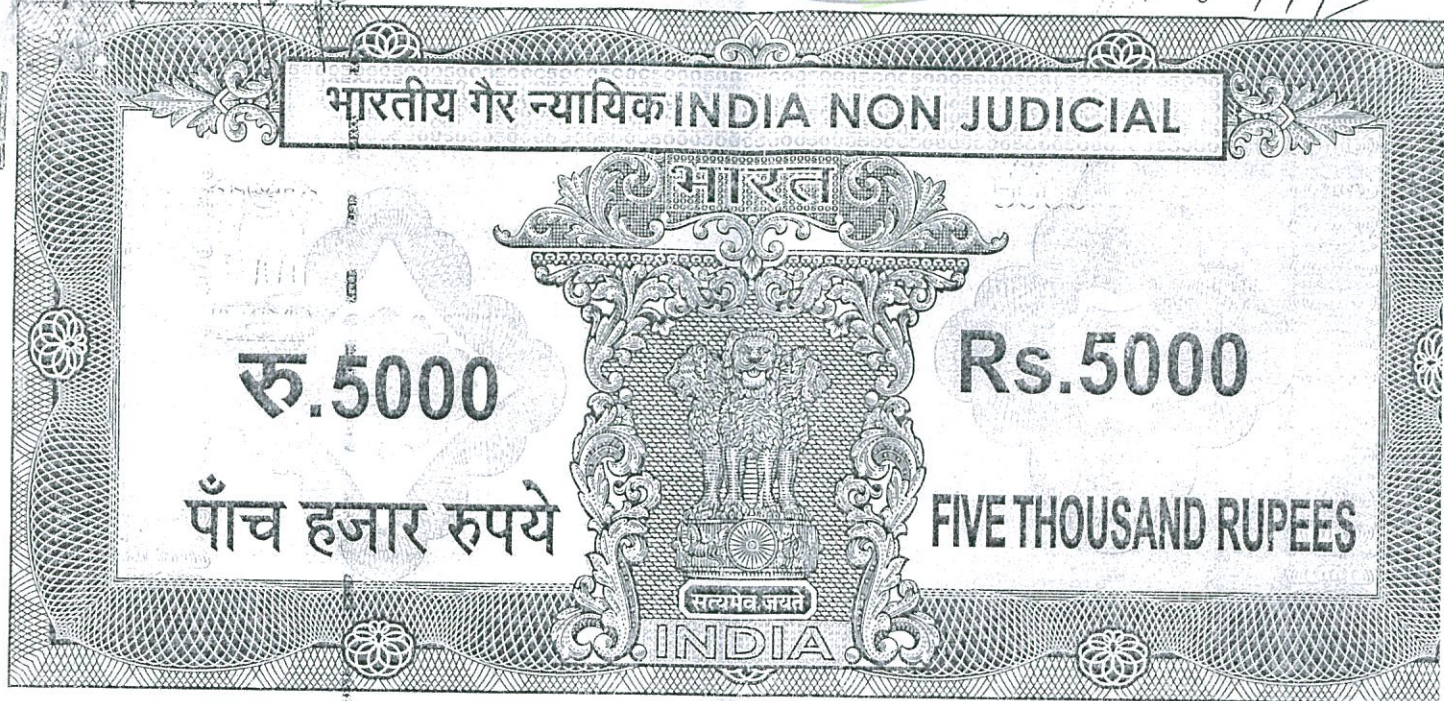


P 04048

P - RS 255
LR 276

11/13

I 6279/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certifies that the document is admitted to registration, the nature sheets and the endorsement sheets attached with this document are part of this document.

A 832388

b. 44
S. No. 914/13
V. No. 1087/13
13/5/13

[Signature]
Sub-Registrar,
West Bengal, Kolkata
13 MAY 2013

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

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

BETWEEN

1) 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,
Rohitak, Hariyana, and having its another office at 88,S/A, Block

7081

18 APR 2013

SL. No. DATE.

NAME

ALD

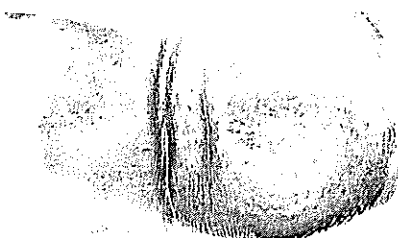
AMT

KANODIA & CO,
Solicitors & Advocates,
5, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 42

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,

2) M/S. PRIYA VART DEWAN SINGH (PAN NO. AAAFP9638B), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, and having its another office at 88,S/A, Block E, New Alipore, Kolkata-700053, represented by its present partners namely (i) SRI RAJINDER SINGH (PAN NO. ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 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,

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 two partnership firm's and the said two common partners from time to time and their respective legal heirs, successors, successors-in-office, legal representatives, administrators, executors, agents and assigns in office) of the **FIRST PART,**



109

M/S LAKHIRAM PRIYA VART

M/S PRIYA VART DEWAN SINGH

Partner
Partner



Biswajit Halder

[Faded official text and stamp]

