

भारतीय नैऋत्याधिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत

INDIA

अन्वितयवज्ज पश्चिम बंगाल WEST BENGAL

It is certified that the document is duly registered. The signature sheets and the endorsement sheets attached with the document are part of this document.

6-50 300/1
No-1111/13
B. No. 857/13
1315/13

[Signature]
Sri Rajinder Singh
88/S/A, Block E,
New Alipore, Kolkata
700 053

13 MAY 2013

THIS DEED OF CONVEYANCE

01 MAY 2013

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

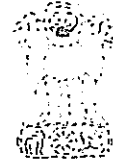
BETWEEN

SRI RAJINDER SINGH (PAN NO.- ABQPS3822F), son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata - 700 053, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to

Dag No. 234

18 APR 2013

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



TR Kar Kedia

16.8.13

**SRIS BANERJEE
L S VENDOR
HIGH COURT CAL**

for **ANDRIKA GRIHA (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory

for **AADRIKA NIRMAN (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory
for **AAKAANKSHA ESTATE (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory
for **AAKAANKSHA ENCLAVE (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory
for **AAKAANKSHA GRIHA (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory
for **AAKAANKSHA REAL ESTATE (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory
for **AASHINYA AAVAS (P) LTD.**

TR Kar Kedia

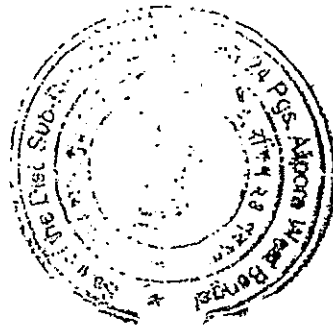
Director/Authorised Signatory
for **AASHINYA BUILDERS (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory
for **AASHINYA COMPLEX (P) LTD.**

TR Kar Kedia

Director/Authorised Signatory



13 MAY 2013

*Biswajit Halder,
S/O Sri Ranjit K. Halder,*

mean and include his legal heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

(1) AADRIKA GRIHA PVT. LIMITED (PAN NO.- AAKCA8085E), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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) AADRIKA NIRMAN PVT. LIMITED (PAN NO.- AAKCA8192Q), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(3) AAKAANKSHA AAVAS PVT. LIMITED (PAN NO.- AAKCA8117B), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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 AASHINYA DEVELOPERS (P) LTD.

Ra K-an Kabi'u

Director/Authorised Signatory

for AASHINYA ENCLAVE (P) LTD.

Ra K-an Kabi'u

Director/Authorised Signatory



1090

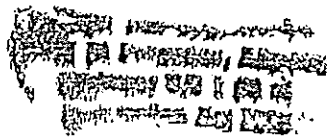
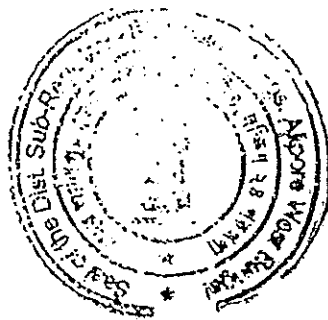
Arizita Deal Trade Pvt. Ltd.

Arizita Deal Trade Pvt. Ltd.
Authorised Signatory/Director



109

Arizita Deal Trade Pvt. Ltd.



Biswajit Halder,
S/O Sri Ranjit Kr. Halder,
50, Subwakan Behal Road,
Kul.-25, Services.

(4) AAKAANKSHA ENCLAVE PVT. LIMITED (PAN NO.-AAKCA8170A), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(5) AAKAANKSHA GRIHA PVT. LIMITED (PAN NO.-AAKCA8077E), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(6) AAKAANKSHA REAL ESTATE PVT. LIMITED (PAN NO.-AAKCA8193R), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(7) AASHINYA AAVAS PVT. LIMITED (PAN NO.-AAKCA8087G), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one

of its Directors SRI 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,

(8) AASHINYA BUILDERS PVT. LIMITED (PAN NO.- AAKCA8084F), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(9) AASHINYA COMPLEX PVT. LIMITED (PAN NO.- AAKCA8171B), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(10) AASHINYA DEVELOPERS PVT. LIMITED (PAN NO.- AAKCA8079L), incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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,

(11) AASHINYA ENCLAVE PVT. LIMITED (PAN NO.- AAKCA8172C), incorporated under the provisions of the Indian

Companies Act, 1956, having its Registered Office at 53, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, represented by one of its Directors SRI 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 successors, successors-in-office and/or interest, legal representatives, administrators, executors, agents 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 and assigns in office) of the OTHER PART.

