

4068

D-6316/13

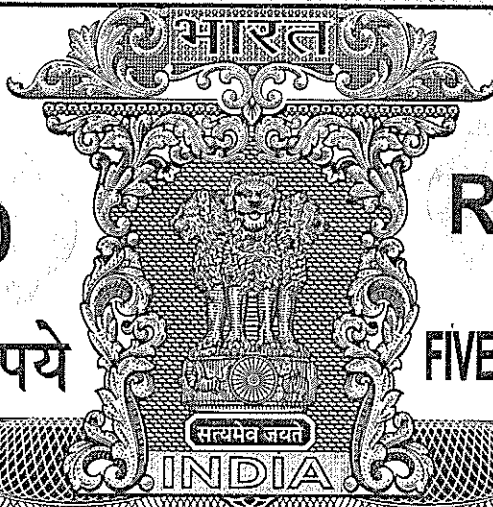
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल WEST BENGAL

A 571401

b.41
S. No. 8576/13
V. No. 1096/13
13/5/13

certifies that the document is a registered document. The signature sheets and the endorsement sheets attached with the document are part of this document.

[Signature]
S. Purush, Alipore
Registrar, West Bengal

THIS DEED OF CONVEYANCE 03 MAY 2013

made on this the 13th day of May 2013 .

BETWEEN

M/S. CHHIKARA BROTHERS (PAN NO.- AACFC4100H), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its Principal place of Business at Delhi having its office at 747 Shivaji Colony, Rohtak, Hariyana, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO. ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block- E, New Alipore, Kolkata - 700 053, and (ii) SRI SURINDER

8137

18 APR 2013

No.	Date
Sold to	KANUNNA & CO.
Address	6, Old Post Office Street Kolkata - 700 001
A. BANERJEE	
L.S. VENDOR (C.S.)	
HIGH COURT, KOLKATA-700 001	

Re Kar Kalia.

1689

**ASHIS BANERJEE
L.S. VENDOR
HIGH COURT CAP**

for ABHIPRITHI BUILDERS (P) LTD.

Re Kar Kalia.

Director/Authorised Signatory
for ABHIPRITHI ENCLAVE (P) LTD.

Re Kar Kalia.

Director/Authorised Signatory
for ABHIPRITHI GRIHA (P) LTD.

Re Kar Kalia.

Director/Authorised Signatory
for ABHIPRITHI INFRACON (P) LTD.

Re Kar Kalia.

Director/Authorised Signatory
for ABHIPRITHI NIRMAN (P) LTD.

Re Kar Kalia.

Director/Authorised Signatory
for ABHIPRITHI VILLA (P) LTD.

Re Kar Kalia.

Director/Authorised Signatory



1690

Ananta Deal Trade Pvt. Ltd.

Ananta
Authorised Signatory/Director

~~Stamp~~
IN PROGRESS, SIGNATURE OF THE DIRECTOR OF THE COMPANY IS REQUIRED FOR THE SIGNATURE OF THE DIRECTOR

23 MAY 2013

Biswajit Halder,
S/O Sri Ranjit Mr. Halder,
50, Suburban School Road,
Kal-25, Sevice.

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 heirs, successors, legal representatives, administrators, executors and assigns in office) of the **FIRST PART.**

AND

1. ABHIPRITHI BUILDERS PVT. LIMITED (PAN NO. AAKCA8195K);
2. ABHIPRITHI ENCLAVE PVT. LIMITED (PAN NO. AAKCA8175F);
3. ABHIPRITHI GRIHA PVT. LIMITED (PAN NO. AAKCA8173D);
4. ABHIPRITHI INFRACON PVT. LIMITED (PAN NO. AAKCA8174E);
5. ABHIPRITHI NIRMAN PVT. LIMITED (PAN NO. AAKCA8198E);
6. ABHIPRITHI VILLA PVT. LIMITED (PAN NO. AAKCA8169R);

All private limited companies duly incorporated under the provisions of the Indian Companies Act, 1956, having their respective Registered Offices at No. 53, Suburban School Road, P. S. Kalighat, Kolkata-

1091

M/S CHHIKARA BROTHERS

Handwritten signature
Partner

1092

M/S CHHIKARA BROTHERS

Handwritten signature
Partner



Raiswajit Halder.

PA Darganas, Alipore
Sub-Registrar - IV (S)
West Bengal

13 MAY 2013

Kat.- 25, Service.

700 025 and all the companies represented by their Director 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 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., 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 - 700 025, hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context be deemed to mean and include its heirs, successors, successors-in office and/or interest, agents and assigns in office) of the **OTHER PART;**



Handwritten text, possibly a signature or name, which is heavily obscured and difficult to read.

