

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 832381

A 832381

It is hereby certified that the document is authentic and registered, the signature sheets and the endorsement sheets attached with the document are part of this document.

6.43
D. No. 85
V. C. No. 109
12/5/13

[Signature]
13 MAY 2013

THIS DEED OF CONVEYANCE

07-AUG-2013

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

BETWEEN

M/S. LAKHIRAM PRIYAVART (PAN NO.- AAFL2822R), 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

Doc No. 235 + indemnity Bond

7074

18 APR 2013

SL. NO. DATE

KANODIA & CO,

Solicitors & Advocates,
6, Old Fort Hill Street,
Kolkata 700 001

NAME

ADD.....

AMT.....

3000/- five thousand only



Anurag
1690

FOR LAKHUM VILLA PRIVATE LIMITED

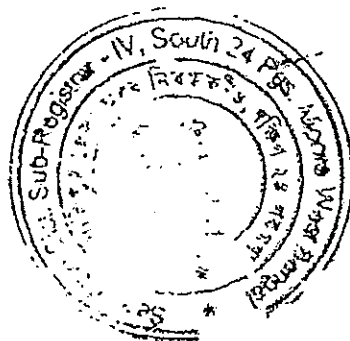
Anurag
Director / Authorised Signatory

Sheet
MOYIN UDDIN MOHAMMAD
LICENSED
KOLKATA REGISTRATION OFFICE

Ananta Deal Trade Pvt. Ltd.

Anurag
Authorised Signatory/Director

1691



M/S LAKHIRAM PRIYA VART

Lakshmi
Partner

1692

M/S LAKHIRAM PRIYA VART

Lakshmi
Partner

Sheet
MOYIN UDDIN MOHAMMAD
LICENSED
KOLKATA REGISTRATION OFFICE

18 3 MAY 2013

Biswajit Halder

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

Endorsement For Deed Number : I - 06314 of 2013
(Serial No. 04066 of 2013 and Query No. 1604L000008523 of 2013)

~~On 13/05/2013~~

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

Presented for registration at 18.43 hrs on :13/05/2013, at the Private residence by Arun Kumar Kedia, Claimant.

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

Execution is admitted on 13/05/2013 by

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

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

~~On 14/05/2013~~

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,32,888/-

Certified that the required stamp duty of this document is Rs.- 26655 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/05/2013

Deficit stamp duty



(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 - 06314 of 2013
(Serial No. 04066 of 2013 and Query No. 1604L000008523 of 2013)

Deficit stamp duty Rs. 21654/- is paid , by the draft number 278452, 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 503656, Draft Date 12/06/2013, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 14/06/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 01/08/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899.

Payment of fees:

Amount By Cash

Rs. 2519.00/-, on 01/08/2013

Amount by Draft

Rs. 5891/- is paid , by the draft number 278478, Draft Date 30/07/2013, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 01/08/2013

(Under Article : A(1) = 5852/- B = 2519/- ,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

01/08/2013 16:32:00

Endorsement Page 2 of 2

E, New Alipore, Kolkata-700053, represented by its present partners (i) SRI RAJINDER SINGH (PAN NO.- ABQPS3822F) son of Late Priya Vart, residing at 88/S/A, Block E, New Alipore, Kolkata -700 053, and (ii) SRI SURENDER SINGH (PAN NO.- ABQPS3821G) son of Late Priya Vart, residing at 16-B/40-Road No. 40, Punjabi Bagh West, Delhi, 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 legal heirs, successors, successors-in-office, legal representatives, administrators, executors and assigns in office) of the **FIRST PART,**

AND

LAMIUM VILLA PVT. LIMITED (PAN NO. AACCL3041M), 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, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context be deemed to mean and include its respective successors, successors-in-office and or interest, legal representatives, administrators, executors 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 Sri Arun Kumar Kedia son of Sri Ram Kumar Kedia, by faith Hindu, by occupation Company Director, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata- 700025, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in-office and or interest, legal representatives and assigns in office) of the OTHER PART.

