

03005/14

I-03200/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 201395

B 201395

v/c-864/14

7442/14  
M.V. 3,99,666/-

Witness that the Document is duly registered. The Signature Sheet and endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurances-1 Kolkata  
09.4.14

THIS DEED OF CONVEYANCE

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

BETWEEN

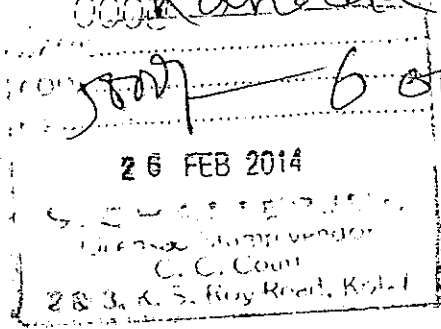
1) M/S. CHHIKARA BROTHERS (PAN NO.- AACFC4100H), a partnership firm, registered under the provisions of the Indian

220203

Kanodia Kuttao

6 April 1911

26 FEB 2014



R. Kar Kedia

1946

MAINAK AWAS (P) LTD.

R. Kar Kedia

Director/Authorised Signatory

1947

M/s. CHHIKARA BROTHERS

Partner

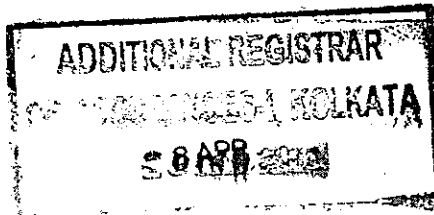
(Rajinder Singh)

1948

M/s. CHHIKARA BROTHERS

Partner

(Rajinder Singh)



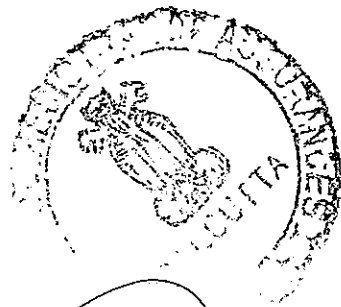
RAMCHANDR...

Partnership Act, 1932, 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 SURENDER SINGH (PAN NO-- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi,

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

3) SRI SURENDER SINGH (PAN NO-- ABQPS3821G), son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi,

For the sake of brevity hereinafter jointly and/or severally referred to as the "VENDORS" (which expression shall unless repugnant to the context be deemed to mean and include the partners of the said partnership firm and its partners from time to time and their respective legal heirs, successors, legal representatives, administrators, executors and assigns in office and the legal heirs, successors, legal representatives, administrators, executors and assigns



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6 APR 2013

of the said Rajinder Singh and the said Surender Singh) of the  
FIRST PART,

AND

MAINAK AWAS PRIVATE LIMITED (PAN No. AAICM6478R),  
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. Kaligahat, Kolkata - 700 025, hereinafter referred to as  
the "PURCHASER" (which expression shall unless repugnant to the  
context be deemed to mean and include its successors, successors-in-  
office and/or interest, legal representatives, administrators,  
executors, agents and assigns in office) of the OTHER PART.

WHEREAS:

A. This deed of conveyance is being executed by the parties  
hereto for sale by the vendors unto and in favour of the  
Purchaser in respect of all that the piece and parcel of land

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WEST BENGAL, KOLKATA  
08 APR 2018

measuring 6 (Six) Decimal (satak) out of 11 (Eleven) Decimal (Satak) lying and situate at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at Baruipur), in the District of South 24 Parganas (previously 24 Parganas) comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 85, R. S. Dag No. 241, L. R. Khatian Nos 266 & 434 and L. R. Dag No. 262, which is hereinafter referred to as the said Land and the same is more fully and particularly mentioned and described in the schedule hereunder written:

- B. The devolution and flow of title of the said land is narrated hereinafter.
- C. One Sadek Saikh son of Late Makbool Saikh was the sole and absolute owner in respect of the property chunk of Danga land measuring 11 Decimal, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 86, R. S. Dag No. 241.
- D. While thus seized and possessed the aforesaid landed property as legal owner Sadek Saikh for his legal necessity of money,

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8 APR 2004





sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 11 Decimal Danga Land situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 86, R. S. Dag No 241, by virtue of a registered Deed of Conveyance dated 4<sup>th</sup> October, 1962, by a Bengali Saff Kobala Deed to Smt. Chota Devi Choudhurani wife of Late Lakhi Ram Choudhuri, the same was registered in Baruipur Sub Registration Office and recorded in Book No. 1, Volume No. 102, Pages from 165 to 169, Being No. 9079, for the year 1962, for the valuable consideration paid by her.

