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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पांच हजार रुपये

FIVE THOUSAND RUPEES

भारत INDIA

पश्चिम बंगाल WEST BENGAL

A 571541

Handwritten notes: 465000, NO. 8584/13, C.No. 1092/13, 13/5/13

It is declared that the document is a copy of the original document registered with the Registrar of Assurances, Alipore, and the endorsement sheets attached with the document are part of this document.

Signature and stamp of Registrar of Assurances, Alipore

DEED OF CONVEYANCE

13 MAY 2013

01 AUG 2013

made on this 13th the day of May, Two Thousand and Thirteen

BETWEEN

M/S. CHHIKARA BROTHERS (PAN NO.- AACFC4100H), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony,

8139

18 APR 2013

No. Date

Sold to **KANODIA & CO.**

Solicitors & Advocates

Address **8, 9/4, Box Office Street**

Kolkata - 700 001

A. BANERJEE

L.S. VENDOR (O.S.)

HIGH COURT, KOLKATA-700 007

Ru Kar Keliu

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ASHIS BANERJEE
LI & VENDOR
HIGH COURT, CAD



AVIGHNA COMPLEX (P) LTD.

AVANEESH REAL ESTATE (P) LTD.

AVANEESH VILLA (P) LTD.

AVIGHNA ENCLAVE (P) LTD.

Ru Kar Keliu

Director/Authorised Signatory



1090

Ananta Desai Trade Pvt. Ltd.

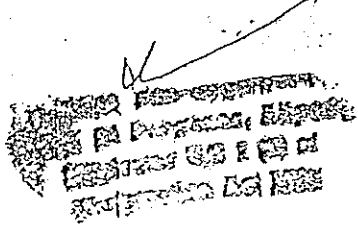
Authorised Signatory/Director



1091

M/S CHIKARA BROTHERS

Partner



13 MAY 2013

Signature of Haldar

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

AND

1) AVIGHNA COMPLEX PVT. LIMITED (PAN NO. AAKCA8189M), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata-700 007, 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) AVANEESH REAL ESTATE PVT. LIMITED (PAN NO. AAKCA8180C), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata- 700 007, 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,

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M/S CHIKARA BROTHERS
Chikara
Partner



Sub-Registrar - IV, South 2A P.O. Alapaha West Bengal
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13 MAY 1953

Chikara Holder

3) AVANEESH VILLA PVT. LIMITED (PAN NO. AAKCA8184G), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata- 700 007, 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,

4) AVIGHNA ENCLAVE PVT. LIMITED (PAN NO. AAKCA8186E), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 10/1, Burtolla Street, P. S. Posta, Kolkata- 700 007, 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

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,



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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 successors, successors-in-office and/or interest, agents and assigns in office) **OF THE OTHER PART;**

WHEREAS all that piece and parcel of land measuring 35 Decimal which was recorded as Sali 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. 130, R. S. Dag No. 223, L. R. Khatian No. 435 and L. R. Dag No. 250, 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 Sadek Shaikh Son of Late Mokbul Shaikh Was the recorded owner in respect of the plot of land being all that the piece and parcel of Sali land measuring 35 Decimal, situated and lying within Mouza Raghampur, Pargana Magura, P.S. and Sub Registration Office at Baruipur and now Sonapur comprised in R. S. No. 235, J. L. No. 74, R. S. Khatian No. 130, R. S. Dag No. 223, in the District of previously 24 Parganas and South 24 Parganas.



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AND WHEREAS while thus being so seized and possessed of the aforesaid property as legal owner the said Sadek Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred all that the piece and parcel of Sali land measuring a little more or less 35 Decimal comprised in R. S. Dag No. 223 under R. S. Khatian No. 130 to Sri Pratap Singh Chaudhury son of Late Lakshmi Ram Chaudhury by virtue of a Bengali Saff Kobala Deed dated 4th day of October, 1962 for valuable consideration paid the said purchaser and the same was registered in Baruipur Sub Registration office and recorded in Book No. I, Volume No. 102, pages from 170 to 173, Being No. 9080 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 above mentioned property under R. S. Dag No. 223 being all that the aforesaid Sali land measuring 35 Decimal situated and lying at Mouza Raghampur in the state of West Bengal.