13 MAY 2013

WHEREAS all that piece and parcel of land measuring 56 Decimal which was recorded as Danga Land, situated in 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. 87, R. S. Dag No. 203, L. R. Khatian No. 435 and L. R. Dag No. 230, 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 One Abdul Malek Shaikh was the recorded owner in respect of the landed property all that the chunk of land measuring 56 Decimal, situated and lying at Mouza Raghampur, Pargana Magura, P.S. and Sub Registration Office at Baruipur and now A.D.S.R. Sonarpur comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 87, R. S. Dag No. 203, in the District of previously 24 Parganas and now South 24 Parganas.

AND WHEREAS while thus being seized and possessed of the aforesaid property as legal owner the said Abdul Malek Saikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred all that piece and parcel of Danga nature land measuring a little more or less 56 Decimal in R. S. Dag No. 203 under R. S. Khatian No. 87 along with some other properties situated at Mouza Raghampur to Sri Pratap Singh Chaudhuri son of Late Lakshmi Ram Chaudhury by virtue of a Bengali Saff Kobala Deed dated 27th September, 1962, for valuable consideration paid by him and the same was registered at the



Handwritten signature

13 MAY 2013

office of the Baruipur Sub Registration office and recorded in Book No. I, Volume No. 111, pages from 01 to 06, Being No. 8879 for the year 1962.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 710 of 1996, by the Ld. Court of Civil Judge (Jr. Div.), Faridabad and the Order dated 7th August, 1998 the said M/s. Chhikara Brothers, a partnership firm, the present Vendor herein, was granted the aforesaid property being the property measuring 56 Decimal of Land comprised in R.S. Dag No. 203, within the Mouza Raghampur 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 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 owning 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 56 Decimal, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas, comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 87, R. S. Dag No. 203, L. R. Khatian No.



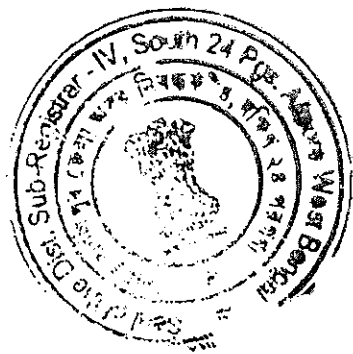
u

~~Sub-Registrar, Alipore~~
Sub-Registrar, Alipore

13 MAY 1953

435 and L. R. Dag No. 230, 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 56 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/- (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.



✓
~~XXXXXXXXXXXX~~
In Program, Alipore
XXXXXXXXXX

13 MAY 2002

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 56 Decimal being the said property (out of the said 800 Cottahs of land) and 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. Accordingly a sum of Rs.13,14,096/- (Rupees Thirteen Lac Fourteen Thousand Ninety Six) only is being adjusted and appropriated out of the said total earnest money so paid by the confirming party to the Vendor herein against the mutually agreed total payable value and consideration for sale of the said 56 Decimal land.

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. 37,30,216/- (Rupees Thirty Seven Lac Thirty Thousand Two Hundred Sixteen) only paid to and received by the VENDOR herein out of which a sum of Rs. 13,14,096/- (Rupees Thirteen Lac Fourteen Thousand Ninety Six) 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



████████████████████
████████████████████
████████████████████
████████████████████

13 MAY 2013

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. 2,95,876/- (Rupees Two Lac Ninety Five Thousand Eight Hundred Seventy Six) 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. 21,20,244/- (Rupees Twenty One Lac Twenty Thousand Two Hundred Forty Four) 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, lispensens, 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 56 Decimal be the same a little more or less, situated at and 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.



~~████████████████████~~
~~████████████████████~~
~~████████████████████~~
~~████████████████████~~

73 MAY 2013
2

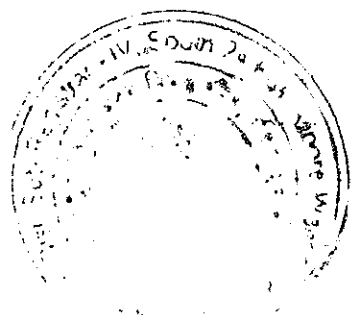
L. No. 74, Touzi No. 119, R. S. Khatian No. 87, R. S. Dag No. 203, L. R. Khatian No. 435 and L. R. Dag No. 230, which is more fully and particularly mentioned in the SCHEDULE hereunder written and shown and delineated in the Map or Plan thereof annexed hereto and colored therein within **RED LINES** 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 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 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, 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**



A
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

13 MAY 2013

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 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



~~XXXXXXXXXXXXXXXXXXXX~~
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

13 MAY 2013

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 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).