- E. The said Smt. Chota Devi Choudhurani thus became the absolute owner of the said land.
- F. By virtue of a decree passed in Civil Suit No. 710 of 1996, by the Ld. Court of Civil Judge (Jr. Div.), Faridabad and the Order dated 7<sup>th</sup> August, 1998, the said M/S. Chikara Brothers a partnership firm, the present Vendors No. 1 herein was granted the above mentioned property under R.S. Dag no. 241, being all that the aforesaid land measuring 11 Decimal,



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OF COMPANIES, KOLKATA  
8 APR 2014

situated and lying at Raghampur Mouza in the state of West Bengal, which is the subject matter of sale hereunder.

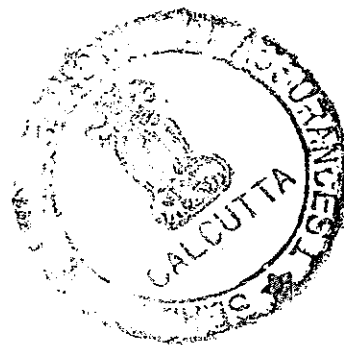
G. As aforesaid the present Vendor No. 1 herein became the absolute owner of the aforesaid property by virtue of the aforesaid Civil Suite, being all that the piece and parcel of land measuring 11 Decimal of Danga land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

H. The Vendor Nos. 2 and 3 herein however applied for and got mutated their names jointly in the B.L. & L.R.O. in respect of 6 (Six) Decimal out of 11 (Eleven) Decimal of Land as and being the only two partners of the aforesaid Vendor No. 1 (being a partnership firm). In as much as by virtue of the said decree passed by the abovementioned Ld. Court the vendor no. 1 became entitled to the said property and the vendor nos. 2 and 3 got mutation of the subject property, all three of them being the Vendor Nos. 1, 2 and 3 have joined this deed of sale to convey their respective right title and interest whatsoever and howsoever in respect of and over the subject property to grant and convey a perfect title to the Purchaser herein.



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- I. As aforesaid the Vendor No's 1, 2 & 3 herein became the absolute joint owners of the aforesaid property being all that the piece and parcel of land measuring 6 Decimal out of 11 Decimal of Danga land, situated and lying at Raghampur Mouza, has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.
- J. The Vendor No's 1, 2 & 3 herein and also others on the one hand and one Ananta Dealtrade Pvt. Ltd., having its registered office at No. 50, Suburban School Road, P.S. Kalighat, Kolkata - 700025 on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, for sale of about 800 Cottahs of land which included the said 6 Decimal of Land being the said land lying and situate at or within the Mouza Raghampur within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., has from time to time as per the request of the said Vendors therein, paid to the said vendors named therein a total sum of Rs. 3,10,00,000/-

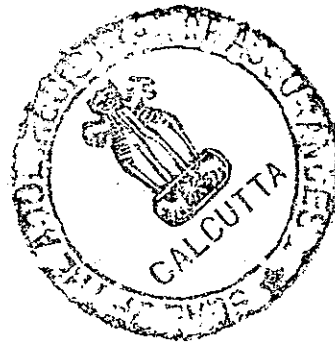


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OF COMPANIES, CALCUTTA  
7 APR 2014

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

K. By reason of disputes having arisen relating to specific performance of the said MOU dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., initiated legal proceedings before the Ld. District Judge at Alipore being Title Suit No.93 of 2012, which was renumbered as Title Suit No. 2 of 2013. The parties to the said MOU have amicably and mutually settled and resolved the said disputes and the vendors with the other vendors agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms thereof either in favour of the said Ananta Dealtrade Pvt. Ltd., or its nominees, and The Ld. District Judge has been pleased to pass an order on 10/05/2013, pursuant whereto the sale of the said 800 Cottahs Land is being completed by the parties accordance with the said MOU dated 2<sup>nd</sup> February, 2012.