AND WHEREAS as aforesaid the present 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



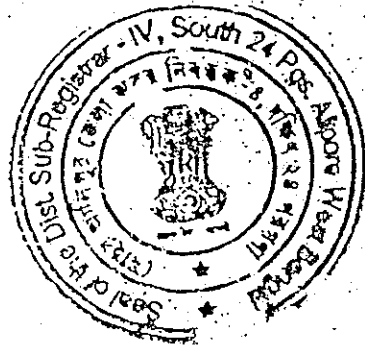
ಇಲ್ಲಿಗೆ ಸಹಿ ಮತ್ತು ಮುದ್ರೆ
ಮಾಡುವುದು
ಕಾರ್ಯದರ್ಶಿ
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು

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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 Sali land measuring 35 Decimal, 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. 130, R. S. Dag No. 223, L. R. Khatian No. 435 and L. R. Dag No. 250, 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 convey grant 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 the sale of about 800 Cottahs of land which included the aforesaid 35 decimal of land being the said property, lying and situate at or within the Mouzas Raghampur



[Signature]
District Sub-Registrar, Alipore
West Bengal

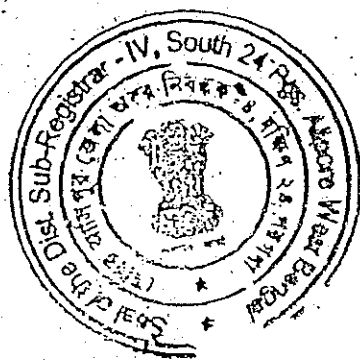
13 MAY 2013

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 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 35 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.

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.23,31,385/- (Rupees Twenty



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District Sub-Registrar, Alipore West
Bengal

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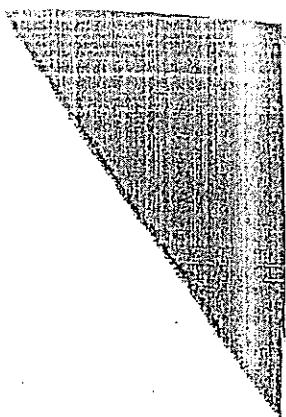
Three Lac Thirty One Thousand Three Hundred Eighty Five) only paid to and received by the VENDOR herein out of which a sum of Rs.8,21,310/- (Rupees Eight Lac Twenty One Thousand Three Hundred Ten) only has been adjusted out of the earnest money and advance paid by the Confirming Party to the Vendor with 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.1,84,922.50/- (Rupees One Lac Eighty Four Thousand Nine Hundred Twenty Two 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 mean time 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.13,25,152.50/- (Rupees Thirteen Lac Twenty Five Thousand One Hundred Fifty Two and Fifty Paise) 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 lispens occupiers tenants licensees



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23 MAR 2013

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 35 Decimal be the same a little more or less, lying and situate 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. L. No. 74, R. S. Khatian No. 130, R. S. Dag No. 223, L. R. Khatian No. 435 and L. R. Dag No. 250; 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 under the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the **SAID**



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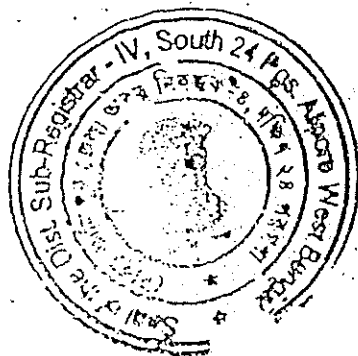
PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASERS absolutely and for ever and the VENDOR doth hereby for itself and its partners from time to time and their heirs, executors, successors, representatives, administrators, agents and assigns covenant with the PURCHASERS 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 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 convey assign and assure the SAID PROPERTY hereby sold conveyed 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.



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13 MAY 2013

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 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 convey assign and assure the SAID PROPERTY hereby sold conveyed 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.



13 MAY 2018

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 execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further and more perfectly assuring the SAID PROPERTY conveyed by 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



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3 MAY 2012

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).

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring and/or containing 35 (Thirty Five) Decimal be the same a little more or less recorded as Sali Land being the total property comprised in L. R. Dag No. 250 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, R. S. Khatian No. 130, R. S. Dag No. 223, and, now under the jurisdiction of the Poleghat Gram Panchayet and which is butted and bounded in the manner following, that is to say -

ON THE NORTH: By portions of land comprised in Mouza Jagaddal By portions of land comprised in Mouza Dhaimaitala.

ON THE SOUTH: By portions of land comprised in R. S. Dag Nos. 224 & 227, i.e. L. R. Dag Nos. 248 & 249.

ON THE EAST: By portions of land comprised in R. S. Dag No. 242, i.e. L. R. Dag No. 251.



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West B.
Office of the Registrar
South 24 Pds.

13 MAY 2012

ON THE WEST: By portions of land comprised in R. S. Dag No. 222, i.e. L. R. Dag No. 240.

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

[Signature]
Partner

M/S CHHIKARA BROTHERS

[Signature]
Partner

SIGNATURE OF THE VENDOR

Ramchandra Khatri
887 S-A Block-E
New Alipore
Kolkata-53

for AVIGHNA COMPLEX (P) LTD.

for AVANEESH REAL ESTATE (P) LTD.

for AVANEESH VILLA (P) LTD.

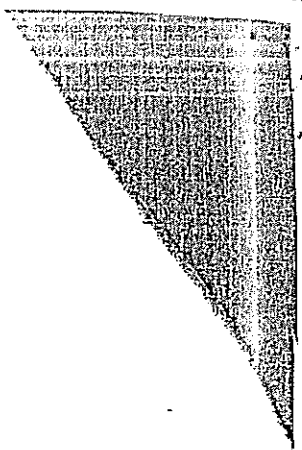
for AVIGHNA ENCLAVE (P) LTD.

R. K. Kalia

Director/Authorised Signatory

Abhijit Chakraborty
888 Smt Bone Rd
Kolkata-700026

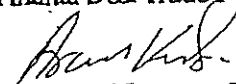
SIGNATURE OF THE PURCHASERS



13 MAY 2018

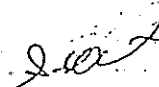
13 MAY 2018

Ananta Deal Trade Pvt. Ltd.


Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSESS :

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

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RECEIVED of and from the within named PURCHASERS through Confirming Party the within mentioned sum Rs.23,31,385/- (Rupees Twenty Three Lac Thirty One Thousand Three Hundred Eighty Five) 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. 8,21,310.00

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. 1,84,922.50

By Demand Draft No. 324505 dated 29.04.2013 Issued by SBI, Favoursing the Vendor herein towards the Balance Amount

Rs. 13,25,152.50



POST OFFICE AT SOUTH 24TH AVENUE WEST DENVER COLORADO
MAY 19 1968

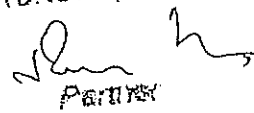
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TOTAL

Rs. 23,31,385.00
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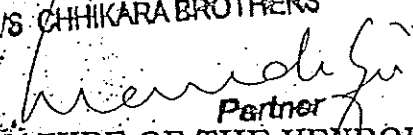
Total Rs. 23,31,385/- (Rupees Twenty Three Lac Thirty One Thousand Three Hundred Eighty Five) only.

M/S CHHIKARA BROTHERS



Partner

M/S CHHIKARA BROTHERS

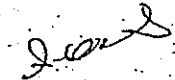


Partner

SIGNATURE OF THE VENDOR

WITNESSES :

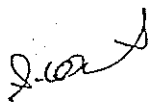
1.


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

2.



Drafted by me.---


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



পশ্চিমবঙ্গের কোম্পানি নিবন্ধন অফিস
পশ্চিম ২৪ প.স. অফিস
আলিপুর

13 MAY 2013

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

1. Original Bengali Saff Kobala Deed dated 4th day of October, 1962, registered at the office of the Baruipur Sub Registration office and recorded in Book No. I, Volume No. 102, pages from 170 to 173, Being No. 9080 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.

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3 MAY 2013

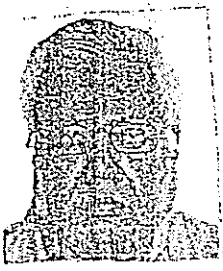
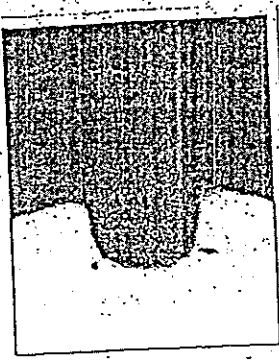
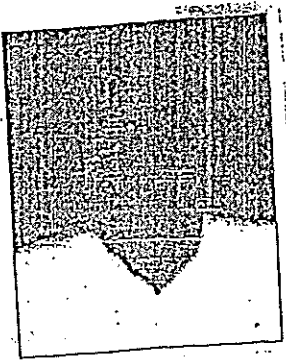
SPECIMEN FORM FOR TEN FINGER PRINTS















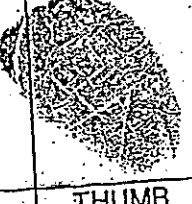
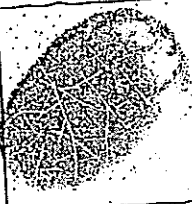










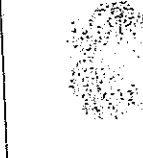


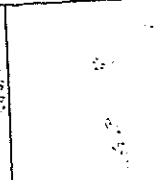
No. 1. Signature of the executant and/or Purchaser/ Presentants

Key to the

2. *Legend for*

3. *TR-K-ar-kedhi*



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



✓
To
The Registrar, Alipore
Circular No. 1 of 2013
Dated 30.04.2013

3 MAY 2013

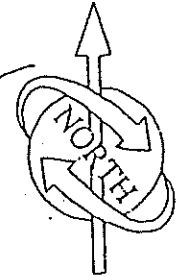
AN SHOWING THE SOLD LAND [MARKED BY RED
 ORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
 R. S. DAG NO. - 223, L. R. DAG NO. - 250,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S CHHIKARA BROTHERS

[Handwritten Signature]
 Partner

M/S CHHIKARA BROTHERS

[Handwritten Signature]
 Partner



MOUZA :- JAGADDAL (71)

MOUZA :- DHAMAITALA (75)

DAG

R. S. - 223, L. R. - 250

AREA :- 0.35 DECI.

BI-KA-CH-SFT

01 - 01 - 02 - 39

172'-0"

79'-0"

188'-0"

DAG : R.S. - 222,
 L. R. - 240

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

DAG
 R.S. 227
 L. R. 249

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

DAG
 R.S. 241
 L. R. 262

for AVIGHNA COMPLEX (P) LTD.

for AVANEESH REAL ESTATE (P) LTD.

for AVANEESH VILLA (P) LTD.

for AVIGHNA ENCLAVE (P) LTD.

[Handwritten Signature]

Director/Authorised Signatory

Traced By

[Handwritten Signature]

MOHAN KUMAR GHOSH

Rajbar-Sonarpur Municipality

Hatigrahi, D1, Jangshu Lane

Kol-700143, E.P. - 1990/1991

19 1-10



✓
District Registrar,
South 24 Pgs. Alipore,
West Bengal.

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 - 06285 of 2013
(Serial No. 04053 of 2013 and Query No. 1604L000008581 of 2013)

On 13/05/2013

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

Presented for registration at 18.46 hrs on :13/05/2013, at the Private residence by Mr Ram Kumar Kedia, Claimant.

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

Execution is admitted on 13/05/2013 by

1. Sri Rajinder Singh
Partner, M/s. Chhikara Brothers Pan.No: A A C F C4100 H, 747 Shivaji Colony, Rohtak, HARYANA, India,
, By Profession : ---
2. Sri Surender Singh
Partner, M/s. Chhikara Brothers Pan.No: A A C F C4100 H, 747 Shivaji Colony, Rohtak, HARYANA, India,
, By Profession : ---
3. Mr. Arun Kumar Kedia
Director, Ananta Dealtrade Pvt. Ltd, 50, Suburban School Road, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Professionals
4. Mr Ram Kumar Kedia
Director, Avighna Complex Pvt Ltd. Pan No A A K C A8189 M, 10/1, Burtolla Street, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Real Estate Pvt. Ltd. Pan No A A K C A8180 C, 10/1, Burtolla Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avaneesh Villa Pvt Ltd. Pan No A A K C A8184 G, 10/1, Burtolla Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
Director, Avighna Enclave Pvt Ltd. Pan No A A K C A8186 E, 10/1, Burtolla Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Professionals
Identified By Biswajit Haldar, son of Ranjit Kr Haldar, 50, Suburban School Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

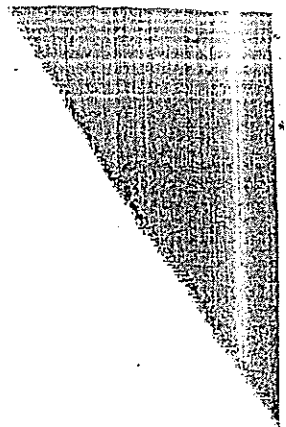


(Sd/-) (Signature of Mr. Ram Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 14/05/2013

Certificate of Market Value (Under Section 54, W.B. Registration Rules, 1962)

(Signature)



SECRET
NO FORN DISSEM
NO UNCLASSIFIED





Government Of West Bengal

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

Endorsement For Deed Number : I - 06285 of 2013
(Serial No. 04053 of 2013 and Query No. 1604L000008581 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-23,31,285/-

Certified that the required stamp duty of this document is Rs.- 116575 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

20/05/2013

Deficit Stamp duty

Deficit stamp duty Rs. 111579/- is paid , by the draft number 278442, Draft Date 26/04/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 20/05/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

01/08/2013

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. 11066.00/-, on 01/08/2013

Amount by Draft

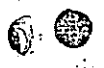
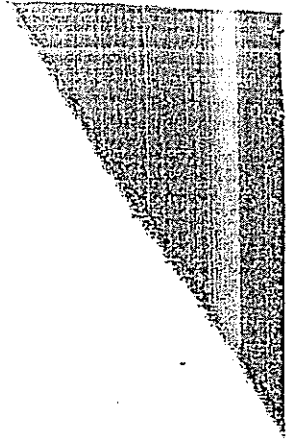
Rs. 25680/- is paid , by the draft number 278468, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 25641/- B = 11066/- , E = 7/- , H = 28/- , M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



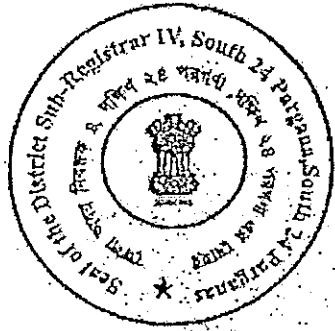
[Handwritten signature]



✓
[Illegible text]

Certificate of Registration under section 60 and Rule 69.

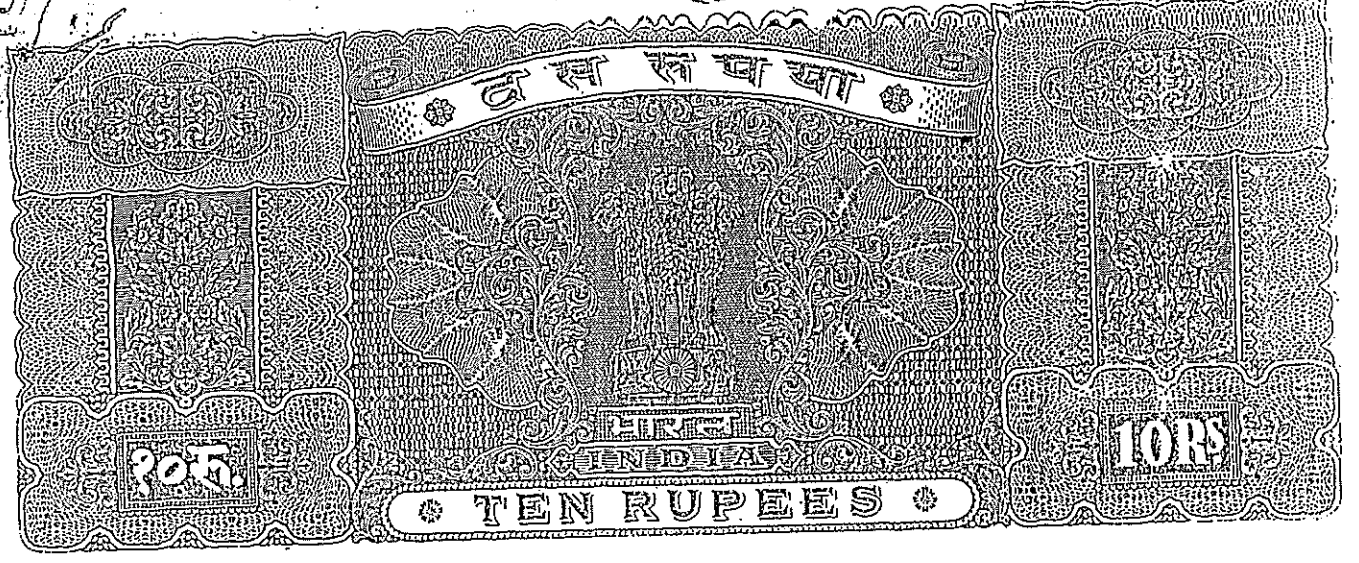
Registered in Book - I
CD Volume number 32
Page from 3619 to 3643
being No 06285 for the year 2013.



[Handwritten signature]

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

10 RS. 10/80



9.5.04. 57163.

19/12/15
1st 9
3/7/15

Administrative
Rule 21 and also
under Sec. 5 of the
Tenancy Act Daily
stampd under the
Indian Stamp Act,
1899. Schedule I A.

No. 23
Fee Paid
1/11/15

Handwritten signature
REGISTRAR OF REVENUE
4-10-15

Handwritten text on the right margin, possibly a date or reference number.

Handwritten text in Devanagari script, including a circular stamp on the right side.

Handwritten notes at the top of the page, including "2007" and "2008".

Handwritten notes including "2R" and "to home".

Stamp and handwritten text: "Sadok stater".

Large handwritten signature: "Sadok stater".

Handwritten signature and text: "REGISTRAR OF BARUTRA 4706".

Stamp with handwritten text: "By Sadok stater", "Son of late...", "Barutra", "Bosara", "District 24 Parga", "By...", "Prof...".

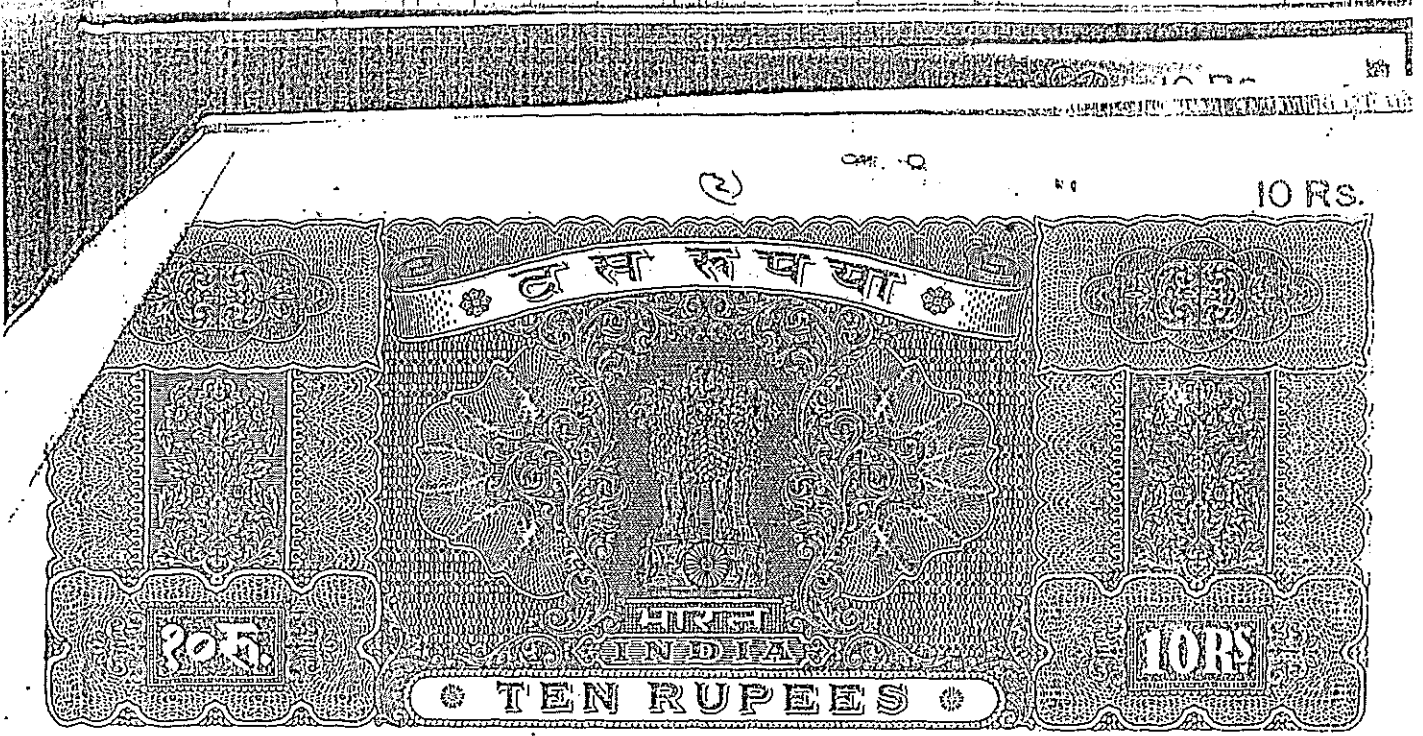
Handwritten number: "10575".

Handwritten text at the bottom left: "Inf...".

Large handwritten signature: "Gute...".

Stamp with handwritten text: "By...", "Son of late...", "Barutra", "Bosara", "District 24 Parga", "By...", "Prof...".

Handwritten notes at the bottom left.



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 - 10 RS. -



दश रूपया (Hindi): -

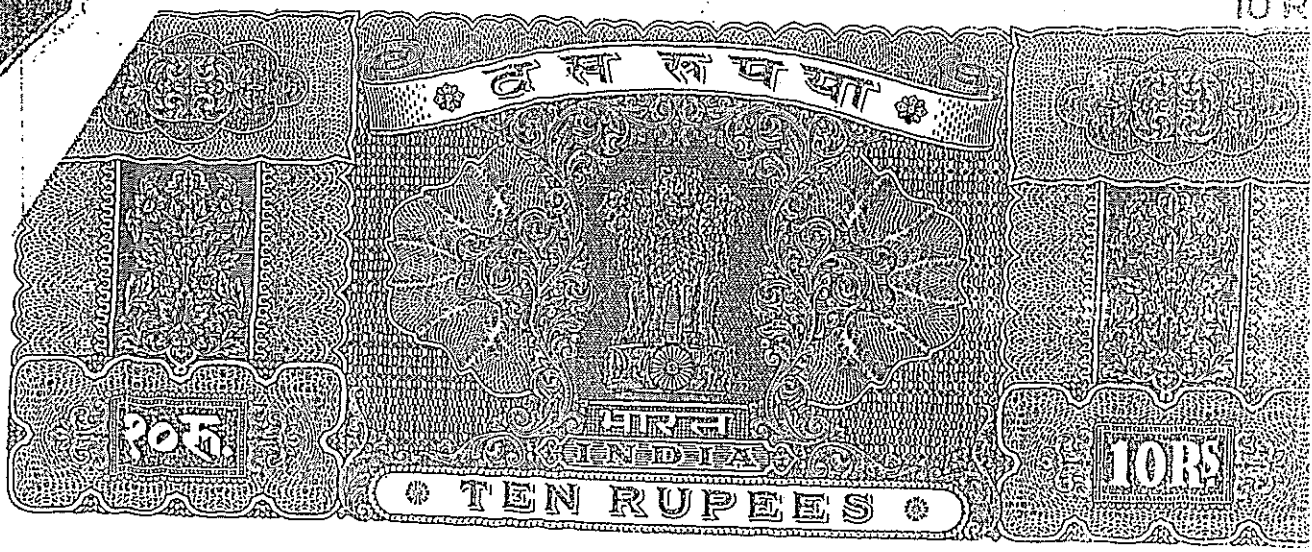
दश रूपया (Hindi): -
 दश रूपया (Hindi): -
 दश रूपया (Hindi): -
 दश रूपया (Hindi): -

Handwritten text at the top of the page, including a signature and some illegible characters.



REGISTRAR OF BARIPUR
Handwritten signature below the official title.

10 R



कैलाशाना मन्दाः

श्रीमान्क रमण्ड विवाह मंड - इरवतुन लसक, पसवि
 कुमनसना, रमणमण्ड, १५, ब्राह्मण, मन्मा लसक
 २४ २४ - १

Handwritten text at the top of the page, including a circled number '12' and the name 'Barun'.



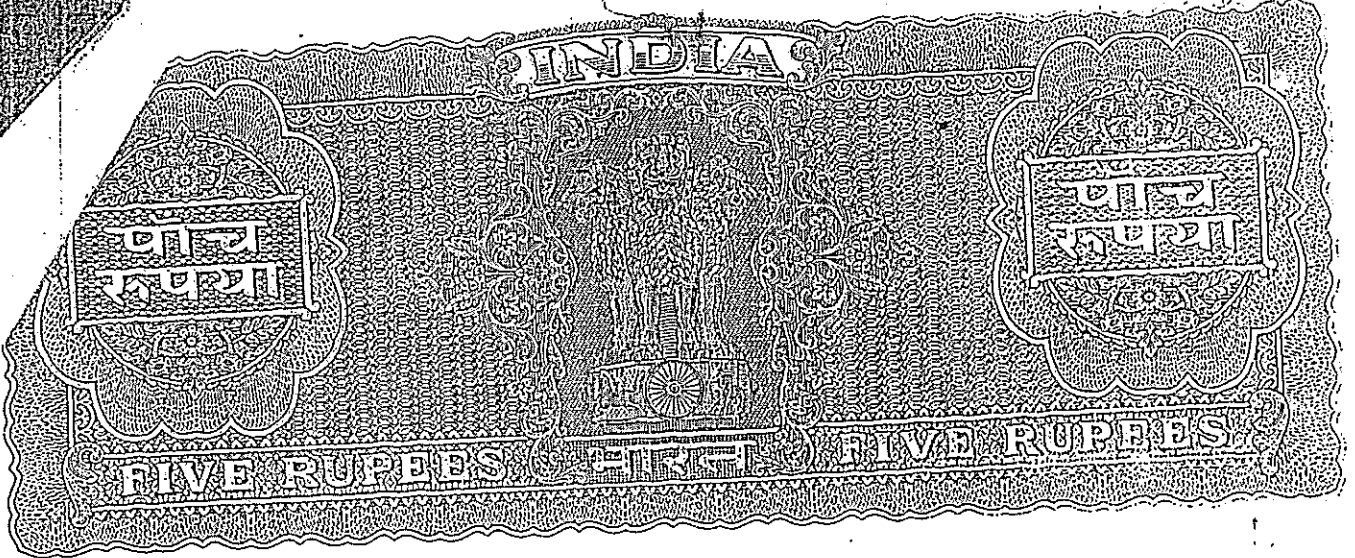
REGISTRAR OF BARUPOUR
Handwritten signature below the printed title.

Handwritten notes at the top of the page, including a circled number '2' and some illegible scribbles.



Sub-REGISTRAR OF BRUNIPUR
4702

5RS



विश्वसनीयता प्राप्त है।

संयुक्त राज्य अमेरिका के राष्ट्रपति द्वारा जारी किया गया है।

अमेरिकी सरकार के अधिकार क्षेत्र में है।

विशेष रूप से जारी किया गया है।

अमेरिकी सरकार द्वारा जारी किया गया है।

संयुक्त राज्य अमेरिका के राष्ट्रपति द्वारा जारी किया गया है।

Handwritten text at the top of the page, possibly a title or header.

Handwritten signature or name at the top right.

Handwritten signature or name in the upper middle section.

2889-10

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Handwritten signature and date 20/10/16



REGISTRAR OF COMPANIES

Handwritten signature or initials below the stamp.



Handwritten text in the top right corner, possibly a signature or a reference number, written vertically.

Main body of handwritten text in a South Indian script, likely Grantha or Tamil, arranged in approximately 25 horizontal lines. The text is dense and appears to be a formal document or a religious manuscript.





REGISTRAR OF COMPANIES

Handwritten signature

Handwritten text at the top right corner, possibly a date or reference number.



Main body of handwritten text in a South Indian script, likely Kannada or Telugu, covering the upper half of the page.

Second main body of handwritten text, appearing as a separate section or a continuation of the first.

A line of handwritten text, possibly a signature or a specific heading, located below the second main text block.

A final block of handwritten text at the bottom of the page, possibly a concluding note or a signature.



SUB-REGISTRAR OF BARUJAYA.

[Handwritten signature]



SUB-REGISTRAR OF BARUIPURA

4-20-63

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