[Handwritten signature]
PA Registrar, Alipore
Registrar of Companies
West Bengal

13 MAR 2013

THE SCHEDULE ABOVE REFERRED TO:

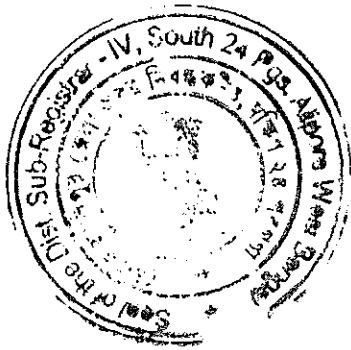
ALL THAT the piece and parcel of land measuring and/or containing 56 (Fifty Six) Decimal be the same a little more or less recorded as Sali Land being the total property comprised in L. R. Dag No. 230 held vide L. R. Khatian No. 435 held and owned by the Vendor, lying and situate within Mouza Raghampur, 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 Nos. 87, R. S. Dag No. 203, and now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

BY NORTH: By portions of land comprised in R. S. Dag Nos. 221 & 222 i.e. L. R. Dag Nos. 239 & 240.

BY SOUTH: By portions of land comprised in R. S. Dag No. 202 i.e. L. R. Dag No. 218.

BY EAST: By portions of land comprised in R. S. Dag Nos. 228, 229, 230, 231 i.e. L. R. Dag Nos. 241, 242, 243 and 280.

BY WEST: By portions of land comprised in R.S. Dag Nos. 215, 214, 210, 209, 206, 205, 204 & 201 i.e. L. R. DAG Nos. 233, 231, 229, 228, 222, 221, 220 and 219.



Handwritten signature or mark

THE PROGRAMS, ADMINISTRATION AND FINANCE DEPARTMENT

03 MAY 2013

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

M/S CHHIKARA BROTHERS

M/S CHHIKARA BROTHERS

[Signature]
Partner

[Signature]
Partner

SIGNATURE OF THE VENDOR

Ramchandra Khatao
887 SA Block E
New Airport
Kat 3

for ABHIPRITHI BUILDERS (P) LTD.
for ABHIPRITHI ENCLAVE (P) LTD.
for ABHIPRITHI GRIHA (P) LTD.
for ABHIPRITHI INFRACON (P) LTD.
for ABHIPRITHI NIRMAN (P) LTD.

for ABHIPRITHI VILLA (P) LTD.
R-Kanodia
Director/Authorised Signatory

Abhijit Chakraborty

SIGNATURE OF THE PURCHASERS
Ananta Deal Trade Pvt. Ltd.

[Signature]
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

Abhijit Chakraborty
88B, Sarat Bose Rd.
Kolkata 700020.



[Handwritten signature]
~~XXXXXXXXXXXXXXXXXXXX~~
D. Prasad, Manager
XXXXXXXXXXXXXXXXXXXX

13 MAY 2013

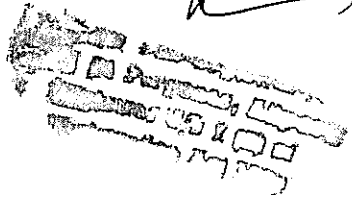
Received of and from the within named **PURCHASERS** the within mentioned sum Rs. 37,30,216/- (Rupees Thirty Seven Lac Thirty Thousand Two Hundred Sixteen) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

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. 13,14,096.00
<u>By adjustment and appropriation</u> <u>Out of the sum of Rs. 41,00,000/-</u> <u>Paid by the Confirming Party to</u> <u>Inter alia the Vendors through</u> <u>the State Bank of India(SARB)</u>	Rs. 2,95,876.00
<u>By Demand Draft No. 324502</u> <u>dated 29-04-2013 Issued by</u> <u>Smt. Ban. J. J. J. Favouring the</u> <u>Vendor herein towards the</u> <u>Balance Amount</u>	Rs. 21,20,244.00
<u>TOTAL</u>	<u>Rs. 37,30,216/-</u>



K



13 MAY 2012

Total Rs. 37,30,216/- (Rupees Thirty Seven Lac Thirty
Thousand Two Hundred Sixteen) only.

M/S CHHIKARA BROTHERS

Partner

M/S CHHIKARA BROTHERS

Partner

SIGNATURE OF THE VENDOR

WITNESSESS :

1.

S. K. Kanodia

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

2. *Abhijit Chakrabarty*

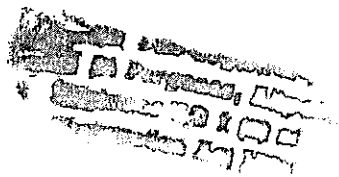
Drafted by me.

S. K. Kanodia

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



1



13 March 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 Kobala Deed dated 27th September, 1962, registered at the office of the Baruipur Sub Registration office and recorded in Book No. I, Volume No. 111, pages from 01 to 06, Being No. 8879 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 slip.