L. By a Deed of Lease dated 6<sup>th</sup> January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan Magistrate's Court, 2, Bankshail Street, Calcutta-700001, by and between



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OF ASSurances, CALCUTTA  
28 APR 2014



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

M. The said M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights and with the consent and concurrence of the respective owners including the vendors herein, created an equitable mortgage in favour of the State Bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No's 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27 Decimal, 227 - 13 Decimal, 246, 258, 245, 255 - 60 Decimal, 262 - 17 Decimal, 26 - 6 Decimal, 89 - 3 Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag Nos.



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OF COMPANIES, KOLKATA  
8 APR 2012

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

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

P. As per the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, requested the said Ananta Dealtrade Pvt. Ltd., to make an additional advance payment towards the earnest money in further part payment under the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch, the said Ananta Dealtrade Pvt. Ltd., paid by a



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8 APR 1961

Demand Draft No. 323745, dated 23<sup>rd</sup> March, 2013, issued by the State Bank of India, Harish Mukherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) a further sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071.

Q. The said Ananta Dealtrade Pvt. Ltd., had paid the mutually agreed amount as earnest money and in part payment of the total payable consideration to the vendors. As such the vendors have already received a sum of Rs. 2,23,439/- (Rupees Two Lacs Twenty Three Thousand Four Hundred & Thirty Nine) only towards the value or price of the said land and the Purchaser herein has agreed to make payment of the balance amount of agreed consideration being a sum of Rs. 1,76,227/- (Rupees One Lac Seventy Six Thousand Two Hundred & Twenty Seven) only at or before execution and presentation for registration of this deed of conveyance, to the vendors.

R. In due compliance of the said Order passed by the Learned District Judge, the Vendors named in the said MOU have by various deeds of conveyances sold and transferred a total area of land measuring about 470 Cottahs and sale and transfer of the remaining area measuring about 330 Cottahs is now

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WEST BENGAL, KOLKATA  
8 APR 1963



proposed to be completed within which the said land measuring 6 Decimals is also comprised.

S. In terms of the said MOU dated 2<sup>nd</sup> February, 2012, the said Ananta Dealtrade Pvt. Ltd., has nominated the Purchaser herein to complete the purchase of the said land being all that the piece and parcel of land measuring about 6 Decimals and at the request of and also in due compliance of its obligations under the said MOU, the vendors herein has agreed to sell transfer grant convey assign and assure the said land unto and in favour of the Purchaser herein upon payment of the said balance amount of the said agreed payable consideration amount.

T. The vendors herein has assured the Purchaser inter alia that neither any other person and/or persons has any right title interest or claim in the said land nor any one has asserted any right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the vendors had offered to sell the said land measuring 6 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.

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OF LANDS AND BUILDINGS  
KATA  
28 APR 1941





U. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 as also the compromise arrived at and filed in the said Title Suit and pursuant to the nomination of the Purchaser made by the said Ananta Dealtrade Pvt. Ltd., to complete the purchase of the said area of land measuring 6 Decimal being the said land (out of the said remaining area of 330 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendors herein unto and in favour of the Purchaser herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, and in consideration of the sum of Rs. 3,99,666/- (Rupees Three Lac Ninety Nine Thousand Six Hundred Sixty Six) only of the lawful money of the Union of India well and truly paid at or before execution of these presents to the Vendors herein as per details



