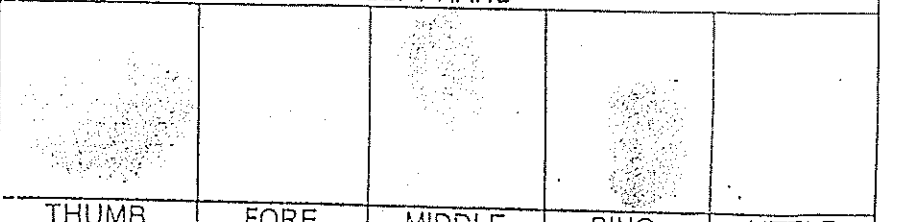
BI	KA	CH	SFT
00	08	07	24

SHIVIKA CONCRETE STRUCTURE (P) LTD.
EALADEVA STRUCTURE (P) LTD.

Traced By

Sub-Registrar - IV, South 24 Pgs

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				

Addl. Dist. Sub-Registrar - IV, South 24 Pgs

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				

Seal of the Dist Sub-Registrar -IV, South 24 Pgs.

12 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 - 06311 of 2013

(Serial No. 04063 of 2013 and Query No. 1604L000008575 of 2013)

On 13/05/2013

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

Presented for registration at 18.36 hrs on :13/05/2013, at the Private residence by Ram Kr. Kedia one of the Claimants.

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

Execution is admitted on 13/05/2013 by

1. Rajinder Singh
   Partner, M/s Lakhiram Priyavart Pan. Aaafl2822r, 747, Shivaji Colony, Rohtak, HARYANA, India, .
   , By Profession : Business

2. Surender Singh
   Partner, M/s Lakhiram Priyavart Pan No. Aaafl2822r, 747, Shivaji Colony, Rohtak, HARYANA, India, .
   , By Profession : Business

3. Arun Kr. Kedia
   Directortor, Ananta Dealtrade Pvt. Ltd. Pan. Aajca5087f, 50, Suburban School Rd, Thana:-Kaligha
   District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
   , By Profession : Business

4. Ram Kr. Kedia
   Director, Shivika Concrete Structure Pvt. Ltd. Pan. Aascs7684p, 2b, Dr. Shyamadas Ro
   Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

   Director, Baladeva Structure Pvt. . Ltd. Pan. Aafcb3962j, 2b, Dr. Shyamadas Row, Thana:-Bullygung
   District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
   , By Profession : Business

5. Ram Kr. Kedia
   Director, Baladeva Foundation Pvt. Ltd. Pan. Aafcb3965r, 2b, Dr. Shyama Das Ro
   Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
   , By Profession : Business

   Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkat
   WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013

Certificate of Market Value(WB PUVI rules of 2001)

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

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

South 24 Pg

(Ashoke Kumar Biswas)

[redacted]

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

Endorsement For Deed Number : I - 06311 of 2013
(Serial No. 04063 of 2013 and Query No. 1604L000008575 of 2013)

(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 278457, Draft Date 26/04/2013, Ba 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 503713, Draft Date 12/06/2013, Bank : S 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 Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Refo 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 278483, Draft Date 30/07/2013, Bank Name State Ban India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 10252/- B = 4422/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

[redacted]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 1 to 27
being No 06311 for the year 2013.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

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