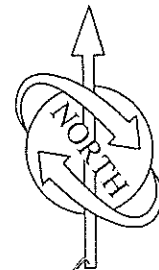
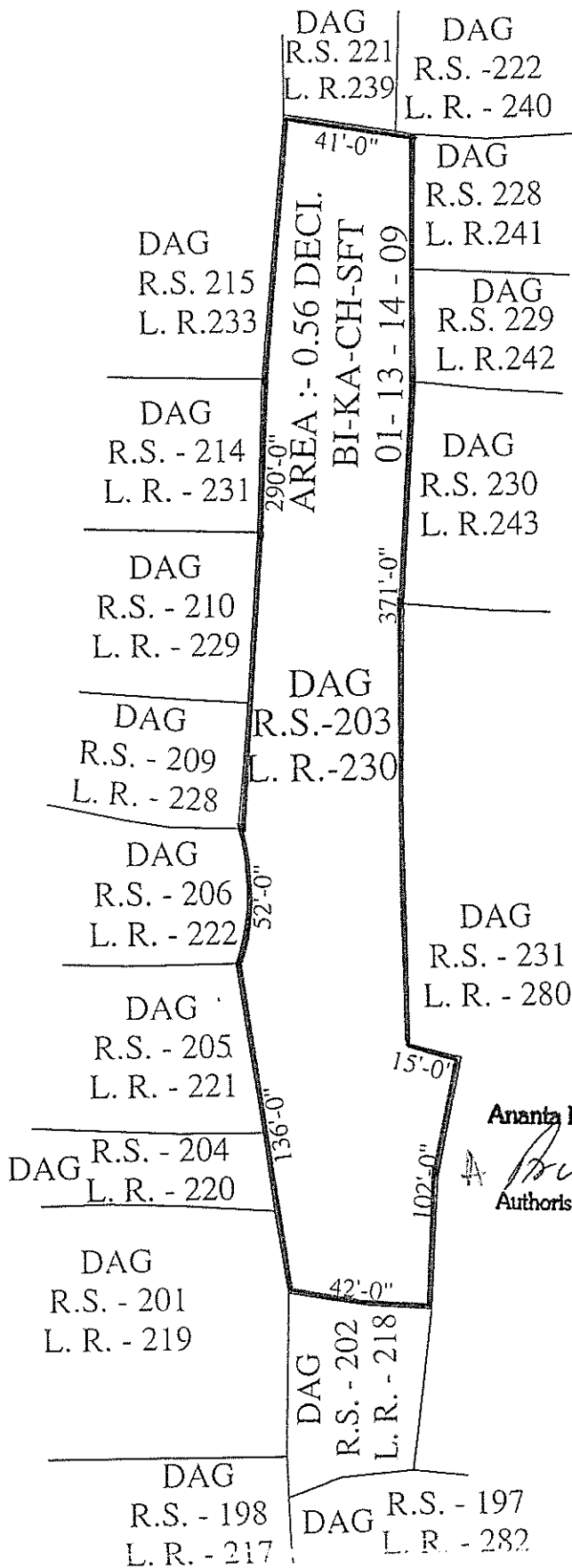
Arum K. S. . *Sum* *de*
hennahgi



[Handwritten signature]
[Illegible text]
[Illegible text]

10 3 MAY 2012

THE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74, R. S. DAG NO. - 203, L. R. DAG NO. - 230, UNDER - POLEGHAT GRAM PANCHAYET, P. S. - SONARPUR, DIST. - 24 PGS. (S).



M/S CHHIKARA BROTHERS
[Signature]
 Partner

M/S CHHIKARA BROTHERS
[Signature]
 Partner

for ABHIPRITHI BUILDERS (P) LTD.
 for ABHIPRITHI ENCLAVE (P) LTD.
 for ABHIPRITHI GRIHA (P) LTD.
 for ABHIPRITHI INFRACON (P) LTD.
 for ABHIPRITHI NIRMAN (P) LTD.

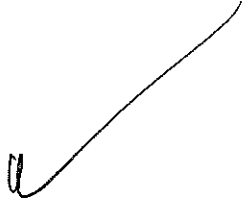
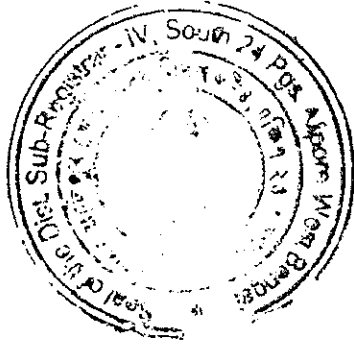
for ABHIPRITHI VILLA (P) LTD.
[Signature]
 Director/Authorised Signatory

Ananta Deal Trade Pvt. Ltd.
[Signature]
 Authorised Signatory/Director

Traced By

[Signature]

19-4-13



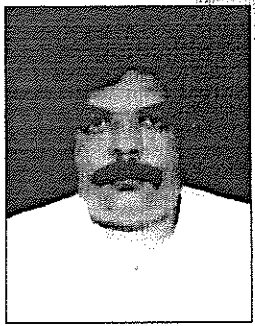
~~Sub-Registrar - IV, South 24 P.O. Alipore, West Bengal~~
T-3, 11/11/13




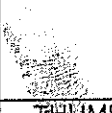





13 MAY 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

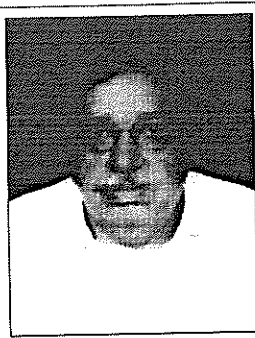
Sl. No. Signature of the executant and/or Purchaser/ Presentants











1. *Ref m h*



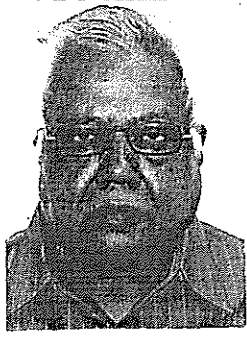
				
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				





2. *Branch for*



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

3. *TR - Kar Kedia*



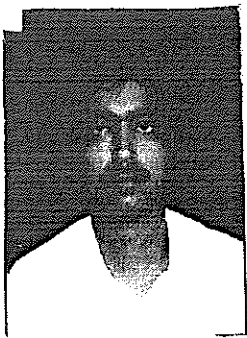
				
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				



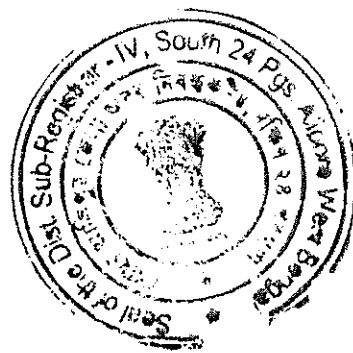
IN THE MATTER OF
SUBJECTS: [illegible]
[illegible]
[illegible]

03 MAY 2013

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				

Pran Kumar



[REDACTED]
[REDACTED]
[REDACTED]

13 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 - 06316 of 2013
(Serial No. 04068 of 2013 and Query No. 1604L000008576 of 2013)

On 13/05/2013

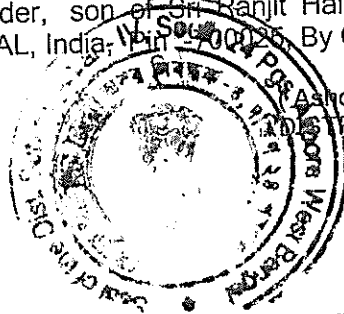
Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 18.41 hrs on :13/05/2013, at the Private residence by Mr. Arun Kr Kedia , one of the Executants.

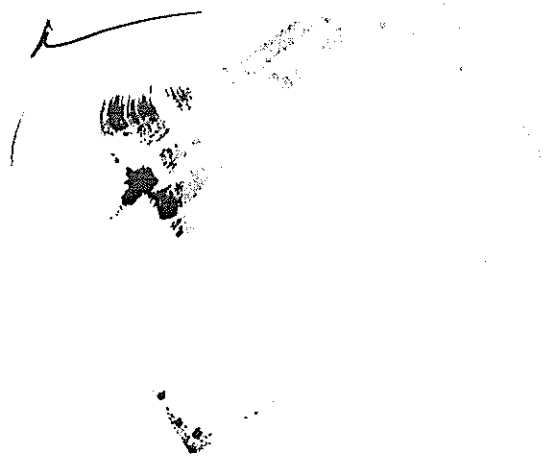
Admission of Execution(Under Section 58, W.B.Registration Rules, 1962)

Execution is admitted on 13/05/2013 by

1. Sri Rajinder Singh
Partner, M/s.chhikara Brothers (pan No. Aacfc4100h), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Others
2. Sri Surender Singh
Partner, M/s.chhikara (pan No. Aacfc4100h), 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : Others
3. Mr. Arun Kr Kedia
Director, Ananta Dealtrade Pvt. Ltd. (pan No. Aajca5087f), 50 Suburban School Rd., Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Others
4. Mr. Arun Kr Kedia
Director, Abhiprithi Builders Pvt. Ltd. (pan No. Aakca8195k), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Abhiprithi Enclave Pvt. Ltd. (pan No. Aakca8175f), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Abhiprithi Griha Pvt. Ltd. (Pan No. Aakca8173d), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Abhiprithi Infracon Pvt. Ltd. (pan No. Aakca8174f), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Abhiprithi Nirman Pvt. Ltd. (pan No. Aakca8198e), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
Director, Abhiprithi Villa Pvt. Ltd. (pan No. Aakca8169r), 53 Suburban School Rd., , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Others
Identified By Biswajit Halder, son of Sri Ranjit Halder, 50 Suburban School Rd., District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025. By Caste: Hindu, By Profession: Service.