ADMINISTRASI REGISTRAR  
 KANTOR REGISTRAR  
 SURABAYA  
 20 APR 2012

mentioned in the Memo of Receipt written hereunder (the receipt whereof the VENDORS doth hereby as well as by the receipt hereunder written admits and acknowledges) and of and from payment of the same and every part thereof, hereby releases and discharges the Purchaser and the said land, the Vendors as the beneficial and lawful Owners of the said land doth hereby grant transfer, sell, assign, assure and convey unto and to the use of the Purchaser 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 and also free from any litigation affecting the right title and interest of the vendors by or at the instance of any third party whatsoever and howsoever all that the piece and parcel of land measuring 6 (Six) Decimal be the same a little more or less, 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. 86, R. S. Dag No. 241, L. R. Khatian No's 266 & 434 and L. R. Dag No. 262, which is more fully and particularly mentioned in the Schedule hereunder written and the same is shown and delineated in



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OF DOCUMENTS, CALCUTTA  
28 APR 2013

the Map or Plan thereof annexed hereto and bordered therein within RED LINES together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said land or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the Vendors or its predecessor(s) in title into and upon the said land or any part thereof TOGETHER WITH all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on hereafter shall or may be in the possession or power or control of the Vendors or any one claiming under the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted or expressed so to be unto and to the use of the Purchaser absolutely and forever and the Vendors doth hereby for itself and its partners from time to time and their heirs, executors successors representatives administrators agents and assigns covenant



ENTRAR  
KATA  
28 APR 2014

with the Purchaser that NOTWITHSTANDING any act, deed matter or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of the said land free from all encumbrances, attachments and defect in title whatsoever and the Vendors are otherwise well and sufficiently entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid done or made or caused to be done or made the Vendors has in itself good right full power and absolute authority to sell convey transfer grant assign and assure the said land hereby sold conveyed transferred granted assigned and assured or expressed so to be, unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the Vendors or any person or persons lawfully or equitably claiming from under or in trust for it And the Vendors has put the Purchaser in actual physical peaceful vacant and lawful possession of the said land And Further that the Purchaser shall be



ADDITIONAL REGISTRAR  
OF ABB  
68 APR 2014

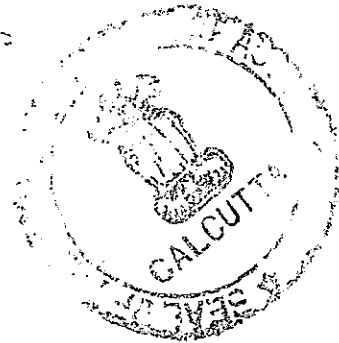


entitled to apply to have its name mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in its name and further that the Vendors and all persons having or lawfully or equitably claiming or estate or right title and interest in the said land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the said land conveyed by these presents and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required AND THE VENDOR doth hereby indemnify and assure the purchasers to keep the Purchasers indemnified in respect of and against all disputes or claims raised with regard to the title of the vendor and/or mutation of the name of the Vendor and also in respect of any damages or loss that may be suffered by reason thereof

AND THE Vendors has at or before execution of these presents handed over and delivered to the Purchaser all the link deeds evincing title of the Vendors to the said land and the detailed particulars of such link deeds and documents so handed over to the

TO THE REGISTRAR

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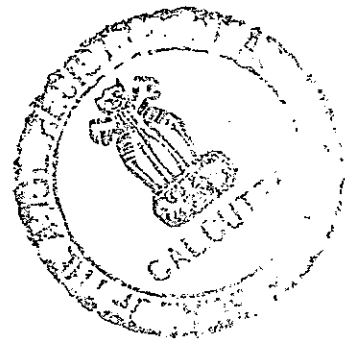
ADDITIONAL REGISTRAR  
REGISTRAR OF COMPANIES  
7 0 APR 2004

Purchaser by the Vendors are mentioned in a Schedule thereof which is attached hereto and the same forms part hereof.