AND

1) **BALADEVA VILLA PVT. LIMITED (PAN NO. AAFCB3960L)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. Ballygunge, Kolkata-700 019, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

2) **BALADEVA INFRASTRUCTURE PVT. LIMITED (PAN NO. AAFCB3963K)**, incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 2B, Dr. Shyama Das Row, P. S. Ballygunge, Kolkata-700 019, represented by one of its Directors MR. RAM KUMAR KEDIA son of Late Nagarmal Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025,

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



[Handwritten signature]

[Faded official stamp or text]

23 May 2019

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

WHEREAS all that piece and parcel of land measuring 11 Decimal out of 13 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. 75, R. S. Dag No.255, L. R. Khatian No. 431 & 436 and L. R. Dag No. 276, 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 Goljan Bibi wife of Kaji Chand Mia, Kaji Abdul Shakur, Kumari Sabera Khatun, Nayna Khatun, all are sons and daughters of Kaji Abdul Jabbar, Kaji Abdul Jabbar son of Kaji Ahed Hossain was the joint owners of all that piece and



Handwritten signature and a rectangular stamp, possibly containing a name or title, which is mostly illegible due to blurring.

8 MAY 2013

percell of land admeasuring 3 Decimal out of 13 Decimal of land situated in Mouza Raghampur, Under R.S.Khatian No.75, comprised in R.S. No. 235, J.L.No. 74, Touzi No.119, under R.S. Dag No. 255.

AND WHEREAS by virtue of a registered Deed of Conveyance by a Bengali Saf Kobala Deed dated 24th October, 1962 the aforesaid Goljan Bibi, Kaji Abdul Shakur, Kumari Sabera Khatun, Nayna Khatun, Kaji Abdul Jabbar jointly sold, conveyed and transferred all that piece and parcel of land measuring a little more or less 3 Decimal land out of 13 Decimal, which was recorded as Danga Land and the same is situated at and lying within Mouza Raghampur, in the District of previously 24 Parganas and now South 24 Parganas comprised in J. L. No. 74, R. S.No. 235, R.S. Dag No. 255, R. S. Khatian No. 75, to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered at the office of Baruipur Sub Registration Office and recorded in Book no. I, Volume No. 100, Pages from 179 to 182, Being no. 9269 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 the present Vendor No.1 herein was granted the abovementioned property under R. S. Dag No. 255 being all that the aforesaid land measuring 3 Decimal situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHWREAS as aforesaid the Vendor No.1 herein became the owner and has got their name mutated in B.L. &



Handwritten signature above a rectangular stamp containing illegible text.

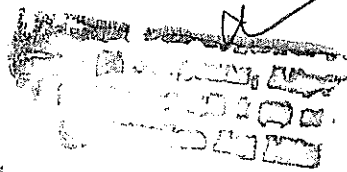
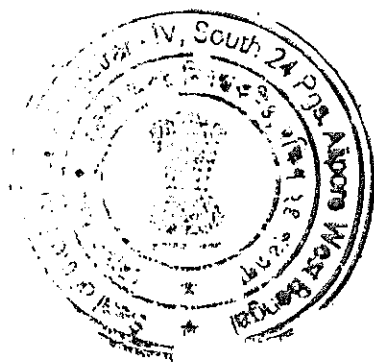
13 MAY 2013

Kal. 25, Services 17.0

L.R.O. in respect of the aforesaid 3 Decimal of land and the new L. R. Khatian No. 436, L.R. Dag No. 276 and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

AND WHEREAS Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal was the lawful joint owners in respect of the property ALL that the piece and parcel of Danga land measuring 13 Decimal and the same is more fully and particularly mentioned and described in the first schedule hereunder written situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 75, R. S. Dag No. 255.

AND WHEREAS while thus being seized and possessed the aforesaid landed property as absolute legal joint owners, the aforesaid Moslem Mandal, Islam Mandal, Ismail Mandal, Ibrahim Mandal, Abdul Mandal all are sons of Late Moksed Mandal, Amena Bibi wife of Late Moksed Mandal for their legal necessity of money sold, conveyed, granted, assured, assigned and transferred the aforesaid property All that piece and parcel of Danga land measuring 13 Decimal along with some other properties, situated at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No.



Handwritten text below the rectangular stamp, possibly a name or title.

Handwritten text at the bottom left: "Tal. = 25, Service."

119, R. S. Khatian No. 75, R. S. Dag No. 255, by virtue of a registered Deed of Conveyance dated 3rd July, 1967 by a Bengali Saff Kobala Deed to M/S Dewan Singh & Pratap Singh and the same was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 18, Pages from 78 to 82, Being No. 1106 for the year 1967.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 481 of 1983 by the Ld. H.C.S. Senior Sub Judge, Rohtak and the order dated 25th November, 1983 the said M/s. Priya Vart Dewan Singh the Vendor No.2 herein was granted the abovementioned property under R.S. Dag No. 255, being all that the aforesaid land measuring 13 Decimal situated at Raghampur Mouza in the state of West Bengal.

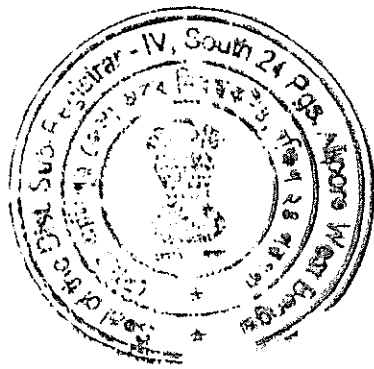
AND WHEREAS as aforesaid the Vendor No.2 herein applied for mutation their name in the office of the B. L. & L.R.O. in respect of the said 13 Decimal of Land out of which mutation in respect of 08 Decimal of land and the new L.R. Khatian No. 431, L.R. Dag No. 276 has been allowed and granted by the B. L. & L.R.O. in favour of the Vendor No. 2 herein.

AND WHEREAS as aforesaid the Vendor No.1 & 2 herein became the joint owners in respect of the land admeasuring in totaling 11 Decimal out of 13 Decimal of land the same is comprised in and under L.R. Khatian Nos. 431 & 436, L.R. Dag No. 276, J.L. No. 74, R.S. No. 235, Touzi No. 119, 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 and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption of others.

AND WHEREAS by two DEED OF LEASE both 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 both the Vendors No. 1 & 2 herein therein described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata-700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1st August of 2004, 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.



[Signature]
REGISTRAR - IV
SOUTH 24 P.O. ANJONA
WEST BENGAL

13 MAY 2013

Kal. 25, Service

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 Vendors No. 1 & 2 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 two Deed Of Surrender of Lease both made and executed on dated 18th March, 2013 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

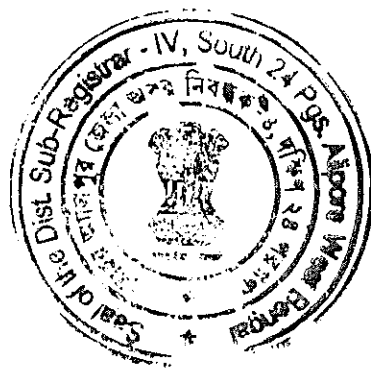


Handwritten signature and illegible text.

13 MAY 2013

delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag Nos.

AND WHEREAS the VENDORS herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the vendor had offered to the Confirming Party herein to sell the aforesaid property being all that the piece and parcel of land measuring 11 Decimal out of 13 Decimal situated and lying at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 75, R. S. Dag No. 255, L. R. Khatian No.431 & 436 and L. R. Dag No.276, which is more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, but in view of pendency of mutation in respect of the 02 Decimal of land out of the said 13 Decimal of Land has offered and agreed to sell for the time being the said 11 Decimal of Land being the said property and also sell the said remaining 02 Decimal of Land when mutation in respect thereof would be granted to the Vendors and such negotiated with CONFIRMING PARTY who being satisfied with the said offer of the Vendors and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDORS to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah



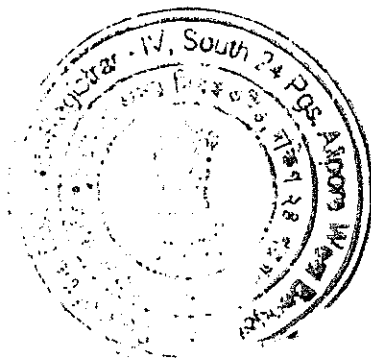
[Signature]
SUB-REGISTRAR
ALIPORE WEST
BURDWAN

03 MAY 2013

which is equivalent to Rs.66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per Decimal and the VENDORS 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 Vendors 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 13 Decimal of Land 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.

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 11 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the second schedule hereunder written and which is intended to be



~~REGISTRAR OF COMPANIES~~
~~SOUTH 24 P.G.S. ALIPORE~~
~~WEST BENGAL~~

13 MAY 2013

hereby sold conveyed transferred granted assigned and assured by the Vendors 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:

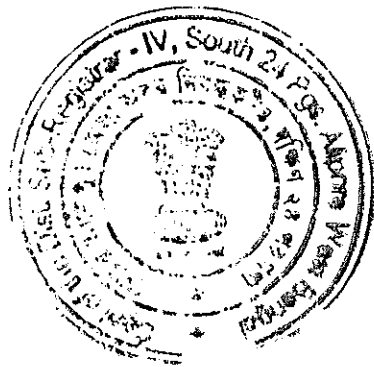
That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2nd February, 2012, and in consideration of the sum of Rs.7,32,721/- (Rupees Seven Lac Thirty Two Thousand Seven Hundred Twenty One) only, paid to and received by the VENDOR herein out of which a sum of Rs.2,58,126/- (Rupees Two Lac Fifty Eight Thousand One Hundred Twenty 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 account of the purchaser herein and adjusted out of and reduced from the earnest money paid by the Confirming Party and another sum of Rs.58,118.50/- (Rupees Fifty Eight Thousand One Hundred Eighteen and Fifty Paise) 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



[Handwritten signature]
KARNATAKA GOVT. ENGINEER - IV, South 24 PG. APOUR MANGALURU

13 MAY 2013

sum of Rs.4,16,476.50/- (Rupees Four Lac Sixteen Thousand Four Hundred Seventy Six and Fifty Paise) only, having been paid by the purchasers to the vendors at or before execution of these presents (the receipt whereof the VENDORS do and each of them 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 VENDORS as the beneficial and lawful Owners 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 lispens 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 11 Decimal out of the said 13 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. 75; R. S. Dag No. 255, L. R. Khatian No. 431 & 436 and L. R. Dag No. 276 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

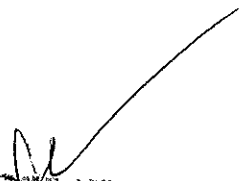


~~REGISTRAR - IV, SOUTH 24 P.S. ANANTNAG, JAMMU & KASHMIR~~
REGISTRAR - IV, SOUTH 24 P.S. ANANTNAG, JAMMU & KASHMIR

13 MAY 2013

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 VENDORS or their 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 VENDORS or any one claiming under the Vendors or either of them 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 PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDORS doth hereby for themselves and their 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 VENDORS is now lawfully and absolutely seized and possessed of the SAID PROPERTY free from all encumbrances attachments and defect in title whatsoever and the VENDORS are 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 VENDORS has in themselves




[Illegible text]
[Illegible text]
[Illegible text]

13 MAY 2013

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 VENDORS or any person or persons lawfully or equitably claiming from under or in trust for them 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 VENDORS or either of them or any one or all person or persons having or lawfully or equitably claiming or estate or right title and interest for them or either of them in the SAID PROPERTY or any part thereof from under or in trust for them or either of them the VENDORS 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 executed and performed all such acts and deeds 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



[Handwritten signature]
~~Sub-Registrar, Alipore West~~
~~Kolkata~~

13 MAY 2013

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 Vendors unto and in favour of the Purchasers and also that the sale of the said property hereby so made shall absolve the Vendors from performing to the extent of such sale made by them who are two 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 vendors therein and the Vendors herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 13 (Thirteen) Decimal of land be the same or little more or less recorded as Danga Land comprised in L. R. Dag No. 276, 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.75, R. S. Dag No. 255, now under

the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag No. 237, i.e. L. R. Dag No. 269.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 257, i.e. L. R. Dag No. 275.

ON THE EAST : By portions of land comprised in R. S. Dag No. 254, i.e. L. R. Dag No. 271.

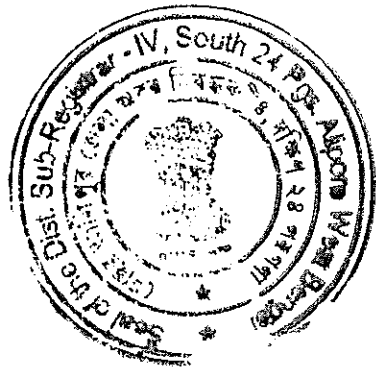
ON THE WEST: By portions of land comprised in R. S. Dag No. 256, i.e. L. R. Dag No. 277.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 11 (Eleven) Decimal be the same or little more or less out of 13 (Thirteen) Decimal of land recorded as Danga Land being part of and/or comprised in L. R. Dag No. 276 held vide L. R. Khatian No. 431 & 436 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 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No.75, R. S. Dag No. 255, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By portions of land comprised in R. S. Dag No. 255, i.e. L. R. Dag No. 276.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 255, i.e. L. R. Dag No. 276.



স্বাক্ষরিত
সি.এ.এ.সি.
সি.এ.এ.সি.

13 MAY 2013

ON THE EAST : By portions of land comprised in R. S. Dag No. 255, i.e. L. R. Dag No. 276.

ON THE WEST: By portions of land comprised in R. S. Dag No. 255, i.e. L. R. Dag No. 276.

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 PRIYA VART

M/S LAKHIRAM PRIYA VART

M/S PRIYA VART DEWAN SINGH

M/S PRIYA VART DEWAN SINGH

[Handwritten Signature]
Partner

[Handwritten Signature]
Partner

Ramchandra Khatri
88/ S-A Block E
New Alipore
Ker-53

Abhijit Chakraborty
88B Surat Bone Rd.
Kolkata 700026

SIGNATURE OF THE VENDORS

BALADEVA VILLA (P) LTD.

[Handwritten Signature]

Director/Authorised Signatory
BALADEVA INFRASTRUCTURE (P) LTD

[Handwritten Signature]

Director/Authorised Signatory

SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt. Ltd.

[Handwritten Signature]
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. *[Handwritten Signature]*



স্বাধীনতা ও শ্রম নিবন্ধকরণ
১৯৭১ সালের ১১ মার্চ

13 MAY 2013

RECEIVED of and from the within named **PURCHASERS** through Confirming Party the within mentioned sum Rs.7,32,721/- (Rupees Seven Lac Thirty Two Thousand Seven Hundred Twenty One) 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

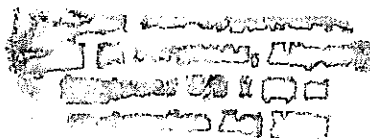
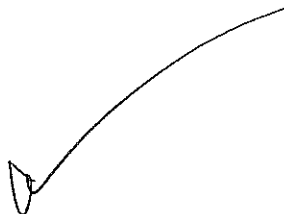
Rs. 2,58,126.00

By adjustment and appropriation
Out of the sum of Rs. 41,00,000/-
Paid by the Confirming Party to
Inter alia the Vendors through
the State Bank of India(SARB)

Rs. 58,118.50

By Demand Draft No. 324632, 324633
dated 10th May, 2013
Issued by SBI,
Favouring the Vendor herein
towards the Balance Amount


Rs. 4,16,476.50



13 MAY 2013

TOTAL

Rs. 7,32,721.00

=====

Total Rs. 7,32,721/- (Rupees Seven Lac Thirty Two Thousand Seven Hundred Twenty One) only.

M/S LAKHIRAM PRIYA VART

M/S PRIYA VART DEWAN SINGH


Partner

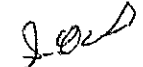
M/S LAKHIRAM PRIYA VART

M/S PRIYA VART DEWAN SINGH


Partner

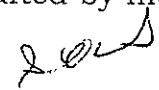
SIGNATURE OF THE VENDORS

WITNESSESS :

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

2. 

Drafted by me.


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



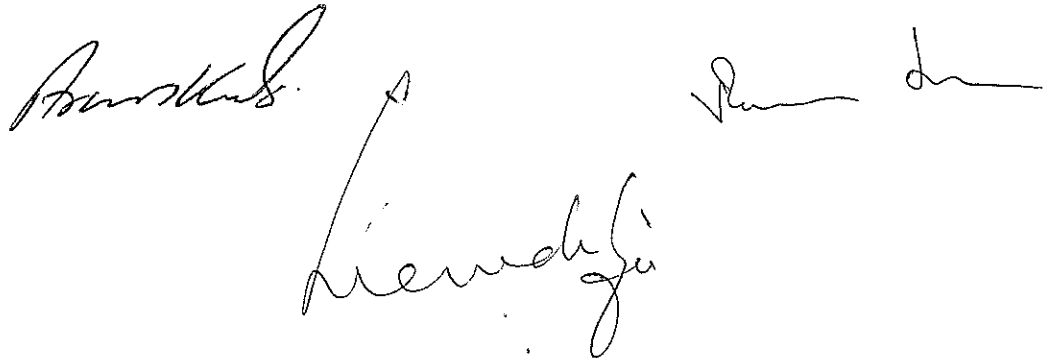
Handwritten signature and illegible text.

Handwritten text at the bottom of the page.

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 24th October, 1962, registered at the office of Baruipur Sub Registration Office and recorded in Book no. I, Volume No. 100, Pages from 179 to 182, Being no. 9269 for the year 1962.
2. Original Bengali Saff Kobala Deed dated 3rd July, 1967, registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 18, Pages from 78 to 82, Being No. 1106 for the year 1967.
3. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.

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





M
[Redacted text block]

৯ ৯ ১৯৯৯



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

Endorsement For Deed Number : I - 06279 of 2013
(Serial No. 04048 of 2013 and Query No. 1604L000009146 of 2013)

On 13/05/2013

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

Presented for registration at 18.44 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 Lakhiram Priyavart Pan No Aaafi 2822r, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
Partner, M/s Priya Vart Dewan Singh, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : ----
2. Arun Kr Kedia
Director, Ananta Dealtrade Pvt Ltd, 50 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : ----
3. Surender Singh
Partner, M/s Lakhiram Priyavart, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
Partner, M/s Priya Vart Dewan Singh, 747 Shivaji Colony Rohtak Hariyana, HARYANA, India, .
, By Profession : ----
4. Ram Kumar Kedia
Director, Baladeva Villa Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
Director, Baladeva Infrastructure Pvt Ltd, 2b Dr Shyama Das Row, , Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : ----
Identified By Biswajit Halder, son of Ranjit Kr Halder, 50 Suburban School Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

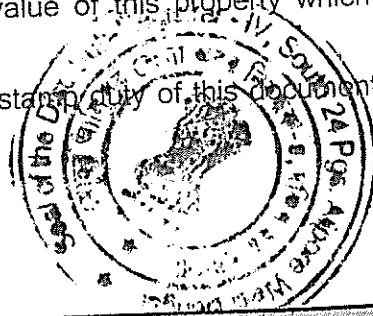
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013

Certificate of Market Value(WB PUVI rules of 2001)

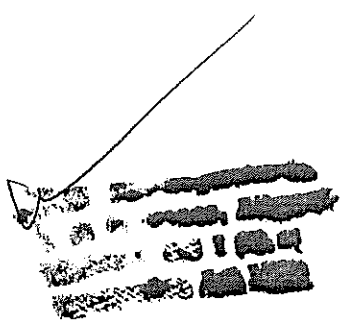
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7,32,721/-

Certified that the required stamp duty of this document is Rs.- 36647 /- and the Stamp duty paid as: Impressive Rs.- 5000/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

Handwritten marks and a diagonal line in the top right corner.



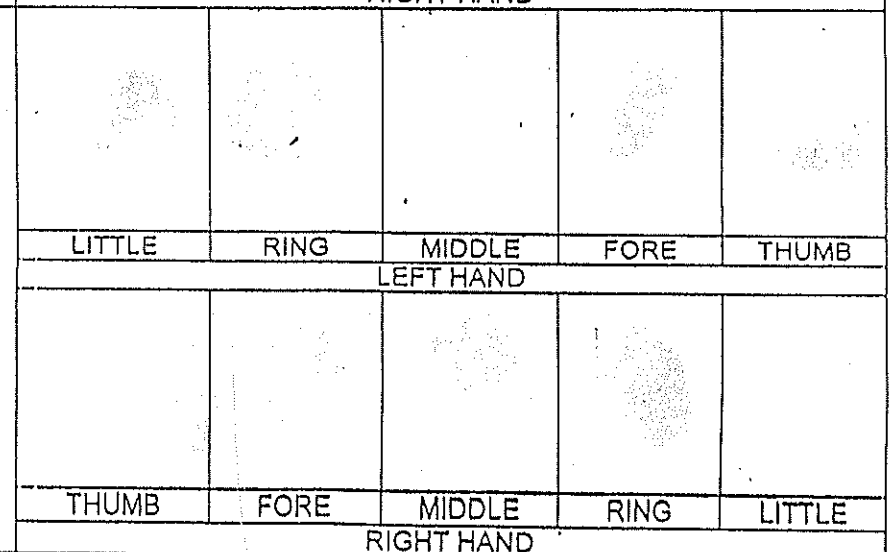
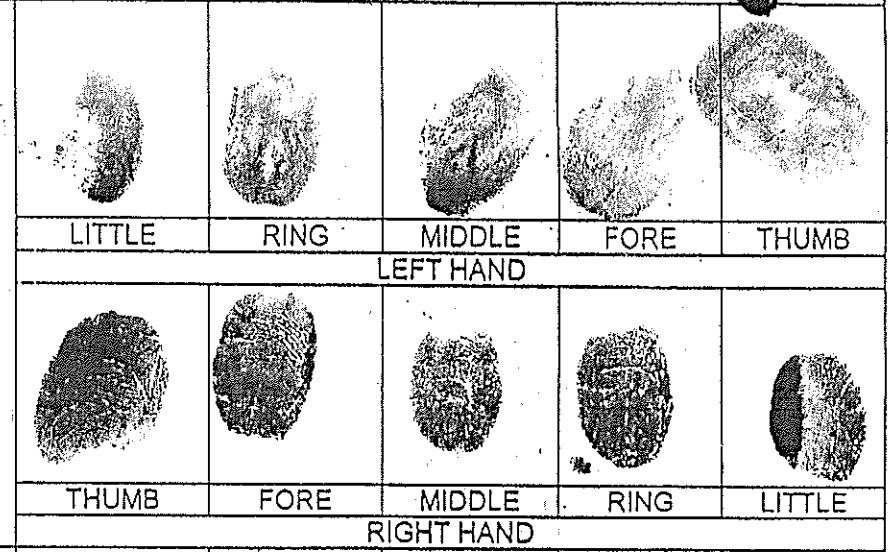
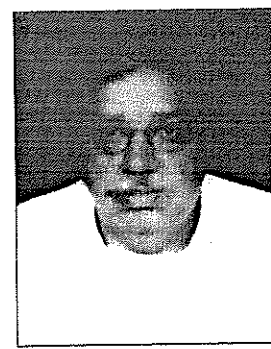
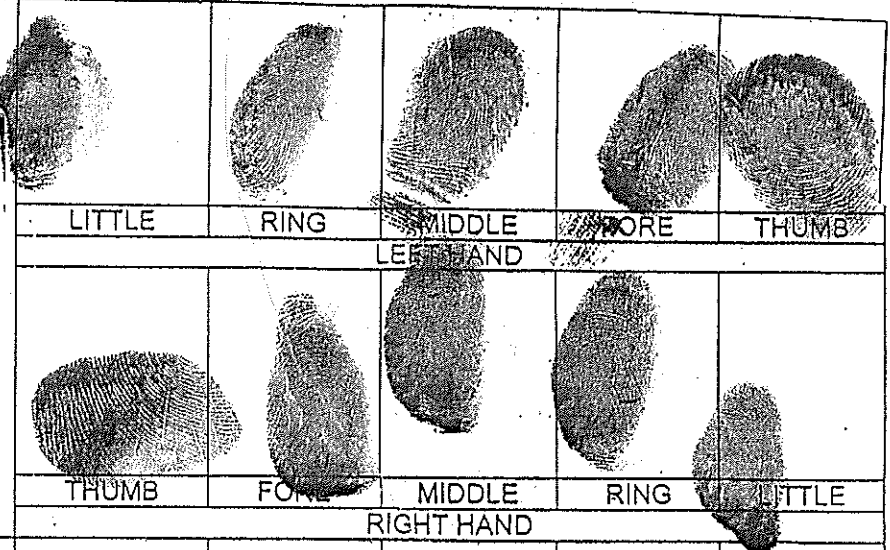
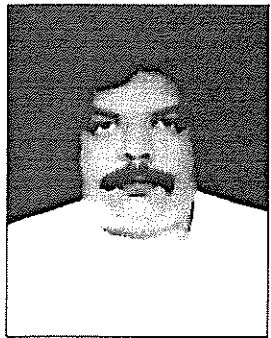
A small, faint mark or signature at the bottom left.

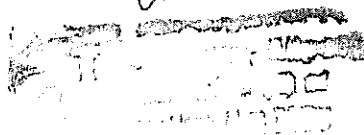
A small, faint mark or signature at the bottom center.

SPECIMEN FORM FOR TEN FINGER PRINTS

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

1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]*





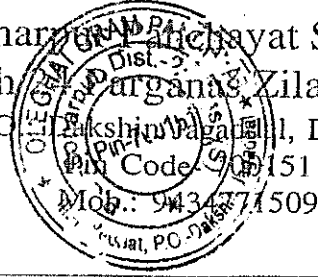
03 MAY 2000

POLEGHAT GRAM PANCHAYAT

Sonarpur Panchayat Samity
South 24 Parganas Zila Parisad

Vill. : Poleghat, P. O. Bakshin Pargana, Dist.: South 24 Parganas

Prodhan
Akhand Anwarul Haque



Upa-Prodhan
Ensan Mondal

Ref. No.....

Date. 21/03/17.

১৩- ফরাসি আয়তন জুজুর (১১) বিগা- আয়তন জুজুর,
কাজনা বিগা- আয়তন জুজুর ২০৬০ মালা
কাজনা, জুজুর পর নিম্নলিখিত উন্নয়ন
কাজনা :-

- ১) কাজনা আয়তন জুজুর (১১) বিগা- আয়তন জুজুর।
- ২) কাজনা বিগা- আয়তন জুজুর।

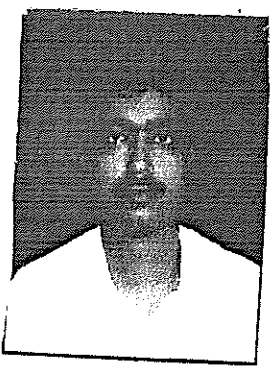
 21/03/17.

Prodhan
POLEGHAT GRAM PANCHAYAT

SPECIMEN FORM FOR TEN FINGER PRINTS

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

1. *[Handwritten Signature]*



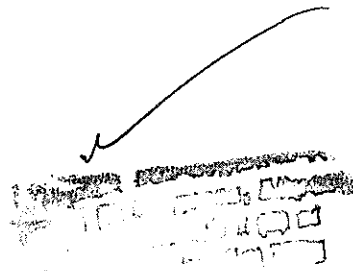
| | | | | |
|------------|------|--------|------|--------|
| | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| LEFT HAND | | | | |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| RIGHT HAND | | | | |

2.

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

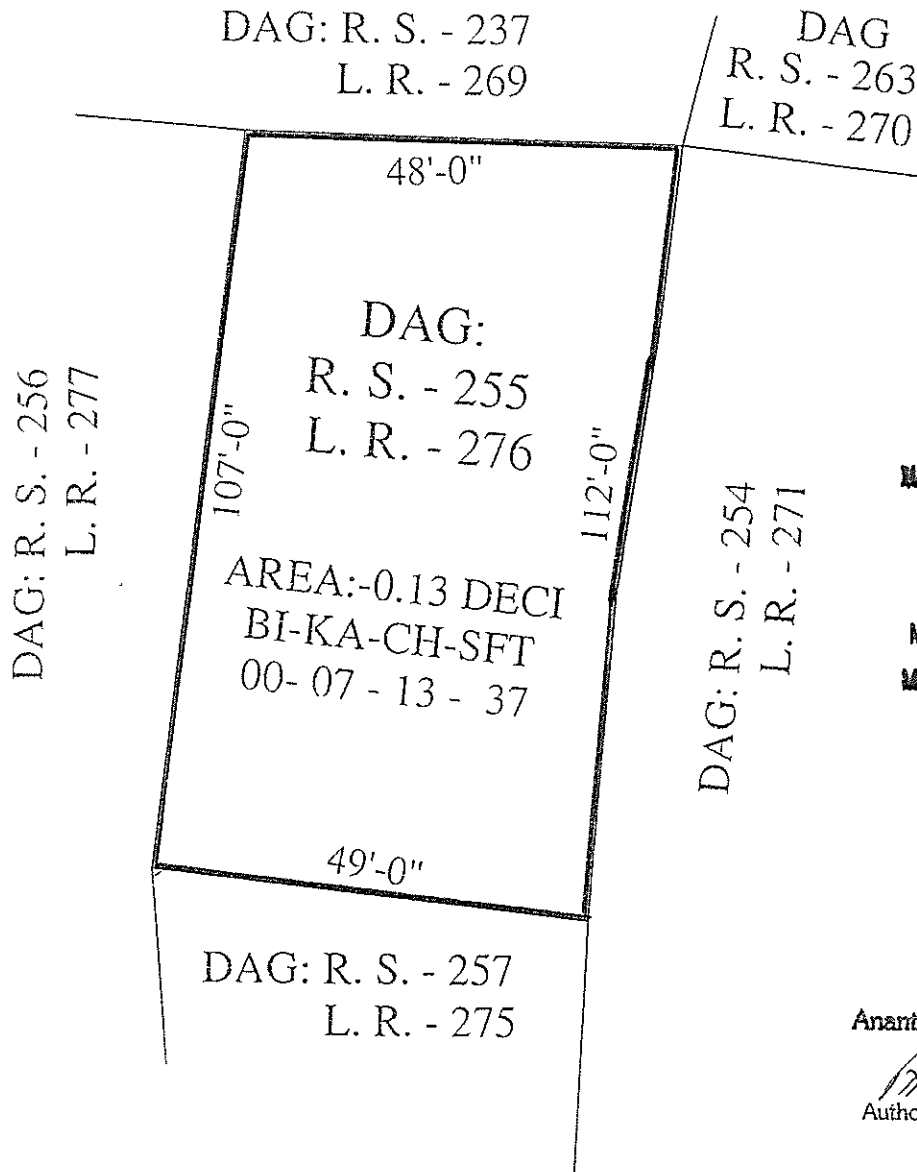
3.

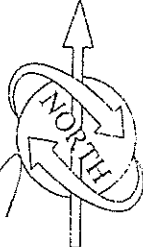
| | | | | |
|------------|------|--------|------|--------|
| | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| LEFT HAND | | | | |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| RIGHT HAND | | | | |



13 MAY 2013

**SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
R. S. DAG NO. - 255, L. R. DAG NO. - 276,
UNDER - POLEGHAT GRAM PANCHAYET,
P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.**





M/S LAKHIRAM PRIYA VART
M/S PRIYA VART DEWAN SINGH
[Signature]
Partner

M/S LAKHIRAM PRIYA VART
M/S PRIYA VART DEWAN SINGH
[Signature]
Partner

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

**TOTAL LAND IN DAG- .13 DECI.
SOLD LAND .11 DECI.**

| BI | KA | CH | SFT |
|----|----|----|-----|
| 00 | 06 | 10 | 21 |

BALADEVA VILLA (P) LTD.
R. K. Kedia
Director/Authorised Signatory
BALADEVA INFRASTRUCTURE (P) LTD.
R. K. Kedia
Director/Authorised Signatory

Traced By
R. Ghosh
M/S BALADEVA VILLA (P) LTD.
19-4-13



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

Endorsement For Deed Number : I - 06279 of 2013
(Serial No. 04048 of 2013 and Query No. 1604L000009146 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 31646/- is paid , by the draft number 278461, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 21/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/06/2013

Deficit stamp duty

Deficit stamp duty Rs. 10/- is paid , by the draft number 503665, 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.

Payment of Fees:

Amount By Cash

Rs. 3476.00/-, on 01/08/2013

Amount by Draft

Rs. 8091/- is paid , by the draft number 278487, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

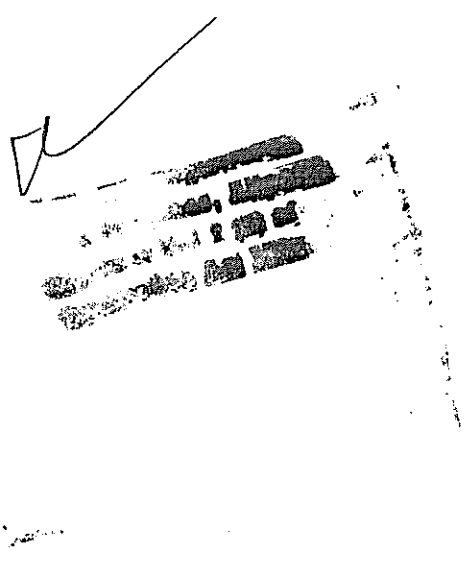
(Under Article : A(1) = 8052/- B = 3476/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Handwritten marks and characters in the top right corner, including a large 'E' and some illegible scribbles.



1
2
3
4
5
6
7
8
9
10

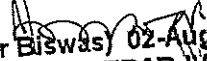
C

C

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 281 to 309
being No 06279 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