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

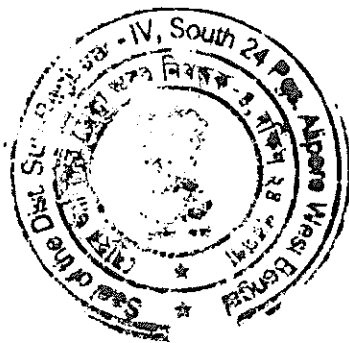




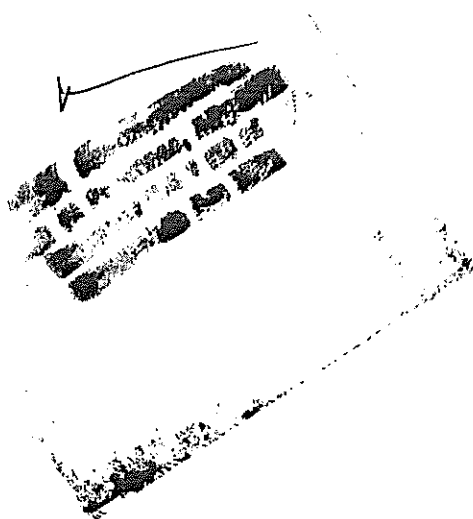
Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06316 of 2013
(Serial No. 04068 of 2013 and Query No. 1604L000008576 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV





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

Endorsement For Deed Number : I - 06316 of 2013
(Serial No. 04068 of 2013 and Query No. 1604L000008576 of 2013)

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 been assessed at Rs.-37,30,216/-

Certified that the required stamp duty of this document is Rs.- 223824 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 10/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 218823/- is paid , by the draft number 278437, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 10/06/2013

(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 503657, Draft Date 12/06/2013, Bank : State 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 1A, 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:

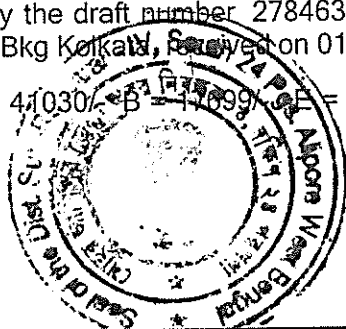
Amount By Cash

Rs. 17702.00/-, on 01/08/2013

Amount by Draft

Rs. 41069/- is paid , by the draft number 278463, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

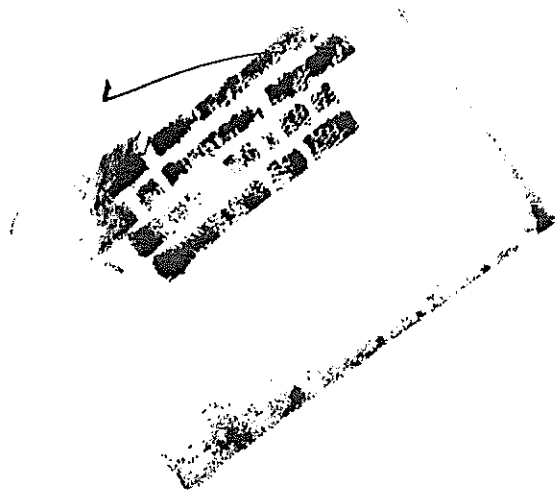
(Under Article : A(1) = 41030/-, B = 17099/-, C = 7/-, H = 28/-, M(b) = 4/-, Excess amount = 3/- on 01/08/2013)



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

01/08/2013 16:31:00

EndorsementPage 2 of 3






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 173 to 197
being No 06316 for the year 2013.




(Ashoke Kumar Biswas) 02-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

P4199

I-6444/13



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

It is certified that the document is a true and correct copy of the original as per registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

466441

Handwritten notes in Hindi and English, including 'S. NO. 1068/13' and other illegible scribbles.



13 MAY 2013

05 AUG 2013

This deed of INDEMNITY BOND is made and executed on this the 13th day of May, Two Thousand & Thirteen, by and between the Indemnifier(s) and Indemnified(s) named herein below:

PARTICULARS OF THE INDEMNIFIER(S):

M/S. CHHIKARA BROTHERS (PAN NO.- AACFC4100H), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its Principal place of Business at Delhi having its office at 747 Shivaji Colony, Rohtak, Hariyana, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block- E, New Alipore, Kolkata - 700 053, and (ii) SRI SURINDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi.

Handwritten signature of a representative of the indemnifier(s).

12073 26 APR 2013

No.	Date
Sold to	KANODIA & CO
Address	Solicitors & Advocates
	6, Old Post Office Street
	Kolkata - 700 001
A. BANERJEE	
L.S. VENDOR (O.S.)	
HIGH COURT, KOLKATA-700 001	

For K. or K. Kalia.

1689

for ABHIPRITHI BUILDERS (P) LTD.

for ABHIPRITHI ENCLAVE (P) LTD.

for ABHIPRITHI GRIHA (P) LTD.

for ABHIPRITHI INFRACON (P) LTD.

for ABHIPRITHI NIRMAN (P) LTD.

for ABHIPRITHI VILLA (P) LTD

For K. or K. Kalia.