AND WHEREAS all that piece and parcel of land measuring 101 Decimal Land 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. 119, R. S. Dag No. 234, L. R. Khatian Nos. 172, 236, 263 and 266, L. R. Dag No. 268 is the property being sold by and under in this Deed of Conveyance and the same which is more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS by virtue of a Deed of sale dated 7th July, 1952, Vide Book No. 1, Volume No. 58, Pages from 89 to 91, Being No. 2884 for the year 1952, at the office of S.R. O. Baruipur, Sri ²³⁶ Ram Dulal Dutta, Sri Jogendra Kumar Dutta, and Sri Phanindra Kumar Dutta jointly purchased for valuable consideration paid by them the land measuring a little more or less 101 Decimal of Sali land, comprised in R. S. Dag No. 234 under R. S. Khatian No. 119, at Mouza Raghampur, Pargana Magura, P.S. and 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, from Sri Phanindra Mohan Nath and Sri Gopal Mohan Nath both sons of Late Sarat Chandra Nath the then recorded owners of the aforesaid landed property.

AND WHEREAS while thus being seized and possessed of the aforesaid landed property as absolute joint owners the said Sri Ram Dulal Dutta, Sri Jogendra Kumar Dutta, and Sri Phanindra Kumar Dutta mutually partitioned the aforesaid landed property for better enjoyment and to avoid future discrepancies and by virtue of such mutual partitioned, the said Sri Ram Dulal Dutta and the said Sri Jogendra Kumar Dutta became the absolute joint

owners of the land measuring 67 Decimal of land out of the aforesaid 101 Decimal of Land, which was recorded as Sali Land, comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Dag No. 234 under R. S. Khatian No. 119, at Mouza Raghampur, Pargana Magura, Police Station and A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas.

AND WHEREAS while the said Sri Ram Dulal Dutta and the said Sri Jogendra Kumar Dutta were seized and possessed the aforesaid landed property measuring 67 Decimal of land out of the aforesaid 101 Decimal of Land, as the absolute joint owners thereof AND during the L. R. Settlement, the aforesaid 67 Decimal of Land out of the aforesaid 101 Decimal of Land has been duly recorded at L. R. Dag No. 268 under L. R. Khatian Nos. 263 and 236 in the names of the aforesaid Sri Ram Dulal Dutta and the aforesaid Sri Jogendra Kumar Dutta respectively.

AND WHEREAS while thus the said Sri Ram Dulal Dutta and the said Sri Jogendra Kumar Dutta were seized and possessed the aforesaid landed property measuring the aforesaid 67 Decimal of land out of the aforesaid 101 Decimal of Land, comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Dag No. 234, under R. S. Khatian No. 119, under L. R. Khatian Nos. 263 and 236, L. R. Dag No. 268, within Mouza Raghampur, Pargana Magura, P. S. and A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas as the absolute joint owners thereof, the said Sri Jogendra Kumar Dutta died intestate leaving behind him surviving his three sons namely Sri Gopal Chandra Dutta, Sri Khagendra Kumar Dutta and Sri Nepal Chandra Dutta and one daughter namely Smt. Banani Majumder nee Dutta as his only

*Death certificate
in possession
no copy*

legal heirs and successors AND subsequently the said Sri Nepal Chandra Dutta died intestate leaving behind him surviving his widow Smt. Gita Dutta and one son Sri Utpal Dutta and one daughter namely Miss Meena Dutta as his legal heirs and successors according to Hindu Law of Succession Act, 1956.

Death & transmission certificate

AND WHEREAS in the manner as aforesaid the said Sri Ram Dulal Dutta, Sri Gopal Chandra Dutta, Sri Khagendra Kumar Dutta, Smt. Banani Majumder nee Dutta, Smt. Gita Dutta, Sri Utpal Dutta and Miss Meena Dutta became the absolute and lawful joint owners of the aforesaid land measuring the aforesaid 67 Decimal of Sali land out of the aforesaid 101 Decimal of Land, comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Dag No. 234, under R. S. Khatian No. 119, under L. R. Khatian Nos. 263 and 236, L. R. Dag No. 268, within Mouza Raghampur, Pargana Magura, P. S. and A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas.

AND WHEREAS while thus being seized and possessed of the aforesaid property as legal joint owners the said Sri Ram Dulal Dutta, Sri Gopal Chandra Dutta, Sri Khagendra Kumar Dutta, Smt. Banani Majumder nee Dutta, Smt. Gita Dutta, Sri Utpal Dutta and Miss Meena Dutta for their legal necessity of money sold, conveyed and transferred the aforesaid property being the aforesaid 67 Decimal Sali land out of the aforesaid 101 Decimal of Land comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Dag No. 234, under R. S. Khatian No. 119, under L. R. Khatian Nos. 263 and 236, L. R. Dag No. 268, within Mouza Raghampur, Pargana Magura, P. S. and A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas, to Haran

not mutated

Chandra Dutta by virtue of a registered Deed of Conveyance dated 17th June, 1996 the same was registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, volume No. 64, pages from 368 to 374, Being No. 4232 for the year 1996, for valuable consideration paid by him.

AND WHEREAS while thus by virtue of the aforesaid sale deed possessed the aforesaid property as lawful absolute owner, Haran Chandra Dutta for his legal necessity of money entered into an agreement for sale dated 5th March, 2003 with Sri Rajinder Singh son of Late Priya Vart the Vendor herein for sell the aforesaid property being the aforesaid 67 Decimal of Land out of the aforesaid 101 Decimal of Land which was recorded as Sali Land comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Dag No. 234, under R. S. Khatian No. 119, under L. R. Khatian Nos. 263 and 236, L. R. Dag No. 268, within Mouza Raghampur, Pargana Magura, P. S. and A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas and the same was registered at the office of the District Sub-Registrar-IV, Alipore, 24 Parganas South, the same was recorded in Book No. I, Volume No. 9, Pages from 2657 to 2668, Being No. 01292 for the year 2003, AND THE SAME was sold, conveyed and transferred to Sri Rajinder Singh son of Late Priya Vart the Vendor herein by virtue of a registered Deed of Conveyance dated 29th December, 2003 and the same was registered at the office of the D.S.R -IV, Aliopore, South 24 Parganas and recorded in Book No. I, Volume No. 2, Pages from 360 to 370, Being No. 00216 for the year 2004, for valuable consideration paid by him.

AND WHEREAS by virtue of the aforesaid mutual partition the aforesaid Phanindra Kumar Dutta son of Late Gour Mohan Dutta became the absolute and lawful owner of all that piece and parcel of Sali land measuring more or less 34 Decimal out of the aforesaid 101 Decimal of Sali land, comprised in R. S. Dag No. 234, under R. S. Khatian No.119, at Mouza Raghampur, J. L No. 74, R. S. No. 235, Touzi No.119, Pargana Magura, Police Station and Sub Registration Office at Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas AND during L.R. Settlement, the said land has been duly recorded in his name at L.R. Dag No. 268, under L.R. Khatian No. 172.

AND WHEREAS while thus possessed the aforesaid 34 Decimal of Sali Land out of the aforesaid 101 Decimal of Sali Land, as legal owner, the aforesaid Phanindra Kumar Dutta died intestate leaving behind him surviving his two sons namely Narayan Chandra Dutta and Haran Chandra Dutta and four daughters namely Mridula Das, Sadhana Das, Swapna Ghosh, Sudha Sharma and his widow namely Smt. Jiban Bala Dutta as his only legal heirs and upon the death of the said Phanindra Kumar Dutta his aforesaid legal heirs and successors became the joint owners of the aforesaid being the aforesaid 34 Decimal Sali land out of the aforesaid 101 Decimal Land comprised in R. S. Dag No. 234, under R. S. Khatian No.119, at Mouza Raghampur, J. L No. 74, R. S. No. 235, Touzi No.119, L.R. Dag No. 268, under L.R. Khatian No. 172, Pargana Magura, Police Station and Sub Registration Office at Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas according to Hindu Law of Succession Act, 1956.

AND WHEREAS while thus possessed the aforesaid property being the aforesaid 34 Decimal Sali land out of the aforesaid 101 Decimal of Land, the aforesaid Narayan Chandra Dutta, Haran Chandra Dutta, Mridula Das, Sadhana Das, Swapna Ghosh, Sudha Sharma and Smt. Jiban Bala Dutta for their legal necessity of money, sold, conveyed and transferred the aforesaid property being the aforesaid 34 Decimal Sali land out of the aforesaid 101 Decimal of Land comprised in R. S. Dag No. 234, under R. S. Khatian No.119, at Mouza Raghampur, J. L No. 74, R. S. No. 235, Touzi No.119, L.R. Dag No. 268, under L.R. Khatian No. 172, Pargana Magura, Police Station and Sub Registration Office at Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas to Sri Rajinder Singh son of Late Priya Vart the Vendor herein by virtue of a registered Deed of Conveyance dated 28th day of April, 2007 and the same was registered at the office of the D.S.R.-IV, Alipore, 24 Parganas South, and recorded in Book No. 1, CD Volume No. 5, Pages from 4710 to 4730, Being no. 01485 for the year 2012, for valuable consideration paid by him.

AND WHEREAS by virtue of the aforesaid two sale deeds the VENDOR herein became the lawful owner and has since then been possessing and enjoying the aforesaid total property being the aforesaid 101 Decimal of Sali land peacefully without any hindrance and interruption by others and has been duly mutated his name in the B. L. & L. R. O. at L. R. Dag No. 268, under L. R. Khatian No. 266.

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 101 Decimal, situated within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruiipur 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. 119, R. S. Dag No. 234, L. R. Khatian No. 172, 236, 263 and 266 and L. R. Dag No. 268, the same is more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY, and as such negotiated with the CONFIRMING PARTY who being satisfied with the said offer of the Vendor and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the VENDOR to purchase the same at or for the price of Rs.1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah which is equivalent to Rs.66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per decimal and the VENDOR accepted the said proposal of the CONFIRMING PARTY and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the Confirming Party and/or its nominee and nominees.

AND WHEREAS the Vendor herein and also others on the one hand and the confirming party on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2nd February, 2012, for sale of about 800 Cottahs of land which included the said 101 Decimal of Land being the said

property also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P. S. Sonarpur, South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2nd February, 2012, the confirming party has from time to time as per the request of the said vendors therein made to the Confirming Party paid to the said vendors named therein a total sum of Rs.3,51,00,000/- (Rupees Three Crores 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 101 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 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.67,27,711/- (Rupees Sixty Seven Lac Twenty Seven Thousand Seven Hundred Eleven) only

paid to and received by the VENDOR herein out of which a sum of Rs.23,70,066/- (Rupees Twenty Three Lac Seventy Thousand Sixty 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.5,33,633.50/- (Rupees Five Lac Thirty Three Thousand Six Hundred Thirty Three 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 sum of Rs.38,24,011.50/- (Rupees Thirty Eight Lac Twenty Four Thousand Eleven 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 lispensens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings

under the West Bengal Land Reforms Act whatsoever and howsoever all that the piece and parcel of land measuring the said 101 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. 119, R. S. Dag No 234, L. R. Khatian No. 266 and L. R. Dag No. 268, which is more fully and particularly mentioned in the SCHEDULE hereunder written 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 him the VENDOR or his 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 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 himself and his legal heirs, assigns, successors, representatives, executors and administrators 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 himself good right full power and absolute authority to sell convey grant assign and assure the SAID PROPERTY hereby sold conveyed transferred granted assigned and assured or expressed so to be unto and to the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the VENDOR or either of him or any person or persons lawfully or equitably claiming from under or in trust for him 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 him 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.

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 him who is one of the vendors in the said Memorandum of Understanding under and in terms of the said Memorandum of Understanding dated 2nd February, 2012 and also adjustment of the said sum of consideration amount mentioned hereinabove out of the said earnest money and part payment made by the Confirming Party to

the vendor therein and the Vendor herein as also the said sum of money paid to the said State Bank of India, Stressed Assets Recovery Branch (SARB).

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring and/or containing 101 (One Hundred One) Decimal be the same little more or less recorded as Sali Land being the total property in L. R. Dag No. 268 held vide L. R. Khatian No. 266 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. 119, L. R. Khatian Nos. 172, 236 and 263, R. S. Dag No 234, 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 Nos. 226, 235 & 236, i.e. L. R. Dag Nos. 246, 267 & 266.

ON THE SOUTH: By portions of land comprised in R. S. Dag Nos. 259 & 258, i.e. L. R. Dag Nos. 279 & 278.

ON THE EAST: By portions of land comprised in R. S. Dag Nos. 256 & 237, i.e. L. R. Dag Nos. 277 & 269.

ON THE WEST: By portions of land comprised in R. S. Dag Nos. 231, 232 & 233, i.e. L. R. Dag Nos. 280, 244 & 245.

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.

[Handwritten signature]

SIGNATURE OF THE VENDOR

for AADRIKA GRIHA (P) LTD.

TR - Kar Kedia

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

TR - Kar Kedia

Director/Authorised Signatory
for AAKAANKSHA KAVAS (P) LTD.

TR - Kar Kedia

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

TR - Kar Kedia

Director/Authorised Signatory

for AAKAANKSHA GRIHA (P) LTD.

for AAKAANKSHA REAL ESTATE (P) LTD.

for AASHINYA KAVAS (P) LTD.

for AASHINYA BUILDERS (P) LTD.

for AASHINYA COMPLEX (P) LTD.

for AASHINYA DEVELOPERS (P) LTD.

for AASHINYA ENCLAVE (P) LTD.

TR - Kar Kedia

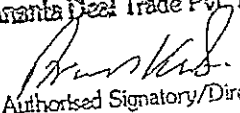
Director/Authorised Signatory

Ramcharan Khattar
88/8A Block E
New Alipore
Kol-57

Abhijit Chakraborty
38B Smart Bore Rd
Kolkata 700 26

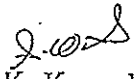
SIGNATURE OF THE PURCHASERS

Ananta Deal Trade Pvt. Ltd.


Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSESS :

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

2. 

RECEIVED of and from the within named PURCHASERS through Confirming Party the within mentioned sum Rs.67,27,711/- (Rupees Sixty Seven Lac Twenty Seven Thousand Seven Hundred Eleven) 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. 23,70,066.00

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. 5,33,633.50

By Demand Draft No. 324522

Dated 29.04, 2013

Issued by SBI Bank of India ✓

Favouring the Vendor herein

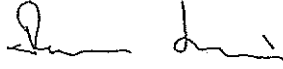
Towards the Balance Amount

Rs.38,24,011.50

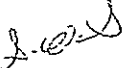
TOTAL

Rs.67, 27,711/-
=====

Total Rs.67,27,711/- (Rupees Sixty Seven Lac Twenty Seven Thousand Seven Hundred Eleven) only.

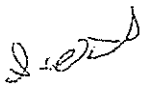
✓ 
SIGNATURE OF THE VENDOR

WITNESSES :

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

2. 

Drafted by Me.


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

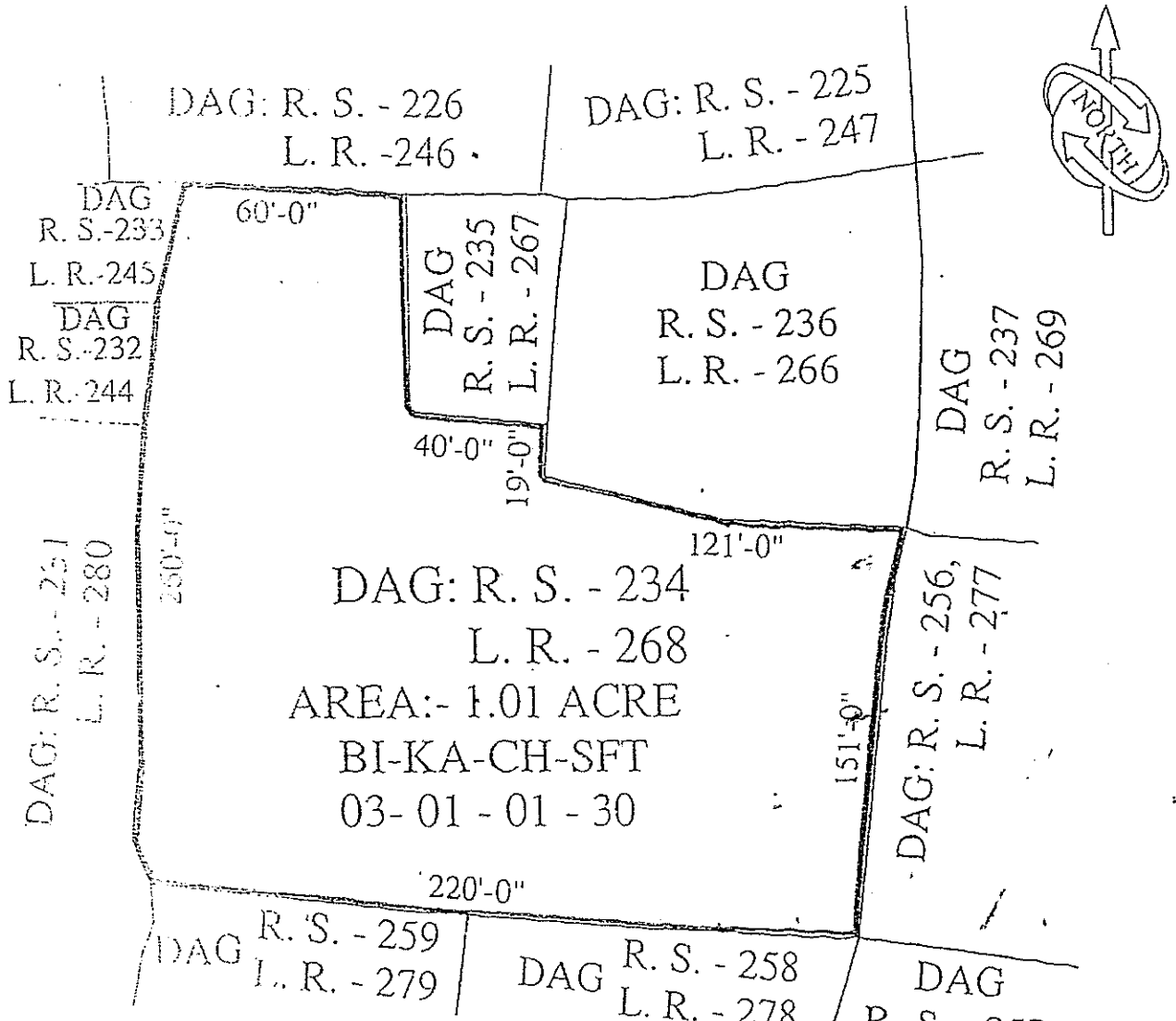
Schedule of title deeds or relevant documents handed over by the Vendor herein to the Purchaser(s) in terms of this deed

1. Original Power of Attorney dated 13th January, 2004, registered at the office of the A.D.S.R., Sonarpur and recorded in Book No. IV, Volume No. 1, Power No. 18 for the year 2004, Pages from 780 to 786.
2. Original Power of Attorney dated 10th June, 2005, registered at the office of the A.D.S.R., Sonarpur and recorded in Book No. IV, Volume No. 7, Power No. 640 for the year 2005, Pages from 295 to 298.
3. Original Sale Agreement dated 5th March, 2003, registered at the office of the District Sub-Registration IV, South 24 Parganas and recorded in Book No. I, Volume No. 9, Pages from 2657 to 2668, Being No. 01292 for the year 2003.
4. Original Deed of Conveyance dated 17th June, 1996, registered at the office of the A.D.S.R. Sonarpur and recorded in Book No. I, volume No. 64, pages from 368 to 374, Being No. 4232 for the year 1996.
5. Original Deed of Conveyance dated 29th December, 2003, registered at the office of the D.S.R -IV, Aliopore, South 24 Parganas and recorded in Book No. I, Volume No. 2, Pages from 360 to 370, Being No. 00216 for the year 2004.
6. Original Deed of Conveyance dated 28th day of April, 2007 registered at the office of the D.S.R.-IV, Alipore, 24 Parganas South, and recorded in Book No. I, CD Volume No. 5, Pages from 4710 to 4730, Being no. 01485 for the year 2012.
7. Original L. R. Record of Rights issued by the B. L. & L. R. O. in favour of the Vendor herein along with the L. R. Parcha of L. R. Khatian No. 263, 236 and 172.



THE PLAN SHOWING THE SOLD LAND (INDICATED BY RED BORDER) AT MOUZA - RAGHABPUR, J. L. NO. - 74.
 R. S. DAG NO. - 234, L. R. DAG NO. - 268,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

[Handwritten signature]



for AADRIKA GRIHA (P) LTD.
 for AADRIKA NIRMAM (P) LTD.
 or AAKAANKSHA AAVAS (P) LTD.
 for AAKAANKSHA ENCLAVE (P) LTD.
 for AAKAANKSHA GRIHA (P) LTD.
 for AAKAANKSHA REAL ESTATE (P) LTD.

for AASHINYA BUILDERS (P) LTD.
 for AASHINYA ENCLAVE (P) LTD.
R. K. Reddy
 Director/Aashinya Builders

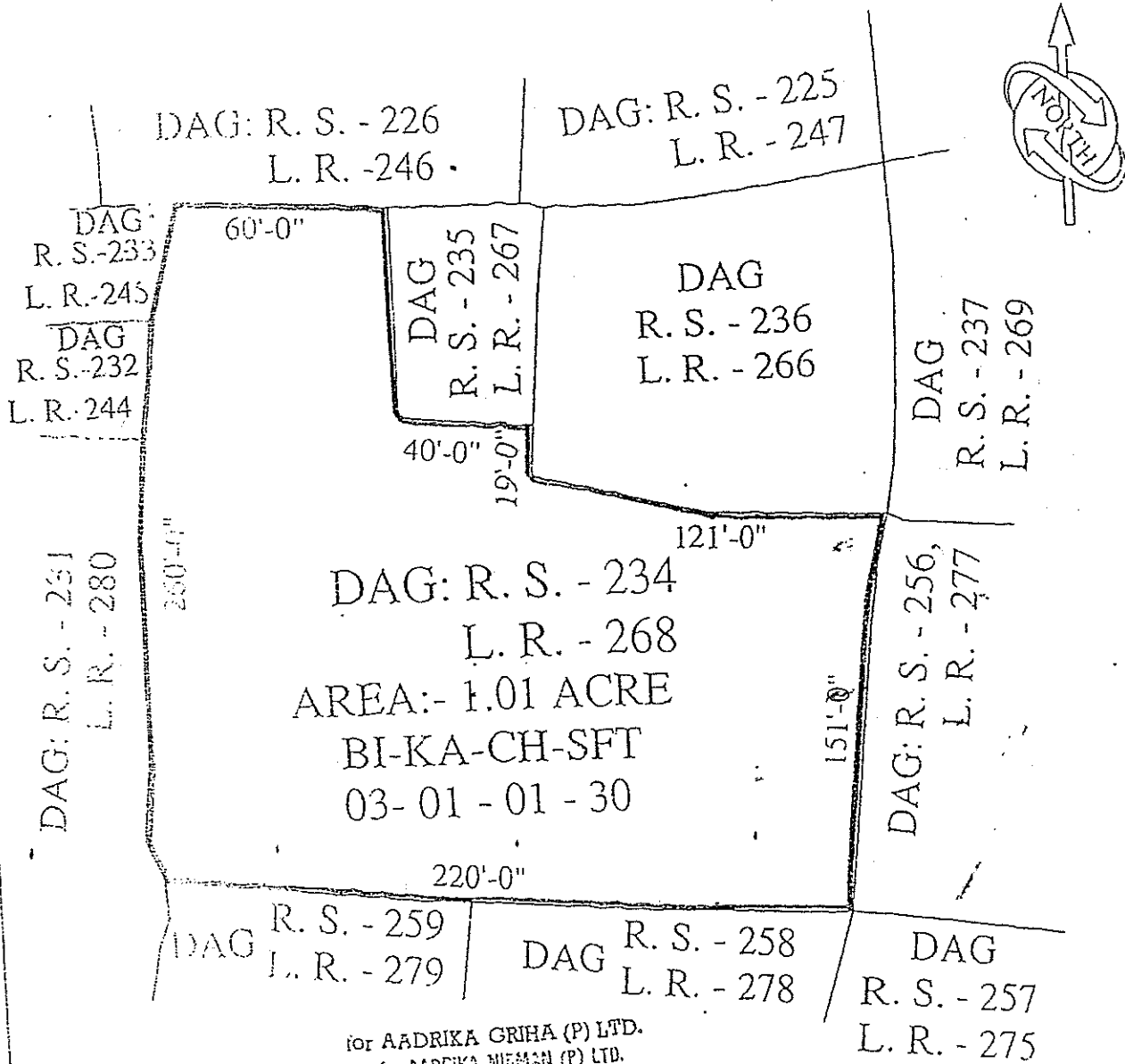
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 79
 18-11-18

THE PLAN SHOWING THE OLD LAND [REDACTED]
 RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74,
 R. S. DAG NO. - 234, L. R. DAG NO. - 268,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

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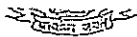
for AADRIKA GRIHA (P) LTD.
 for AADRIKA NIEMAN (P) LTD.
 for AAKAANKSHA AAVAS (P) LTD.
 for AAKAANKSHA GRIHA (P) LTD.
 for AAKAANKSHA REAL ESTATE (P) LTD.

for AASHINYA ENCLAVE (P) LTD.
[Handwritten signature]
 Director/Assistant Director

[Handwritten signature]

Traced By

[Handwritten signature]
 79
 19-11-13



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

Endorsement For Deed Number : I - 06309 of 2013
(Serial No. 04061 of 2013 and Query No. 1604L000008571 of 2013)

3. Ram Kumar Kodia
Director, Aadrika Griha Pvt Ltd, 53 Suburban School Rd, , Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aadrika Nirman Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aakaanksha Aavas Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aakaanksha Enclave Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aakaanksha Griha Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aakaanksha Real Estate Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aashinya Aavas Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aashinya Builders Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aashinya Complex Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aashinya Developers Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- Director, Aashinya Enclave Pvt Ltd, 53 Suburban School Rd, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
- By Prok. of :-
- 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.

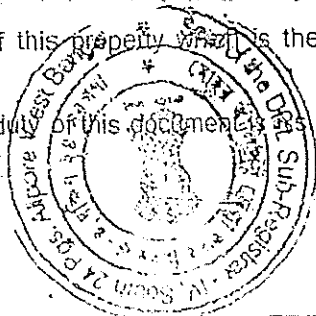
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

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 ascertained as Rs. 81,27,711/-

Certified that the required stamp duty of this document is Rs. 403674/- and the Stamp duty paid as correct is Rs. 80,00/-



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Endorsement Page 2 of 3



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

Endorsement For Deed Number : I - 06309 of 2013
(Serial No. 04061 of 2013 and Query No. 1604L000008571 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

Deficit stamp duty

Deficit stamp duty Rs. 398673/- is paid , by the draft number 278451, 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 503660, 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)

Admissibility certificate under Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article 23, 23A, 23B of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1950. Total stamp paid Rs. 10/-

Payment of interest

Amount by Cash

Rs. 31933/- on 01/08/2013

Amount by Draft

Rs. 73997/- paid by the draft number 278477, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Act No. 19 of 1950) A(1) = 73997/- B = 31933/- , E = 7/- , H = 28/- , M(b) = 4/- on 01/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

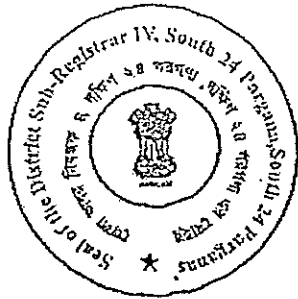


(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

L

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1
CD Volume number 32
Page from 3818 to 3848
being No 06309 for the year 2013.



Ashoke Kumar Biswas

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