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

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT the piece and parcel of land measuring and/or containing 6 (Six) Decimal be the same a little more or less being out the total property of 11 (Eleven) Decimal of and/or comprised in L. R. Dag No. 262, L. R. Khatian No's 266 & 434, held and owned by the Vendors, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24



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KOLKATA  
8 APR 2014

Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 86, R. S. Dag No. 247, and now under the jurisdiction of the Poleghat Gram Panchayet which is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within RED LINES, abutting on 4 feet katcha path and which is butted and bounded in the manner following, that is to say-

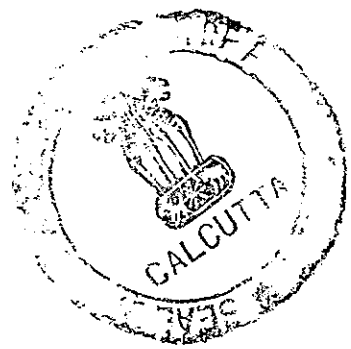
ON THE NORTH: R.S. DAG NO. 242, L.R. DAG NO. 251.

ON THE SOUTH : R.S. DAG NOS. 238 & 240, L.R. DAG NOS. 265 & 263.

ON THE EAST : R.S. DAG NO.S 245 & 242, L.R. DAG NO.S 267 & 251.

ON THE WEST : R.S. DAG NO. 224, L.R. DAG NO. 248.

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ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
8 APR 2011

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

M/s. CHHIKARA BROTHERS

R  
R  
Partner  
(Partner S. K. Kanodia)

M/s. CHHIKARA BROTHERS

(Sunder Lal Kanodia)  
Partner  
SIGNATURE OF THE VENDORS

MAINAK AWAS (P) LTD.

R. K. K. K. K.  
Director/Authorised Signatory

SIGNATURE OF THE PURCHASER

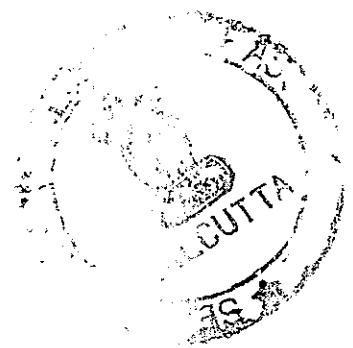
WITNESSES :

1.

*[Signature]*

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

2. *[Signature]*  
Officer in Charge  
Tadap. No. 32



ADDITIONAL REGISTRAR  
OF ASSURANCE CO., KOLKATA  
28 APR 2014



RECEIVED of and from the within named Purchaser the said sum Rs. 3,99,666/- (Rupees Three Lac Ninety Nine Thousand Six Hundred Sixty Six) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

MEMO OF CONSIDERATION

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

Rs. 2,23,439-00

By Pay order No. 791018  
Dated 20<sup>th</sup> March, 2014  
Drawn on United Bank of India  
Issued by Mainak Awas Pvt. Ltd  
Favouring Chhikara Brothers  
Towards the balance amount

Rs. 58,742.00

By Pay order No. 791030  
Dated 20<sup>th</sup> March, 2014  
Drawn on United Bank of India  
Issued by Mainak Awas Pvt. Ltd  
Favouring Rajinder Singh  
Towards the balance amount

Rs. 58,742.00

By Pay order No. 791031

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
8 APR 2018



Dated 20<sup>th</sup> March, 2014  
Drawn on United Bank of India  
Issued by Mainak Awas Pvt. Ltd  
Favouring Surender Singh  
Towards the balance amount

Rs. 58,743.00

TOTAL

Rs. 3,99,666/-

Total Rupees Three Lac Ninety Nine Thousand Six Hundred Sixty Six only.

M/s. CHHIKARA BROTHERS

M/s. CHHIKARA BROTHERS  
*[Signature]*  
Partner

Partner  
SIGNATURE OF THE VENDORS

WITNESSESS :

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

2. *[Signature]*

Drafted by Me:

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

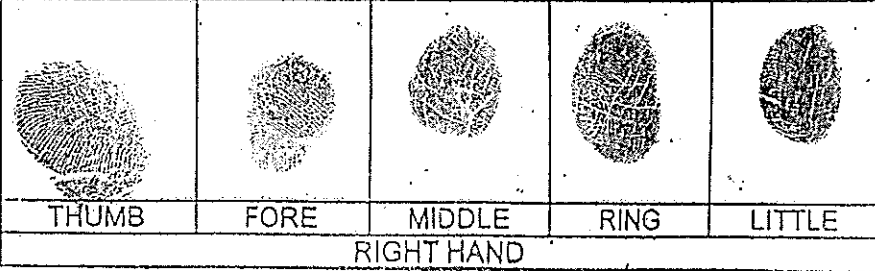
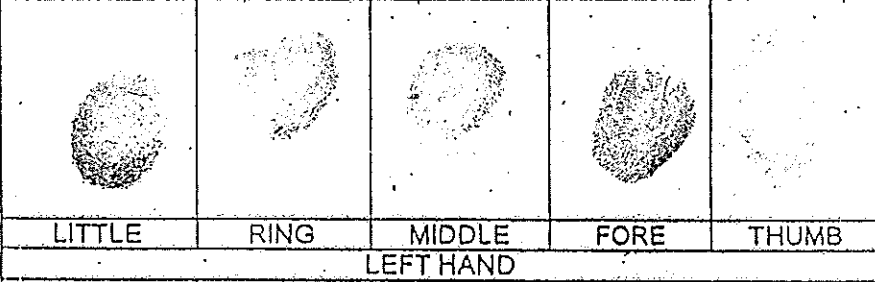
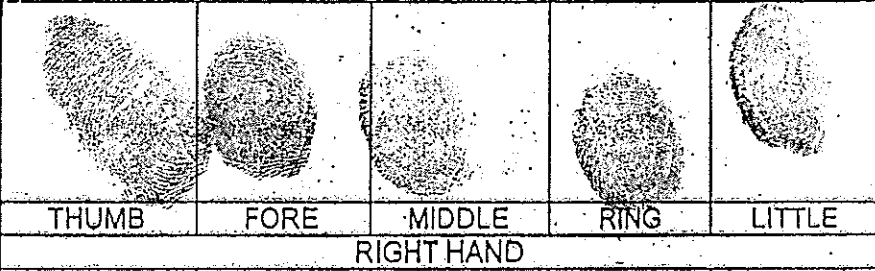
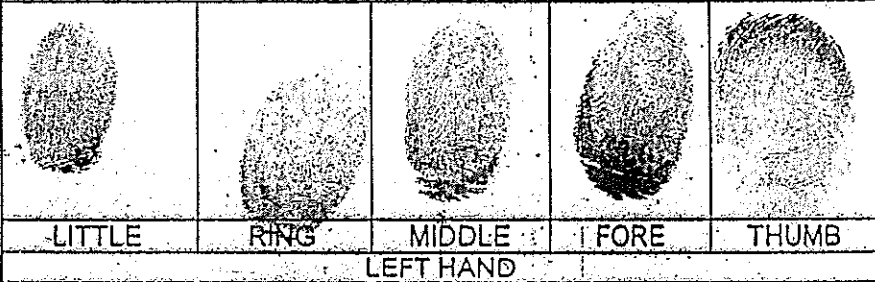
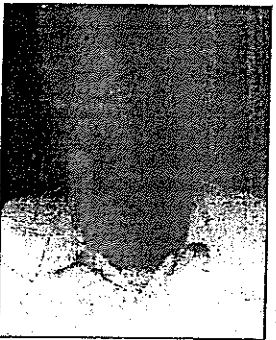
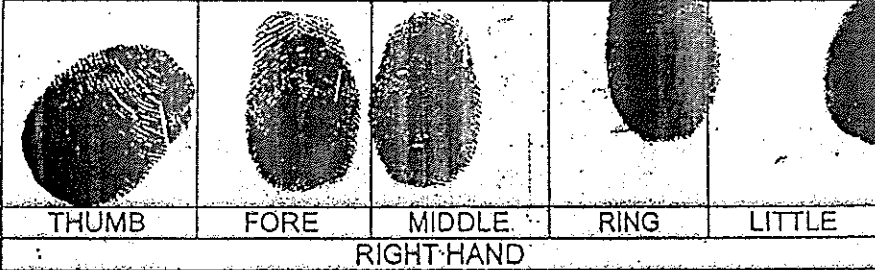
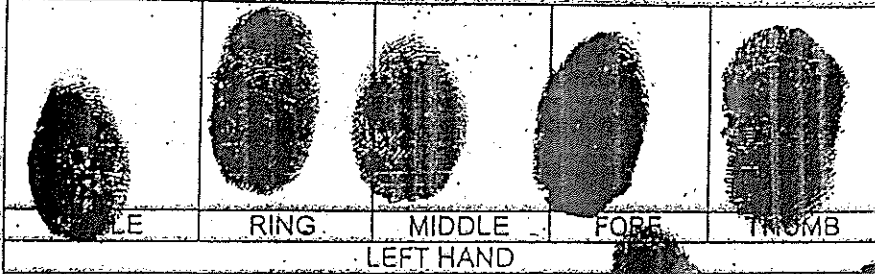
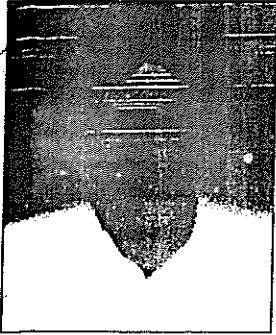
DATED this \_\_\_\_ day of \_\_\_\_\_, 2014.



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
8 APR 2014

Signature of the  
executant and/or  
Purchaser/ Presentants

# SPECIMEN FORM FOR TEN FINGER PRINTS

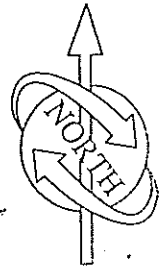


R. K. Kedia



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 APR 2014

SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,  
 R. S. DAG NO. - 241, L. R. DAG NO. - 262,  
 UNDER - POLEGHAT GRAM PANCHAYET,  
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.



DAG  
 R.S. 223  
 L. R. 250

DAG : R. S. - 242,  
 L. R. - 251

DAG : R. S. - 224,  
 L. R. - 248

DAG  
 R. S. - 241,  
 L. R. - 262

AREA:- 6 DECI  
 BI-KA-CH-SFT  
 00- 03 - 10 - 03

DAG  
 R.S. 245  
 L. R. 261

DAG : R. S. - 238,  
 L. R. - 265

DAG : R. S. - 240,  
 L. R. - 263

SOLD LAND - 6 DECI.

BI.	KA.	CHI.	SFT.
00	03	10	03

M/s. CHHIKARA BROTHERS

*[Signature]*  
 Partner

MAINAK AWAS (P) LTD

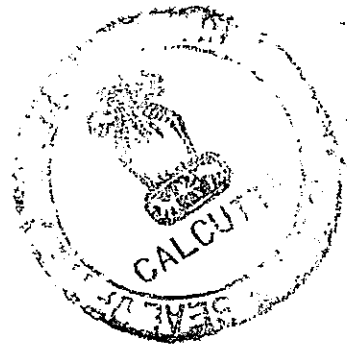
*[Signature]*  
 Director/Authorised Signatory

Traced By

*[Signature]*

MOH N KUMAR GHOSE  
 Sonarpur, Nadia District

M/s. CHHIKARA BROTHERS



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
28 APR 2014





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

Endorsement For Deed Number : I - 03200 of 2014  
(Serial No. 03005 of 2014 and Query No. 1901L000007442 of 2014)

08/04/2014

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

Presented for registration at 18.10 hrs on :08/04/2014, at the Private residence by Ram Kumar Kedia, Claimant.

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

Execution is admitted on 08/04/2014 by

Rajinder Singh, son of Lt. Priya Vart , E, 88/ S/ A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others

Surender Singh, son of Lt. Priya Vart , 16- B/40 Road No. 40. Punjabi Bagh West, Delhi, District:-New Delhi, DELHI, India, , By Caste Hindu, By Profession : Others

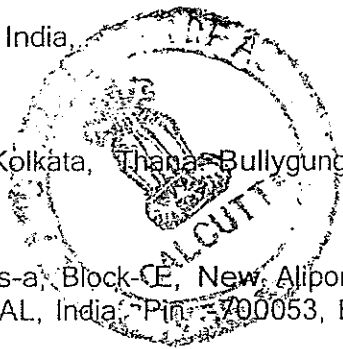
Rajinder Singh  
Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
By Profession : Business

Surender Singh  
Partner, M/ S. Chhikara Brothers, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
By Profession : Business

Ram Kumar Kedia  
Director, Mainak Awas Pvt Ltd, 2 B, DR SHYAMADAS ROW, Kolkata, Thana:-Bullyingunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
By Profession : Others

Identified By Ramchandra Khatua, son of Lt Sankarsan Khatua, 88/s-a, Block-CE, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession: Others.

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



09/04/2014

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

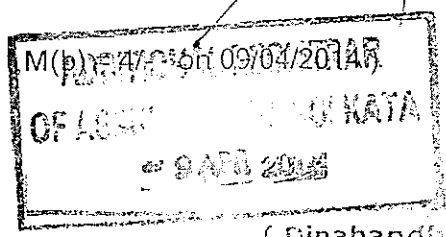
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, article number : 23, 5 of Indian Stamp Act 1899.

**Amount of Fees:**

Amount By Cash

Rs. 4487.00/-, on 09/04/2014

Under Article : A(1) = 4389/- , E = 14/- , I = 55/- , M(a) = 25/-



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



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
8 APR 2014



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

Endorsement For Deed Number : I - 03200 of 2014  
(Serial No. 03005 of 2014 and Query No. 1901L000007442 of 2014)

**Certificate of Market Value(WB PUVI rules of 2001)**

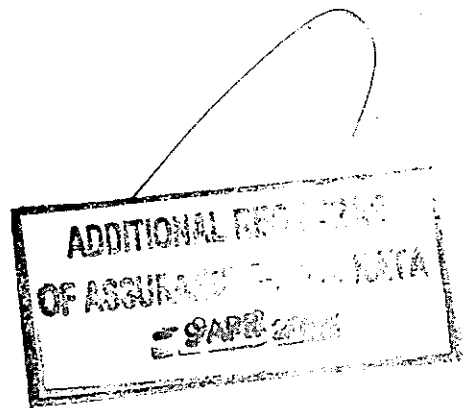
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,99,666/-

Certified that the required stamp duty of this document is Rs.- 20003 /- and the Stamp duty paid as Impresive Rs.- 5000/-

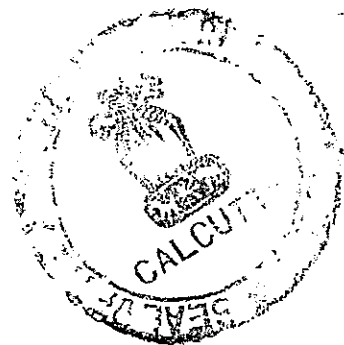
**Deficit stamp duty**

Deficit stamp duty Rs. 15003/- is paid , by the draft number 322840, Draft Date 29/03/2014, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 09/04/2014

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



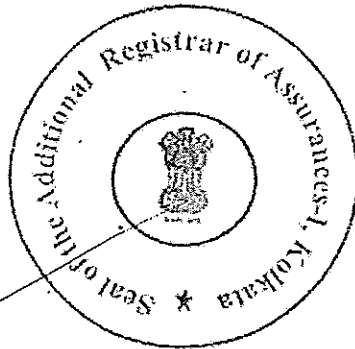
( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
28 APR 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 2175 to 2202  
being No. 03200 for the year 2014.



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

DATED this 8<sup>th</sup> day of April, 2012.

BETWEEN

CHHIKARA BROTHERS & ANR.

AND

MAINAK AWAS PVT. LTD.

DEED OF CONVEYANCE

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

Off: 22109532/22307298

Res.: 26550151/24198919

Email: [kanodiaco@vsnl.net](mailto:kanodiaco@vsnl.net)

[AD05-CON34-DAG241]