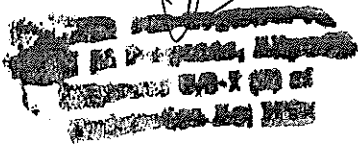
Director/Authorised Signatory



M/S CHHIKARA BROTHERS

Partner

1692



M/S CHHIKARA BROTHERS

Partner

13 MAY 2013

Biswajit Halder,
 S/o Sri Rajjit K. Halder,
 50, Suburban School Road,
 Kal. - 25, Service.



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

Endorsement For Deed Number : I - 06444 of 2013
(Serial No. 04199 of 2013 and Query No. 1604L000008603 of 2013)

On 13/05/2013

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

Presented for registration at 18.04 hrs on :13/05/2013, at the Private residence by Ram Kumar Kedia ,Claimant.

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 Chhikara Borthers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Business
2. Surender Singh
Partner, M/s Chhikara Borthers, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Business
3. Ram Kumar Kedia
Director, Abhiprithi Builders Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Abhiprithi Enclave Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Abhiprithi Griha Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Abhiprithi Infracon Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Abhiprithi Nirman Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.

Director, Abhiprithi Villa Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business

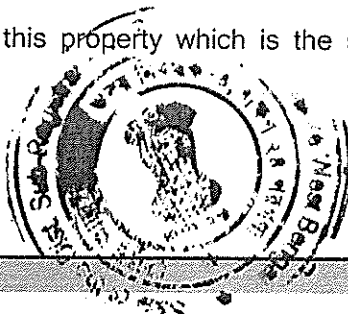
Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 16/05/2013

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 been assessed at Rs.-37,30,000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

✓
[REDACTED]



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

Endorsement For Deed Number : I - 06444 of 2013
(Serial No. 04199 of 2013 and Query No. 1604L000008603 of 2013)

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:
Impresive Rs.- 50/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 05/08/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 34 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act,
1955; Court fee stamp paid Rs.10/-

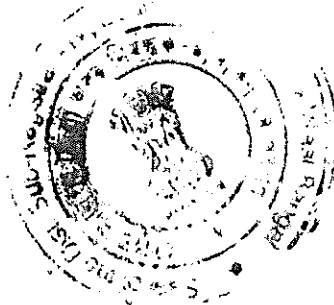
Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 05/08/2013

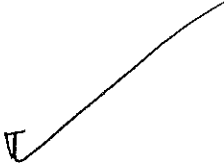
(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



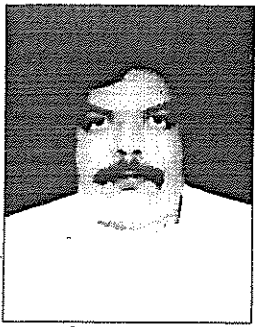
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

[REDACTED]

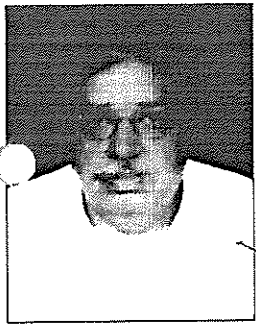


1111111111

SPECIMEN FORM FOR TEN FINGER PRINTS



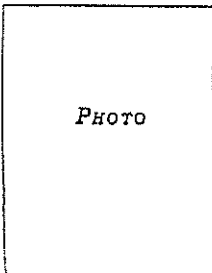
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



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



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



[Handwritten signature]
District Registrar, Alipora
South 24 Pgs. West Bengal

13 MAY 2013

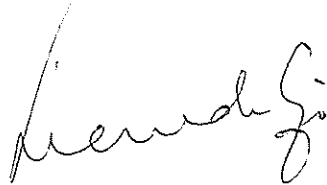
PARTICULARS OF THE INDEMNIFIED(S):

1. ABHIPRITHI BUILDERS PVT. LIMITED (PAN NO. AAKCA8195K);
2. ABHIPRITHI ENCLAVE PVT. LIMITED (PAN NO. AAKCA8175F);
3. ABHIPRITHI GRIHA PVT. LIMITED (PAN NO. AAKCA8173D);
4. ABHIPRITHI INFRACON PVT. LIMITED (PAN NO. AAKCA8174E);
5. ABHIPRITHI NIRMAN PVT. LIMITED (PAN NO. AAKCA8198E);
6. ABHIPRITHI VILLA PVT. LIMITED (PAN NO. AAKCA8169R);

All private limited companies duly incorporated under the provisions of the Indian Companies Act, 1956, having their respective Registered Offices at No. 53, Suburban School Road, P. S. Kalighat, Kolkata- 700 025 and all the companies represented by their Director 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.

INDEMNITY TO COVER THE SUBJECT LAND:

ALL THAT the piece and parcel of land measuring and/or containing 56 (Fifty Six) Decimal be the same a little more or less





~~_____~~
[Illegible text]

13 MAY 2012

recorded as Sali Land being the total property comprised in L. R. Dag No. 230 held vide L. R. Khatian No. 435 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 Nos. 87, R. S. Dag No. 203, and now under the jurisdiction of the Poleghat Gram Panchayet.

ARISING OUT OF AND RELATING TO SALE OF THE PROPERTY MENTIONED AS SUBJECT LAND MENTIONED ABOVE WHICH HAS BEEN SOLD BY THE INDEMNIFIER(S) VIDE BELOW MENTIONED DEED OF CONVEYANCE EXECUTED BY THE INDEMNIFIER(S) IN FAVOUR OF THE INDEMNIFIED(S):

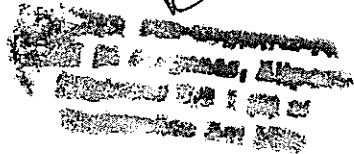
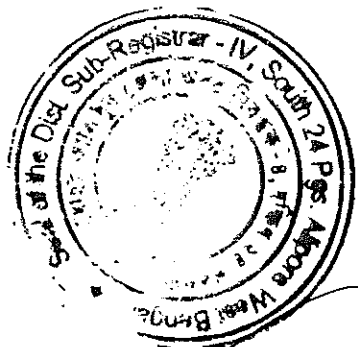
Deed of Conveyance dated 13/05/, 2013 registered at the office of the D.S.R. IV. Alipore, South 24 Parganas in Book No. I, CD Volume No. 33 at Pages from 173 to 197 Being No. 06316 for the year 2013.

2 ✓

INDEMNITY

1. That the indemnifier(s) record and confirm to have sold conveyed and transferred by the above mentioned Deed of Conveyance to the indemnified(s), ALL THAT the piece and parcel of land mentioned above under the heading Subject Land after receipt of the full amount of consideration from the Indemnified(s) and that no amount is due or payable by the indemnified(s) as purchasers therein and also further that the Indemnifier(s) have put the Indemnified(s) in actual physical

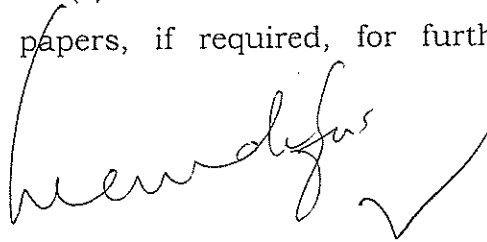
Handwritten signature and checkmark



15 MAY 2013

vacant peaceful possession free from occupants trespassers licensees tenants etc. .

2. That the indemnifiers or either of them have not entered into any other Agreement of any nature whatsoever with any one else in respect of the said land except the Memorandum of Understanding dated 2nd February, 2012 entered with Ananta Dealtrade Pvt. Ltd., in terms of which the subject land has been sold and conveyed.
3. That there is neither Bargadar nor Dakhaldar on the subject land and that the indemnifier(s) have not mortgaged or encumbered the subject land and no notice of Acquisition or Requisition from any competent authority has been received by the indemnifier(s) and also that the subject land is in no way adversely affected by the provisions of the West Bengal Land & Land Reforms Act and there is not impediment on sale of the subject land to the Indemnified(s).
4. That the indemnified(s) shall be entitled to apply for and obtain mutation of their names with the concerned authorities and the indemnifier(s) hereby formally consent thereto and assure that they will not at any point of time object to such mutation being granted to the indemnified(s) as purchasers of the subject land.
5. The indemnifier(s) hereby undertake to keep the Indemnified(s) named above, fully and adequately indemnified against all third party claims and actions arising out of any sort of act or omission and/or in respect of any encumbrance or other actions against the indemnified caused by or due to any defaults on the part of the indemnifier(s).
6. The indemnifier(s) assure and undertake that they will sign and deliver all papers, if required, for further making and/or

A handwritten signature in cursive script, followed by a large checkmark, is written over the bottom of the sixth list item.



[Signature]
District Superintendent,
District - IV, South 24 Parganas,
West Bengal.

13 MAY 2013

perfecting the clear and marketable title of the Indemnified(s)
pursuant to the aforesaid deed of conveyance.

M/S CHHIKARA BROTHERS
M/S CHHIKARA BROTHERS
Partner
Partner
SIGNED BY THE
INDEMNIFIER(S).

for ABHIPRITHI BUILDERS (P) LTD.

for ABHIPRITHI ENCLAVE (P) LTD.

for ABHIPRITHI GRIHA (P) LTD.

for ABHIPRITHI INFRACON (P) LTD.

for ABHIPRITHI NIRMAN (P) LTD.

for ABHIPRITHI VILLA (P) LTD

Ra Karkaria
Director/Authorised Signatory

SIGNED BY THE
INDEMNIFIED(S).

Witnesses:

1. Biswajit Halder,
50, Suburban School Road,
Kalkate - 700025.
2. Abhijit Chakrabarti
88B Surat Bone Rd
Kolkata 700026





~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

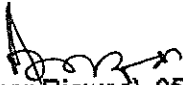
13 MAY 2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 2060 to 2069
being No 06444 for the year 2013.




(Ashoke Kumar Biswas) 05-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal