

1-6307

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

6.39  
K. C. NO 8521/13  
K. C. NO 19/8/13  
13/5/17

पश्चिम बंगाल WEST BENGAL

A 2307000 A 832468  
certified that the document is admitted  
to registration, the signature sheets and  
the endorsement sheets attached with  
the document are part of this document

*[Signature]*  
Sub Registrar, Alipore  
District of 23 (A) of  
West Bengal

13 MAY 2013

THIS DEED OF CONVEYANCE

01 AUG 2013

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

BETWEEN

M/S. LAKHIRAM PRIYAVART (PAN NO.- AAAFL2822R), a  
partnership firm, registered under the provisions of the Indian  
Partnership Act, 1932, having its office at 747 Shivaji Colony,  
Rohtak, Hariyana, and having its another office at 88, S/A, Block  
E, New Alipore, Kolkata-700053, represented by its present

R.S. Day No. 227

148

18 APR 2013

**KANDIA & CO.**  
 Solicitors & Advocates  
 6, Old Post Office Street  
 Kolkata - 700 001

No. ....  
 Sold to .....  
 Address .....  
 A. BANERJEE  
 I.S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-700 001

*[Handwritten signature]*

1690



**A. BANERJEE  
I.S. VENDOR  
HIGH COURT CAS**

For COLUMBINE GRIHA PRIVATE LIMITED

For ARROWLEAF VILLA PRIVATE LIMITED

*[Handwritten signature]*  
Director / Authorised Signatory

Ananta Deal Trade Pvt. Ltd.

*[Handwritten signature]*  
Authorised Signatory/Director

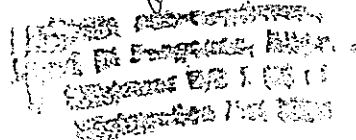
169



M/S. LAKSHMI PRIYA VART

*[Handwritten signature]*  
Partner

Biswajit Holder,  
Sp. Sec. Compt. Mr. Holder,  
Dist. Sub-Registrar, District Court,



13 MAY 2013

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

AND

1) COLUMBINE GRIHA PVT. LIMITED (PAN NO.- AAEC9403E), 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. 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,

2) ARROWLEAF VILLA PVT. LIMITED (PAN NO.- AAKCA7538G), 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. ARUN KUMAR KEDIA son of Mr. Ram Kumar Kedia, by faith Hindu, by occupation Company Director,

1691

M/S LAKHIRAM PRIYA VART

*Lakshmi Priya Vart*  
Partner



*Sub-Registrar - Alipore*

✓  
স্বাক্ষরিত  
১৩/১১/১৯৯৯  
স্বাক্ষরিত  
১৩/১১/১৯৯৯

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, agents, legal representatives, and assigns in office) of the **SECOND PART** ;

**AND**

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

**WHEREAS** all that piece and parcel of land measuring 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



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11/11/2019

comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 49, R. S. Dag No. 227, L. R. Khatian No. 436 and L. R. Dag No. 249, 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 Ear Ali Shaikh son of Late Pathar Shaikh was the lawful owner in respect of the landed property all that the chunk of land admeasuring 13 Decimal which was recorded as Danga Land, situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 49, R. S. Dag No. 227.

**AND WHEREAS** while thus being seized and possessed of the aforesaid landed property as legal owner, Ear Ali Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being the aforesaid 13 Decimal of Land situated and lying within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 49, R. S. Dag No. 227, all that the piece and parcel of Danga land 13 Decimal by virtue of a registered Deed of Conveyance dated 4<sup>th</sup> August, 1966, by a Bengali Saff Kobala Deed to Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered at the office of Baruipur Sub



স্বাক্ষরিত  
[Signature]

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Registration Office and recorded in Book No. I, Volume No. 126, Pages from 50 to 52, Being No. 10183 for the year 1966, for valuable consideration paid by him.

**AND WHEREAS** by virtue a decree passed in Civil Suit No. 205 of 1983 in the Ld. Court of Senior Sub-Judge, Rohatak, and the order dated 1<sup>st</sup> December, 1983, the said M/S Lakhiram Priya Vart the present Vendor herein has become the owner of the aforesaid property being the aforesaid 13 Decimal of Land comprised in R. S. Dag No. 227 within the Mouza Raghampur.

**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** by a DEED OF LEASE dated 6<sup>th</sup> January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between the Vendors herein therein described as the Lessor, AND One M/s. LOKPRIYA BRICKS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act 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 1<sup>st</sup> August of 2004, and on the terms and condition mentioned therein, of the aforesaid property.



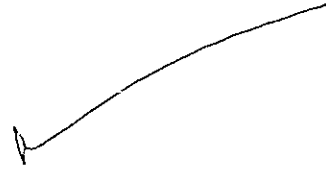
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১০/১১/১৯৬৬

১০/১১/১৯৬৬

**AND WHEREAS** the aforesaid M/s. Lokpriya Bricks Private Limited, mortgaged its leasehold rights as also the consent and concurrence of the respective owners, created an equitable mortgage in favour of the State bank of India, Taratala Branch, Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were/are comprised in R.S. Dag No.s 238 - 36 Decimal, 240 - 14 Decimal, 226 - 41 Decimal, 229 - 11 Decimal, 235 - 8 Decimal, 236 - 33 Decimal, 242 - 29 Decimal, 219 - 27 Decimal, 227 - 13 Decimal, 246,258,245,255 - 60 Decimal, 256 - 17 Decimal, 243 - 15 Decimal, 89 - 3 Decimal, 255 - 3 Decimal, and 222 - 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

**AND WHEREAS** the aforesaid M/s. Lokpriya Bricks Private Limited, negotiated with the said State bank of India, Taratala Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid properties being the properties of the aforesaid R.S. Dag Nos. from the aforesaid mortgage.

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



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[Signature]  
[Name]  
[Address]  
[City]

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**AND WHEREAS** as per the request of the Vendors under the Memorandum of Understanding dated 2<sup>nd</sup> 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 2<sup>nd</sup> February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and considering the need for paying off the aforesaid State Bank of India, Taratala Branch, the Confirming Party has paid by a Demand Draft No. 323745, dated 23<sup>rd</sup> March, 2013, issued by the State Bank of India, Harish Mukherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata-700 025, West Bengal) of a sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata- 700071 and has obtained delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.s.

**AND WHEREAS** the VENDOR herein assured the confirming party inter alia that no other person and/or persons has any right title interest or claim in the said property 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 13 Decimal, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 49, R. S. Dag No. 227, L. R. Khatian No.



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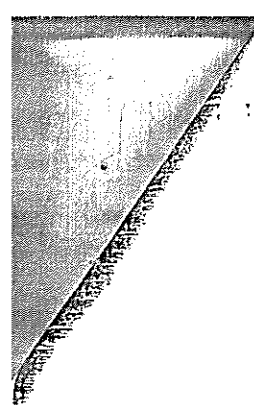
436 and L. R. Dag No. 249, which is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, and as such negotiated with the CONFIRMING PARTY who being satisfied with the said offer of the Vendor and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDOR to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah, which is equivalent to Rs.66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per decimal and the VENDOR accepted the said proposal of the Confirming Party and agreed to sell grant convey transfer assign and assure the said property unto and in favour of 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.



*[Handwritten signature]*  
Registrar of Companies  
Bangalore  
West Bengal

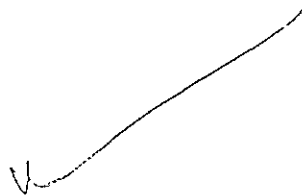




AND WHEREAS the confirming party has with the consent and concurrence of the said vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, nominated the purchasers herein to complete the purchase of the said area of land measuring 13 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the Vendor unto and favour of the Purchasers herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the Said Agreement as recorded in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, and in consideration of the sum of Rs.8,65,943/- (Rupees Eight Lac Sixty Five Thousand Nine Hundred Forty Three) only paid to and received by the VENDOR herein out of which a sum of Rs.3,05,058/- (Rupees Three Lac Five Thousand Fifty Eight) 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 2<sup>nd</sup> 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.68,685.50/- (Rupees Sixty Eight Thousand Six Hundred Eighty Five 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



STATE OF NEW YORK  
DEPARTMENT OF EDUCATION  
OFFICE OF THE STATE SUPERVISOR  
ALBANY, N. Y.

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.4,92,199.50/- (Rupees Four Lac Ninety Two Thousand One Hundred Ninety Nine 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 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 13 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, Touzi No. 119, R. S. Khatian No. 49, R. S. Dag No. 227, L. R. Khatian No. 436 and L. R. Dag No. 249, 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.



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and that NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid done or made or caused to be made the VENDOR has in itself good right full power and absolute authority to sell convey transfer grant assign assure and convey the SAID PROPERTY hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it And the vendor has put the purchaser in actual physical peaceful vacant and lawful possession of the said property And Further that the Purchasers and each one of them shall be entitled to apply to have their name(s) mutated in the records and also to obtain from the concerned B. L. & L. R. O. the Record of Rights in their names respectively and further that the VENDOR and all persons having or lawfully or equitably claiming or estate or right title and interest in the SAID PROPERTY or any part thereof from under or in trust for it the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS or either of them do and execute and perform and/or cause to be done and executed and performed all such acts and deeds matters and things whatsoever for further 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.



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সদর মেডিক্যাল রেজিস্ট্রার - IV,  
দক্ষিণ ২৪ পরগণা, কলকাতা।  
০৫ জানুয়ারি ১৯৬৩ খ্রিঃ  
১৯৬৩

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 2<sup>nd</sup> February, 2012 and also adjustment of the said sum of consideration amount mentioned hereinabove out of the said earnest money and part payment made by the Confirming Party to the vendor therein and the Vendor herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).



*[Handwritten signature]*  
District Sub-Registrar - IV, South 24 P.S., Alipore West, West Bengal  
কেন্দ্রীয় উপ-নিবন্ধক - IV, দক্ষিণ ২৪ প.স., আলিপুর পশ্চিম, পশ্চিমবঙ্গ



THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring and/or containing 13 (Thirteen) Decimals be the same a little more or less recorded as Danga Land being the total property comprised in L. R. Dag No. 249, held vide L. R. Khatian No. 436, held and owned by the vendor, lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 49, R. S. Dag No. 227, 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. 223, i.e. L. R. Dag No. 250.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 226, i.e. L. R. Dag No. 246.

ON THE EAST: By portions of land comprised in R. S. Dag No. 224, i.e. L. R. Dag No. 248.

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



Handwritten signature and a rectangular stamp. The stamp contains text in Bengali, including "পূর্ব প্রকৃত্তি" (Purva Prakriti) and "স্বাক্ষরিত" (Signed).

13

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

*[Signature]*  
Partner

M/S LAKHIRAM PRIYA VART

*[Signature]*  
Partner

SIGNATURE OF THE VENDOR

*Ramcharan Khatu*  
*88/5-A Block-E*  
*New Airport*  
*Kat-sh*

For COLUMBINE GRIHA PRIVATE LIMITED

For ARROWLEAF VILLA PRIVATE LIMITED

*[Signature]*  
Director / Authorised Signatory

SIGNATURE OF THE PURCHASERS

*Abhinav Chakraborty*  
*88B Sarat Bose Rd.*  
*Kat. Kanta. 70026*

Ananta Deal Trade Pvt. Ltd.

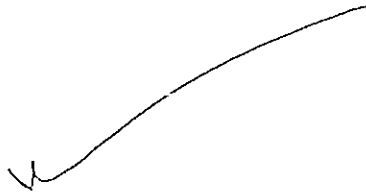
*[Signature]*  
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. *[Signature]*



স্বাক্ষরিত  
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RECEIVED of and from the within named PURCHASERS through Confirming Party the within mentioned sum Rs.8,65,943/- (Rupees Eight Lac Sixty Five Thousand Nine Hundred Forty Three) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

#### MEMO OF CONSIDERATION

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

Rs. 3,05,058.00

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)  
By Demand Draft No. 324508  
dated 29.04, 2013

Rs. 68,685.50

Issued by SBI,  
Favouring the Vendor herein  
towards the Balance Amount

Rs. 4,92,199.50

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~~RECEIVED~~  
~~13 MAY 2014~~

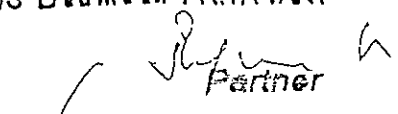
13 MAY 2014

TOTAL

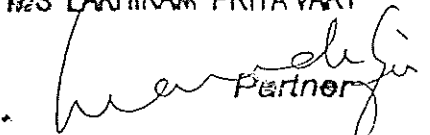
Rs. 8,65,943-00  
=====

Total Rs.8,65,943/- (Rupees Eight Lac Sixty Five Thousand Nine Hundred Forty Three) only.

M/S LAKHIRAM PRIYA VART

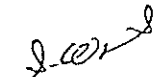
  
Partner

M/S LAKHIRAM PRIYA VART

  
Partner

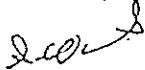
SIGNATURE OF THE VENDOR

## WITNESSESS :

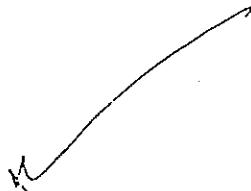
1.   
(S. K. Kanodia, Advocate,  
High Court, Calcutta)

2. 

Drafted by me.



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



*[Signature]*  
Registrar - IV, South 2A, P.S. Alpoor, West Bengal

18/3/19





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

Endorsement For Deed Number : I - 06307 of 2013  
(Serial No. 04059 of 2013 and Query No. 1604L000008521 of 2013)

**Deficit stamp duty**

Deficit stamp duty Rs. 38307/- is paid , by the draft number 278446, 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

**On 14/06/2013**

**Deficit stamp duty**

Deficit stamp duty Rs. 10/- is paid , by the draft number 503706, Draft Date 12/06/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

**On 01/08/2013**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**payment of Fees:**

Amount By Cash

Rs. 4103.00/-, on 01/08/2013

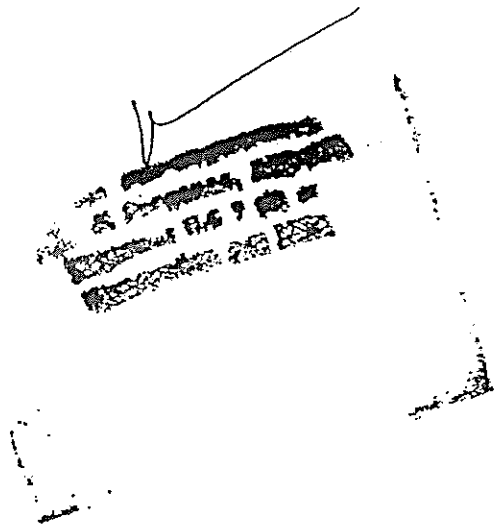
Amount by Draft

Rs. 9554/- is paid , by the draft number 278472, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

( Under Article : A(1) = 9515/- B = 4103/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/08/2013 )

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV







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

Endorsement For Deed Number : I - 06307 of 2013  
(Serial No. 04059 of 2013 and Query No. 1604L000008521 of 2013)

13/05/2013

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

Presented for registration at 18.39 hrs on :13/05/2013, at the Private residence by Arun Kr 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 Lakshram Priyavart Pan No. Aaaf12822r, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
2. Surender Singh  
Partner, M/s Lakhiram Priyavart Pan No. Aaaf12822r, 747, Shivaji Colony, Rohtak, HARYANA, India, .  
, By Profession : Business
3. Arun Kr. Kedia  
Director, Ananta Deaaltrade Pvt. Ltd. Pan No. Aajca5087f, 50, Suburban School Rd, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
, By Profession : Business
4. Arun Kr Kedia  
Director, Columbine Griha Pvt. Ltd. Pan No. Aaecc9403e, 2b, Dr. Shyamadas Row,, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
Director, Arrowleaf Villa Pvt. Ltd. Pan No. Aakca7538g, 2b, Dr. Shyamadas Row,, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
, By Profession : Business  
Identified By Biswajit Halder, son of Ranjit Kr Halder, 50, Suburban School Rd, District:-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Service.

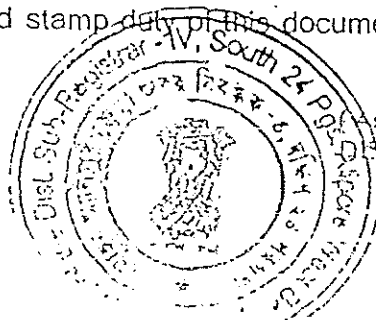
( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

14/05/2013

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

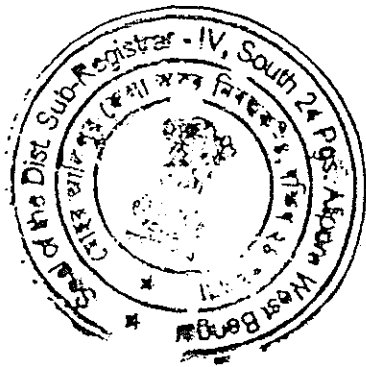
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,65,943/-

Certified that the required stamp duty of this document is Rs.- 43308 /- and the Stamp duty paid as: Impressive Rs.- 5000/-



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On-20/05/2013



~~সদর জিলা উপ-রেজিস্ট্রার - IV, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ~~  
সদর জিলা উপ-রেজিস্ট্রার - IV, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ  
সদর জিলা উপ-রেজিস্ট্রার - IV, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ

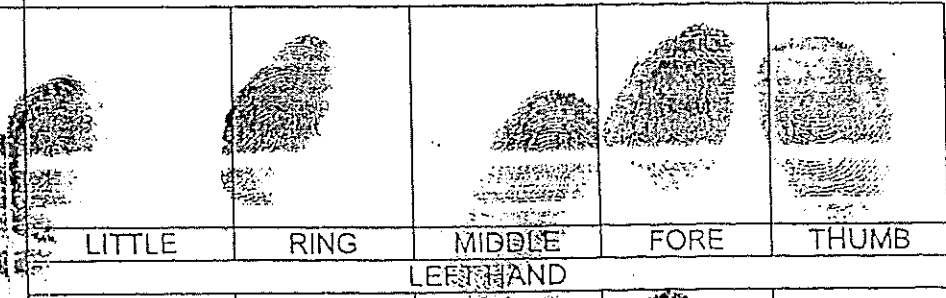
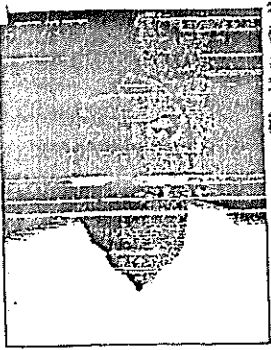
13 MAY 2013

# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the  
executant and/or  
Purchaser/ Presentants

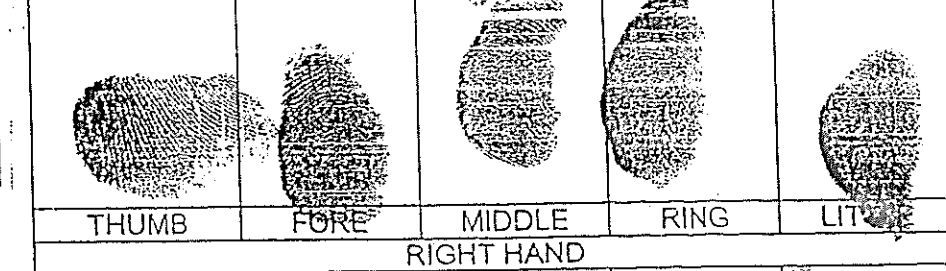
1.

*Shreyas*



LITTLE RING MIDDLE FORE THUMB

LEFT HAND

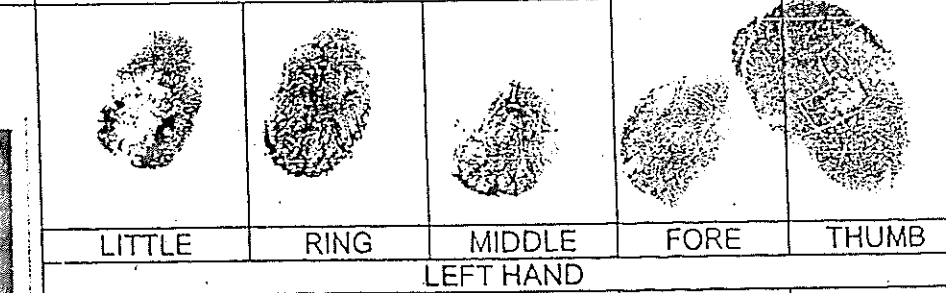
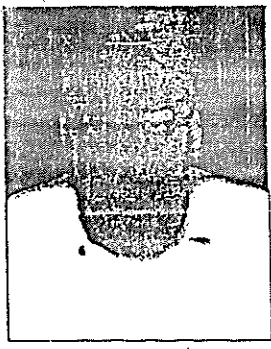


THUMB FORE MIDDLE RING LITTLE

RIGHT HAND

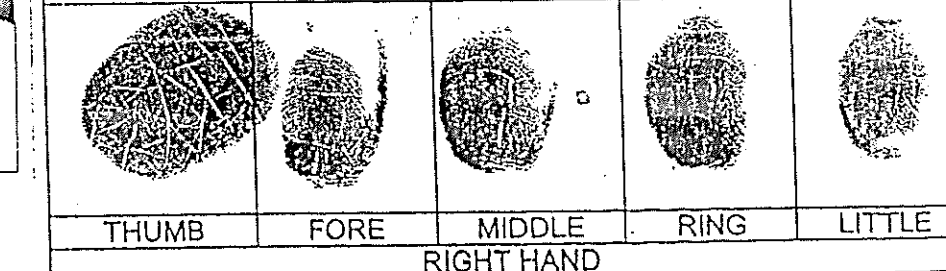
2.

*Manohar*



LITTLE RING MIDDLE FORE THUMB

LEFT HAND

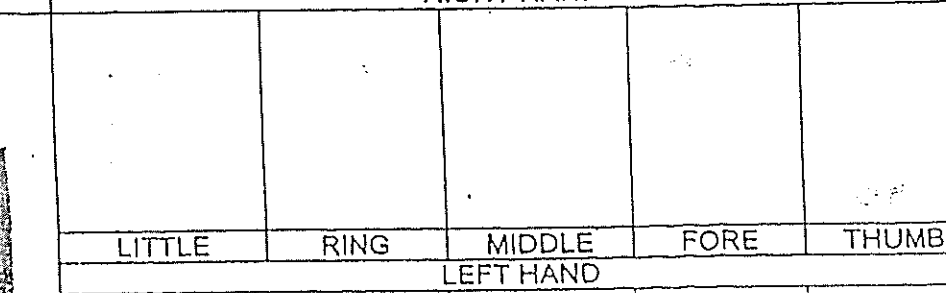
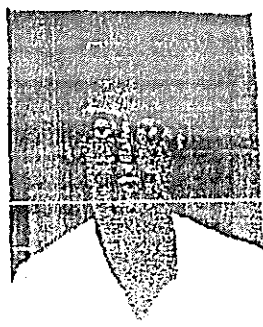


THUMB FORE MIDDLE RING LITTLE

RIGHT HAND

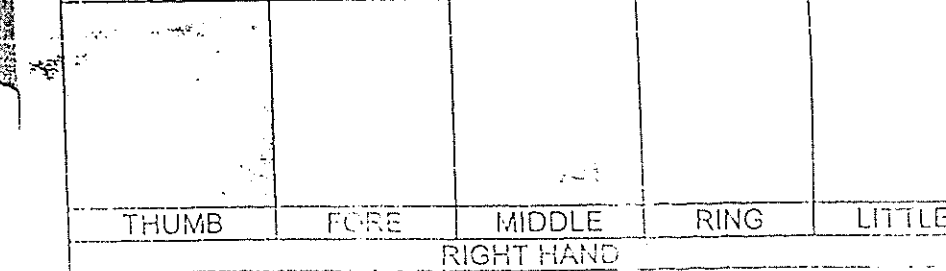
3.

*Anushka*



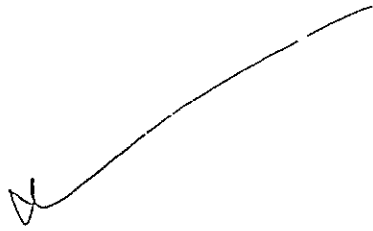
LITTLE RING MIDDLE FORE THUMB

LEFT HAND



THUMB FORE MIDDLE RING LITTLE

RIGHT HAND



~~...~~  
(A) ADDRESS, ...  
... & ...  
...

...

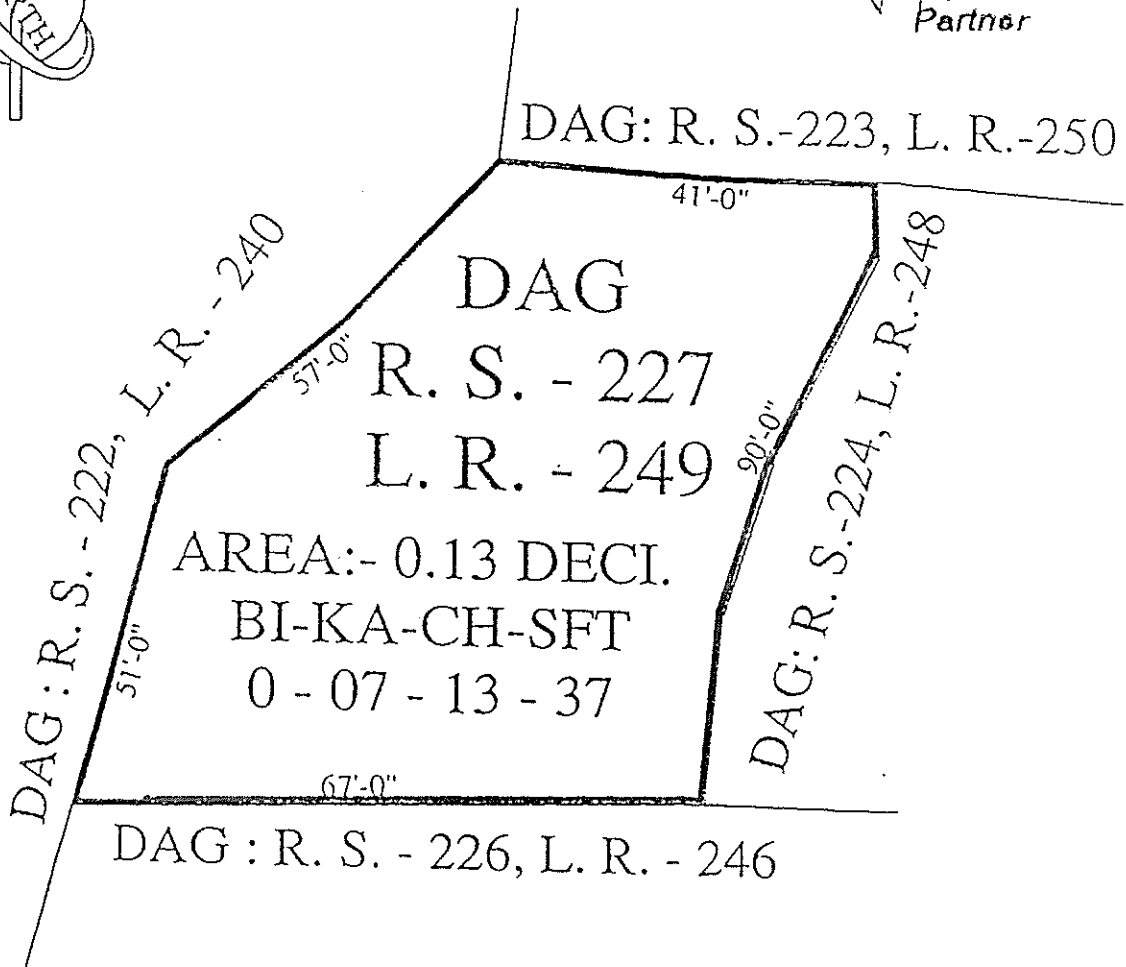
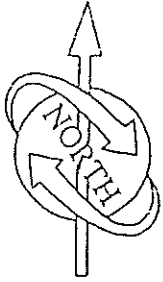
SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,  
 R. S. DAG NO. - 227, L. R. DAG NO. - 249,  
 UNDER - POLEGHAT GRAM PANCHAYET,  
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S LAKHIRAM PRIYAVART

*[Signature]*  
 Partner

M/S LAKHIRAM PRIYAVART

*[Signature]*  
 Partner



FOR COLUMBINE GRIHA PRIVATE LIMTEL

FOR ARROWLEAF VILLA PRIVATE LIMITED

*[Signature]*  
 Director / Authorised Signatory

Traced By

*[Signature]*  
 M. K. GHOSH

...



13 MAY 2011

13 MAY 2011



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 4<sup>th</sup> August, 1966, registered at the office of the Baruipur Sub Registration Office and recorded in Book No. I, Volume No. 126, Pages from 50 to 52, Being No. 10183 for the year 1966.
2. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein.
3. Original R. S. Information.

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

*Amalendu Chandra* *Handwritten* *Signature*



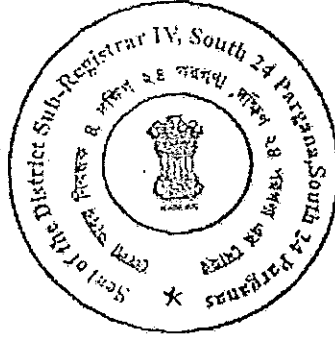
*[Handwritten signature]*

*[Faded official text, possibly a date or reference number]*

25/12/2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 32  
Page from 3694 to 3718  
being No 06307 for the year 2013.



*Ashoke*

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

↓

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