WHEREAS all that piece and parcel of land measuring 8 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. 20, R. S. Dag No.235, L. R. Khatian No. 436 and L. R. Dag No. 267, is the property being sold by and under this Deed of Conveyance and the same more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS One Mir Abdul Wahed son of Late Golam Mahmmad was the recorded owner of all that the piece and percell of land admeasuring 8 Decimal of land situated within Mouza Raghampur, Under R. S. Khatian No. 20, comprised in R.S. No. 235, J. L. No. 74, Touzi No.119, under R. S. Dag No. 235.

AND WHEREAS by virtue of a registered Deed of Conveyance by a Bengali Saf Kobala Deed dated 29th September, 1962 the aforesaid Mir Abdul Wahed sold, conveyed and transferred all that piece and parcel of land measuring a little more or less 8 Decimal land which was recorded as Sali Land along with some other land under Khatian No. 20, situated at and lying within Mouza Raghampur, in the District of previously 24 Parganas and now South 24 Parganas comprised in J. L. No. 74, R. S. 235, R.S. Dag No. 235, R. S. Khatian No. 20, Touzi No.119, to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury and the same was registered at the office of Baruipur Sub- Registration Office and recorded in Book no. I, Volume No. 100, Pages from 135 to 137, Being no. 8910 for the year 1962, for valuable consideration paid by him.

AND WHEREAS by virtue of a decree passed in Civil Suit No. 205 of 1983 by the Ld. Addl. Senior Sub Judge, Rohtak, M/s. Lakhi Ram Priyavart, a partnership firm, the present vendor herein was granted the above mentioned property under R. S. Dag No. 235 being all that the said land measuring 8 Decimal situated and lying at Raghampur Mouza in the state of West Bengal.

AND WHEREAS as aforesaid the 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 6th January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan

magistrate's Court, 2, Bankshall Street, Calcutta-700001, by and between 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 1st August of 2004, and on the terms and condition mentioned therein, of the aforesaid property.

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

AND WHEREAS the aforesaid M/S Lokpriya Bricks Private Limited, negotiated with the said State bank of India, Taratala Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid properties being the properties of the aforesaid R.S. Dag No.s from the aforesaid mortgage.

AND WHEREAS for enabling the 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 18th 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.

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

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

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 purchaser herein to complete the purchase of the said area of land measuring 8 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 herein unto and in favour of the Purchaser 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.5,32,888/- (Rupees Five Lac Thirty Two Thousand Eight Hundred Eighty Eight) only, paid to and received by the VENDOR herein out of which a sum of Rs.1,87,728/- (Rupees One Lac Eighty Seven Thousand Seven Hundred Twenty 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 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.42,268/- (Rupees Forty Two Thousand Two Hundred Sixty Eight) 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.3,02,892/- (Rupees Three Lac Two Thousand Eight Hundred Ninety Two) only, having been paid by the purchaser 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 PURCHASER 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 PURCHASER 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 8 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. 20, R. S. Dag No. 235, L. R. Khatian No. 436 and L. R. Dag No. 267, 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 PROPERTY hereby granted or expressed so to be unto and to the use of the PURCHASER 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 PURCHASER 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 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 PURCHASER in the manner aforesaid and the PURCHASER shall and may all times hereafter peacefully and quietly possessed and enjoy the rent issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from the 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 Purchaser 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 for them or either of them 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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring and/or containing 8 (Eight) Decimal be the same or little more or less recorded as Sali Land being the total land comprised in L. R. Dag No. 267, 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. 20, R. S. Dag No. 235, 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. 225 & 226, i.e. L. R. Dag Nos. 247 & 246.

ON THE SOUTH: By portions of land comprised in R. S. Dag No. 234, i.e. L. R. Dag No. 268.

ON THE EAST : By portions of land comprised in R. S. Dag No. 236, i.e. L. R. Dag No. 266.

ON THE WEST: By portions of land comprised in R. S. Dag No. 234, i.e. L. R. Dag No. 268.

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

[Handwritten Signature]
Partner

Ramchandra Khatug
88/5A Block E
New Alipore
Kul-33

M/S LAKHIRAM PRIYA VART

[Handwritten Signature]
Partner

SIGNATURE OF THE VENDOR

FOR LAKHIM VILLA PRIVATE LIMITED

[Handwritten Signature]
Director & Authorised Signatory

Abhishek Chakraborty
23B Sarat Bose Rd
Kolkata 70026

SIGNATURE OF THE PURCHASER

Ananta Deal Trade Pvt. Ltd.

[Handwritten Signature]
Authorised Signatory/Director

SIGNATURE OF THE CONFIRMING PARTY

WITNESSES :

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

2. *[Handwritten Signature]*

RECEIVED of and from the within named PURCHASERS through Confirming Party the within mentioned sum Rs.5,32,888/- (Rupees Five Lac Thirty Two Thousand Eight Hundred Eighty Eight) 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. 1,87,728.00

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. 324510 dated 29.04. —, 2013 Issued by State Bank of India Favoursing the Vendor herein towards the Balance Amount

Rs. 42,268.00

Rs. 3,02,892.00

TOTAL


Rs.5,32,888/-

=====

Total Rs.5,32,888/- (Rupees Five Lac Thirty Two Thousand Eight Hundred Eighty Eight) only.

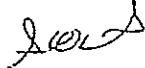
M/S LAKHIRAM PRIYA VART

Partner

M/S LAKHIRAM PRIYA VART

Partner

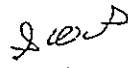
SIGNATURE OF THE VENDOR

WITNESSESS :

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

2. 

Drafted by me.

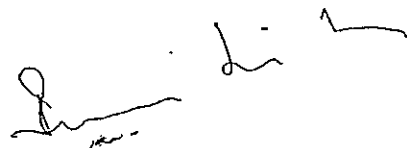

(S. K. Kanodia, Advocate,
High Court, Calcutta)

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 29th September, 1962, registered at the office of Baruipur Sub- Registration Office and recorded in Book no. I, Volume No. 100, Pages from 135 to 137, Being No. 8910 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.

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.

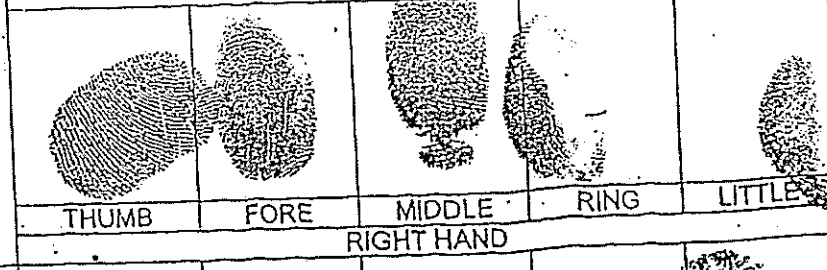
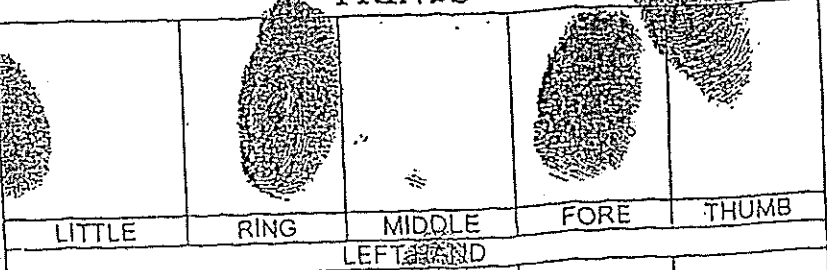
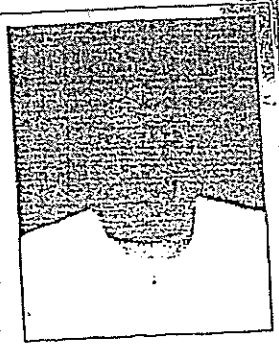




SPECIMEN FORM FOR TEN FINGER PRINTS

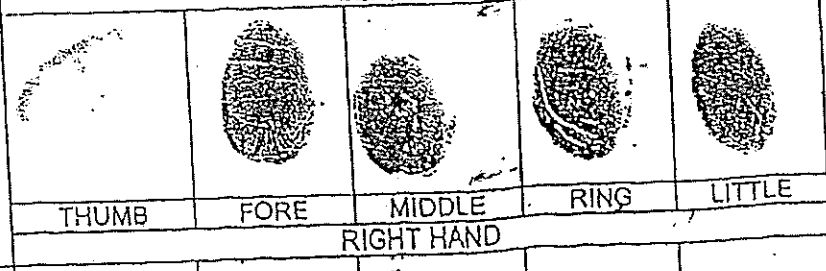
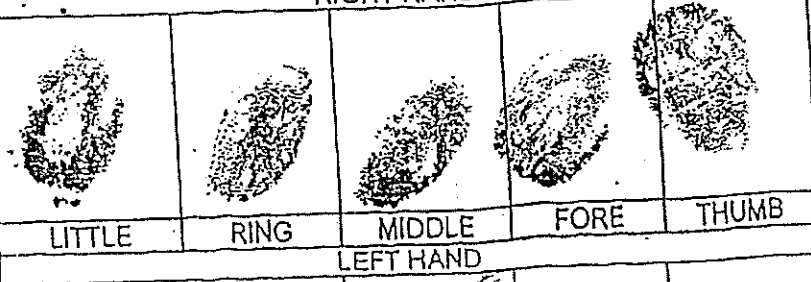
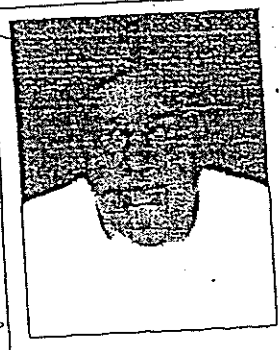
Sl. No. Signature of the executant and/or Purchaser/ Presentants

1.

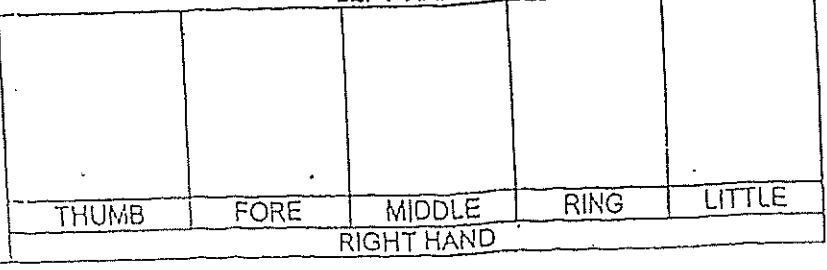
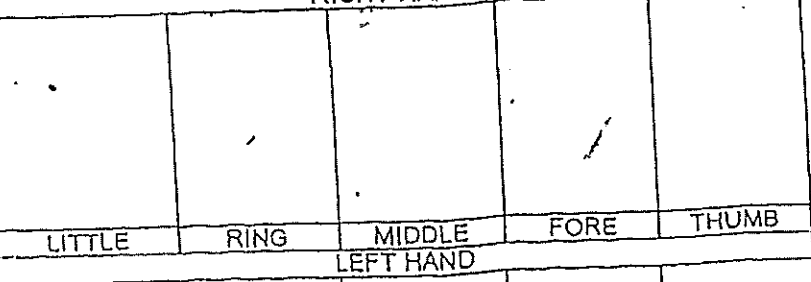
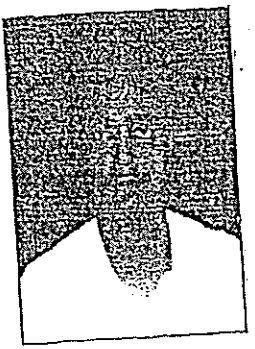


Ramesh G.

2.



3.



Anand K.

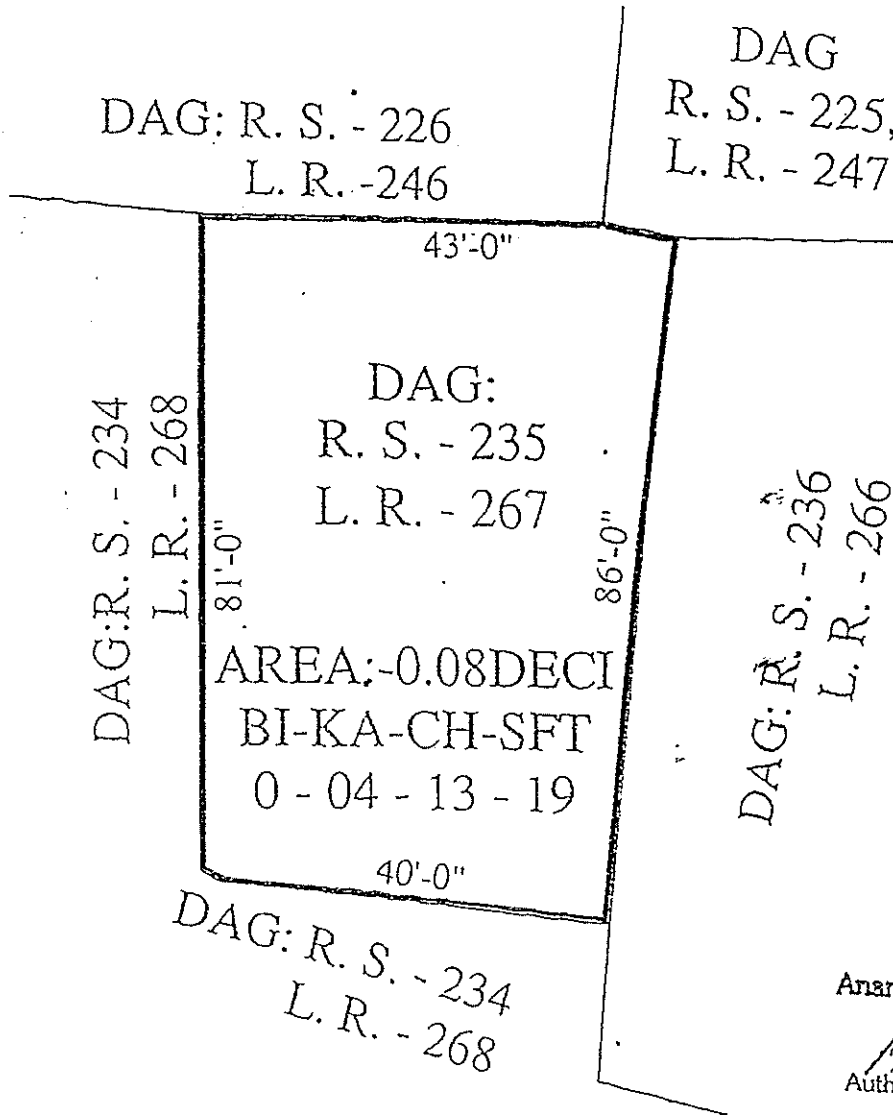
SITE PLAN SHOWING THE SOLD LAND [MARKED BY RED BORDER] AT MOUZA - RAGHABPUR, J. L. NO. - 74.
 R. S. DAG NO. - 235, L. R. DAG NO. - 267,
 UNDER - POLEGHAT GRAM PANCHAYET,
 P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS.

M/S LAKHIRAM PRIYA VART

[Signature]
 Partner.

M/S LAKHIRAM PRIYA VART

[Signature]
 Partner



AREA: - 0.08 DECI
 BI-KA-CH-SFT
 0 - 04 - 13 - 19

Ananta Deal Trade Pvt. Ltd.

[Signature]
 Authorised Signatory/Director

For LAKHUM VILLA PRIVATE LIMITED

[Signature]
 Director / Authorised Signatory

Traced By


[Signature]

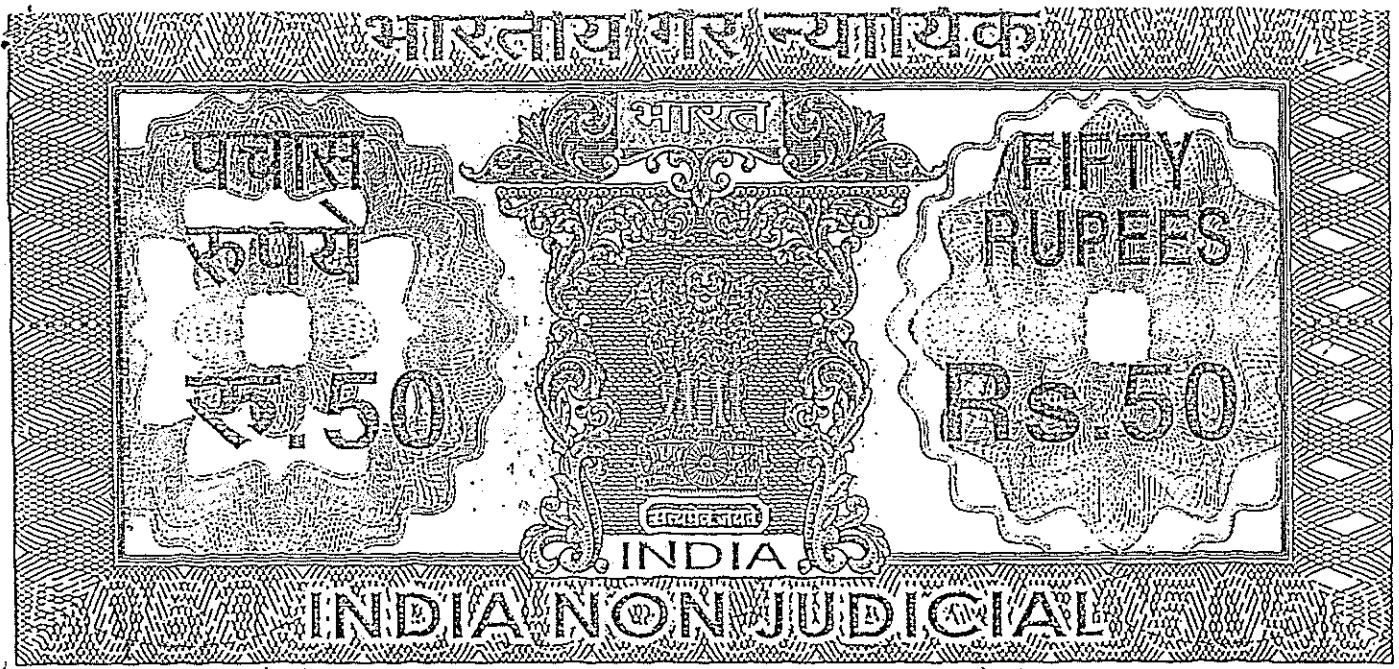
ANANTA DEAL TRADE PVT. LTD.
 19-4-12

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 123 to 146
being No 06314 for the year 2013.




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



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 464507

6-48
 Q. No. 8530/17
 1085/17
 1215/17

[Signature]
 For purposes, etc.

whereas that the document is subject to registration, the signature sheets and endorsement sheets attached with the document are part of this document.

13 MAY 2013

05 AUG 2013

This deed of INDEMNITY BOND is made and executed on this the 13th day of May, Two Thousand & Thirteen, by and between the Indemnifier(s) and Indemnified(s) named herein below:

PARTICULARS OF THE INDEMNIFIER(S):

M/S. LAKHIRAM PRIYAVART (PAN NO.- AAAPL2822R), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its office at 747 Shivaji Colony, Rohtak, Hariyana, and having its another office at 88, S/A, Block E, New Alipore, Kolkata-700053, represented by its present partners (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)

[Signature]

12088 26 APR 2013

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

Amrith
1690

FOR LAKHMI VILLA PRIVATE LIMITED

Amrith
Director & Authorised Signatory

1691
M/S LAKHIRAM PRIYA VART
Lakshmi
Partner



1692
M/S LAKHIRAM PRIYA VART
Lakshmi
Partner

13 MAY 2013

Biswajit Halder,
S/O Sri Ranjit Mr. Halder,
Central Road.



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

Endorsement For Deed Number : I - 06419 of 2013
(Serial No. 04125 of 2013 and Query No. 1604L000008530 of 2013)

On 13/05/2013

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

Presented for registration at 18.18 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 Lakhiram Priyavart Pan. Aaaf12822r, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Business
2. Surender Singh
Partner, M/s Lakhiram Priyavart Pan. Aaaf12822r, 747, Shivaji Colony, Rohtak, HARYANA, India, .
, By Profession : Business
3. Arun Kr. Kedia
Director, Lamium Villa Pvt. Ltd. Pan. Aaccl3041m, 2b, Dr. Shyama Das 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

On 15/05/2013

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.-5,32,888/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 05/08/2013

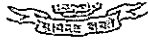
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 34 of Indian Stamp Act 1899 also under section 3 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:



(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 - 06419 of 2013
(Serial No. 04125 of 2013 and Query No. 1604L000008530 of 2013)

Amount By Cash

Rs. 39.00/-, on 05/08/2013

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/08/2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

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

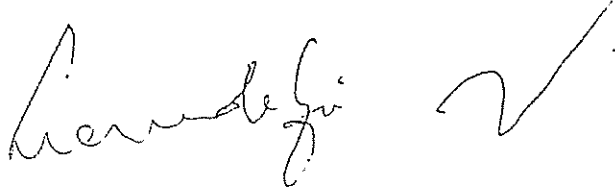
PARTICULARS OF THE INDEMNIFIED(S):

LAMIUM VILLA PVT. LIMITED (PAN NO. AACCL3041M), 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, residing at 50, Suburban School Road, P. S. Kalighat, Kolkata - 700 025.

INDEMNITY TO COVER THE SUBJECT LAND:

ALL THAT piece and parcel of land measuring and/or containing 8 (Eight) Decimal be the same or little more or less recorded as Sali Land being the total land comprised in L. R. Dag No. 267, held vide L. R. Khatian No. 436, held and owned by the Vendor lying and situate within Mouza Raghobpur, 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. 20, R. S. Dag No. 235, now under the jurisdiction of the Poleghat Gram Panchayet.

ARISING OUT OF AND RELATING TO SALE OF THE PROPERTY MENTIONED AS SUBJECT LAND MENTIONED ABOVE WHICH HAS BEEN SOLD BY THE INDEMNIFIER(S) VIDE BELOW MENTIONED



DEED OF CONVEYANCE EXECUTED BY THE INDEMNIFIER(S) IN
FAVOUR OF THE INDEMNIFIED(S):

Deed of Conveyance dated 13th May, 2013 registered at the office
of the D. S. R. IV Alipore, South 24 Parganas in Book No. I, CD
Volume No. 33 at Pages from 123 to 146 Being No. 06314 for
the year 2013.

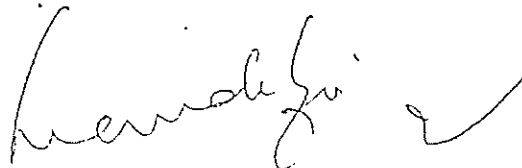
INDEMNITY

1. That the indemnifier(s) record and confirm to have sold
conveyed and transferred by the above mentioned Deed of
Conveyance to the indemnified(s), ALL THAT the piece and
parcel of land mentioned above under the heading Subject Land
after receipt of the full amount of consideration from the
Indemnified(s) and that no amount is due or payable by the
indemnified(s) as purchasers therein and also further that the
Indemnifier(s) have put the Indemnified(s) in actual physical
vacant peaceful possession free from occupants trespassers
licensees tenants etc. .
2. That the indemnifiers or either of them have not entered into
any other Agreement of any nature whatsoever with any one
else in respect of the said land except the Memorandum of
Understanding dated 2nd February, 2012 entered with Ananta

Handwritten signature

Dealtrade Pvt. Ltd., in terms of which the subject land has been sold and conveyed.

3. That there is neither Bargadar nor Dakhalدار on the subject land and that the indemnifier(s) have not mortgaged or encumbered the subject land and no notice of Acquisition or Requisition from any competent authority has been received by the indemnifier(s) and also that the subject land is in no way adversely affected by the provisions of the West Bengal Land & Land Reforms Act and there is not impediment on sale of the subject land to the Indemnified(s).
4. That the indemnified(s) shall be entitled to apply for and obtain mutation of their names with the concerned authorities and the indemnifier(s) hereby formally consent thereto and assure that they will not at any point of time object to such mutation being granted to the indemnified(s) as purchasers of the subject land.
5. The indemnifier(s) hereby undertake to keep the Indemnified(s) named above, fully and adequately indemnified against all third party claims and actions arising out of any sort of act or omission and/or in respect of any encumbrance or other actions against the indemnified caused by or due to any defaults on the part of the indemnifier(s).
6. The indemnifier(s) assure and undertake that they will sign and deliver all papers, if required, for further making and/or



perfecting the clear and marketable title of the Indemnified(s)
pursuant to the aforesaid deed of conveyance.

M/S LAKHIRAM PRIYAVART
Lakshmi
Partner

M/S LAKHIRAM PRIYAVART
Lakshmi
Partner

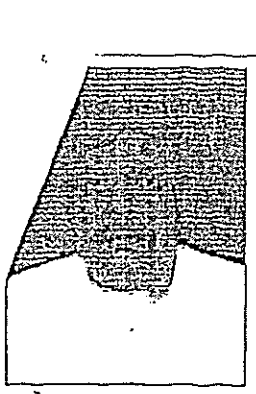
SIGNED BY THE INDEMNIFIER(S).

For LAKHUM VILLA PRIVATE LIMITED
Lakshmi
Director & Authorised Signatory

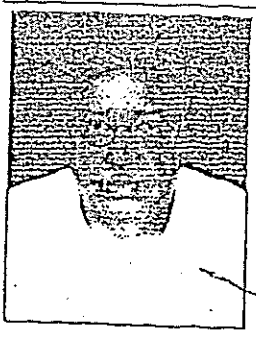
SIGNED BY THE INDEMNIFIED(S).

Witnesses:

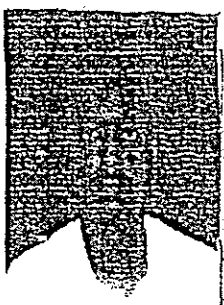
1. Biswajit Halder,
50, Suburban School Road,
Kolkata-700025.
2. Ramchankie Khatue
88/5A 12 lock E
Ward Alipore
Kub 53



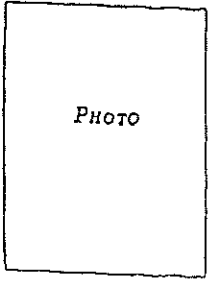
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



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



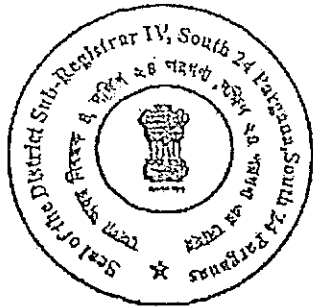
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LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 2050 to 2059
being No 06419 for the year 2013.



(Ashoke Kumar Biswas) 05-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal