

12250/2014



12496/14

95



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 648477

no. 4919002



Notarized that the Document is submitted to Registration. The Signature Sheet or the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

Handwritten signatures and dates: 28/09/14, 27/09/14, and 'Addl. Registrar of Assurances II, Kolkata'.

Handwritten text: 549/14

Handwritten text: 27/09

Handwritten text: 27/09

THIS DEED OF CONVEYANCE made this 27<sup>th</sup> day of September two thousand and fourteen

BETWEEN

h

5A

Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201415-000775943-2

Payment Mode Counter Payment

GRN Date: 23/09/2014 12:17:39

Bank: State Bank of India

BRN: 240914090009946

BRN Date: 24/09/2014 01:31:09

## DEPOSITOR'S DETAILS

Id No. : 1902L000028617/1/2014

[Query No./Query Year]

Name : ANJANI PROPERTIES PRIVATE LIMITED

Contact No. :

Mobile No. : +91 9830071626

E-mail :

Address : 50 J.L. NEHRU ROAD  
KOLKATA- 700071

Applicant Name : G S Rana

Office Name : A.R.A. - II KOLKATA, Kolkata

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

## PAYMENT DETAILS

| Sl. No.      | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹]    |
|--------------|-----------------------|--|--------------------|---------------|
| 1            | 1902L000028617/1/2014 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 344350        |
| 2            | 1902L000028617/1/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 54196         |
| <b>Total</b> |                       |  |                    | <b>398546</b> |

In Words : Rupees Three Lakh Ninety Eight Thousand Five Hundred Forty Six only



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 12496 of 2014  
(Serial No. 12250 of 2014 and Query No. 1902L000028617 of 2014)

On 27/09/2014

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

Presented for registration at 15.12 hrs on :27/09/2014, at the Private residence by Anuj Tulsyan ,Claimant.

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

Execution is admitted on 27/09/2014 by

1. Prakash Kejriwal  
Karta, Prakash Kejriwal H U F, B G- 31, Sec- I I, Salt Lake City, Kol, Thana:-Bidhannagar East, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091.  
, By Profession : Business
2. Anuj Tulsyan  
Authorised Signatory, Anjani Properties Pvt Ltd, 50, Jawahar Lal Nehru Road, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700071.  
, By Profession : Service  
Identified By K K Kejriwal, son of S K Kejriwal, B G- 31, Salt Lake City, Kol, Thana:-Bidhannagar East, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091, By Caste: Hindu, By Profession: Business.

On 29/09/2014

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 54,196/- paid online on 24/09/2014 1:31AM with Govt. Ref. No. 192014150007759432 on 23/09/2014 12:17PM, Bank: State Bank of India, Bank Ref. No. 240914090009946 on 24/09/2014 1:31AM, Head of Account: 0030-03-104-001-16, Query No:1902L000028617/2014

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

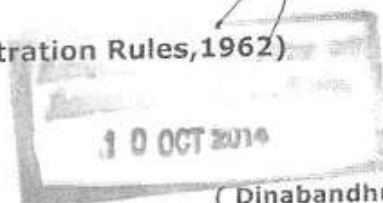
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-49,19,000/-

Certified that the required stamp duty of this document is Rs.- 344350 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

Stamp duty Rs. 3,44,350/- paid online on 24/09/2014 1:31AM with Govt. Ref. No. 192014150007759432 on 23/09/2014 12:17PM, Bank: State Bank of India, Bank Ref. No. 240914090009946 on 24/09/2014 1:31AM, Head of Account: 0030-02-103-003-02, Query No:1902L000028617/2014

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



( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 12496 of 2014  
(Serial No. 12250 of 2014 and Query No. 1902L000028617 of 2014)

Execution is admitted on 29/09/2014 by

1. Subh Karan Kejriwal  
Karta, Subh Karan Kejriwal H U F, B G- 31, Sec- I I, Salt Lake City, Kol, Thana:-Bidhannagar East,  
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091.  
, By Profession : Business

Identified By K K Kejriwal, son of S K Kejriwal, B G- 31, Salt Lake City, Kol, Thana:-Bidhannagar  
East, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091, By Caste: Hindu, By  
Profession: Business.

On 10/10/2014

**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, 5 of Indian Stamp Act 1899.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCES-II

**PRAKASH KEJRIWAL**, son of Narsingh Lal Kejriwal, by religion Hindu, by occupation Business for self and as Karta of Joint Hindu family known as Prakash Kejriwal H.U.F. of BG-31, Sector-II, Salt Lake City, Police Station Bidhannagar (East), Kolkata - 700 091, having Income Tax Permanent Account No. AAKHP7272H, hereinafter referred to as 'the **VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include Prakash Kejriwal H.U.F., its Karta and all its Co-parcenors and members and their respective heirs, successors, executors, administrators, legal representatives and assigns as also Prakash Kejriwal and his heirs, executors, successors, successors-in-office, administrators, legal representatives and assigns) of the **FIRST PART**

**AND**

**SUBH KARAN KEJRIWAL**, son of Late Banarasi Lal Kejriwal, by religion Hindu, by occupation Business for self and as Karta of Joint Hindu family known as Subh Karan Kejriwal H.U.F. of BG-31, Sector-II, Salt Lake City, Police Station Bidhannagar (East), Kolkata - 700 091, having Income Tax Permanent Account No. AAHHS5888Q, hereinafter referred to as "the **CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include Subh Karan Kejriwal H.U.F., its Karta and all its Co-parcenors and members and their respective heirs, successors, executors, administrators, legal representatives and assigns as also Subh Karan Kejriwal and his heirs, executors, successors, successors-in-office, administrators, legal representatives and assigns) of the **SECOND PART**

**AND**

**ANJANI PROPERTIES PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956 having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata - 700 071, having Income Tax Permanent Account No. AAECA3975F and represented by its Authorised Signatory **Anuj Tulsyan**, son of Nand Kishore Tulsyan, by religion Hindu, by occupation Service, Citizen of India of 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata - 700 071, hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **THIRD PART** -

**WHEREAS :**

I. The Vendor and the Confirming Party have represented to and assured the Purchaser as follows:

A. The Vendor herein is the absolute lawful owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of Sali land measuring about 3.927 cottahs equivalent to about 6.491 decimals in R.S./L.R. Dag No. 555 under L.R. Khatian No. 1692 in Mouza Mahishbathan, P.S. Salt Lake Electronics Complex, J.L. No. 18, District North 24 Parganas together with R.T. structure erected thereon and fully described in the **Schedule** hereunder written and hereinafter collectively referred to as "the **said Property**" free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, alignment, easements, liabilities, court orders and lis pendens whatsoever.

B. By virtue of a Deed of Conveyance dated 17<sup>th</sup> August, 1994 registered at the office of the Additional District Sub-Registrar, Bidhan Nagar, Kolkata in Book no. 1 Volume no. 127 at Pages 385 to 396 Being no. 5926 for the year 1994, the Confirming Party had inter alia, purchased land measuring about 10 Cottahs 11 Chittacks 27 square feet equivalent to 17.727 decimals in R.S./ L.R. Dag Nos. 490 and 555 under L.R. Khatian No. 1692 in Mouza Mahishbathan, P.S. Salt Lake Electronics Complex, J.L. No. 18, District North 24 Parganas. The aforesaid Deed mentions the total area sold in both dags jointly without mentioning the respective sold areas comprised in each of the two Dags.

C. By virtue of a Deed of Gift dated 22<sup>nd</sup> September, 2009 registered at the office of the Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City) in Book no. 1 CD Volume no. 9, Pages 1767 to 1786 Being no. 8805 for the year 2009 the Confirming Party gifted the aforesaid land measuring about 10 Cottahs 11 Chittacks 27 square feet equivalent to 17.727 decimals in R.S./ L.R. Dag Nos. 490 and 555 to the Vendor herein. In this Deed the respective gifted areas comprised in each of the two Dags i. e. Dag No. 490 and 555 have been by inadvertence incorrectly mentioned as 5 Cottahs (equivalent to 8.264 decimals) in R.S./ L.R. Dag No. 490 and 5 Cottahs 11 Chittacks 27 square feet (equivalent to 5.725 Cottahs = 9.463 decimals) in R.S./ L.R. Dag No. 555 under L.R. Khatian No. 1692.

D. The actual and correct break up of the 10 Cottahs 11 Chittacks 27 square feet land equivalent to 17.727 decimals in R.S./ L.R. Dag Nos. 490 and 555 that was sought to be purchased and then gifted by the Confirming Party was as follows:

|                       |  |
|-----------------------|--|
| R.S./L.R. Dag No. 490 | 2 Cottah 13 Chittack 42 sft = 2.870 Cottah = 4.745 decimals      |
| R.S./L.R. Dag No. 555 | 7 Cottah 13 Chittack 30 sft = 7.854 Cottah = 12.982 decimals     |
| Total                 | 10 Cottahs 11 Chittacks 27 sft = 10.725 Cottah = 17.727 decimals |

E. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said Property and no part of the same has been acquired, requisitioned and/or affected by the Land Acquisition Department and/or any other body or authority.

F. The said Property is within the ceiling limits under the applicable laws and no part of the said Property is either excess land or excess vacant land and/or is liable to be vested under any law.

G. No suit or other proceeding has been filed or is pending in any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Property and/or any part thereof and/or the right title and interest of the Vendor or the Vendor's predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property.

H. No person other than the Vendor has any right, title, interest, claim or demand whatsoever in respect of the said Property. No person or persons whosoever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

I. There is no subsisting understanding, agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than the Purchaser) for sale and/or for otherwise dealing with, relating to and/or concerning the said Property.

J. The Vendor is in actual peaceful, physical, vacant, khas possession of the said Property and every portion thereof absolutely and is personally enjoying and using the same without any interference or hindrance whatsoever and there is no encroachment whatsoever in respect of any portion of the said Property.

K. The Vendor and/or the Vendor's predecessors-in-title have not in any way dealt with the said Property or any part or portion thereof whereby the right, title and/or interest of the Vendor and/or the Vendor's predecessors-in-title as to the ownership, use, enjoyment and/or sale of the said Property or any part or portion thereof is or may be affected in any manner whatsoever. The Vendor and/or the Vendor's predecessors-in-title have not committed default of and/or contravened any provision of law applicable to the said Property or any part thereof.

L. The said Property or any part thereof is not affected by any Bargadar, Bhagchasi, occupancy or any other rights and no such rights have been claimed by anyone and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said Property or any part thereof.

M. There is no mortgage, charge or lien in respect of the said Property by way of deposit of title deeds or otherwise.

N. The Vendor's predecessors-in-title were and the Vendor is lawfully entitled to own and transfer the said Property under the relevant laws governing the same and there is no restriction or bar, legal or otherwise, to the Vendor selling the said Property to the Purchaser in the manner herein.

O. The Vendor has a good and marketable title to the said Property, free from all encumbrances and liabilities whatsoever.

II. The Confirming Party is joining this Deed to confirm, declare and rectify the inadvertent errors in the aforesaid Deed of Conveyance dated 17<sup>th</sup> August, 1994 and the Deed of Gift dated 22<sup>nd</sup> September, 2009 regarding non-mentioning / incorrect mentioning of the respective areas comprised in R.S./ L.R. Dag Nos. 490 and 555.

III. The Vendor has agreed to sell to the Purchaser, the Confirming Party has agreed to confirm such sale and the Purchaser, relying on the aforesaid representations and assurances of the Vendor and the Confirming Party and the Purchaser has gone through the title of the Vendor and being fully satisfied with the title of the Vendor, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid to the extent of the Vendor's entitlement in respect thereof at and for a total consideration of Rs. 49,19,000/- (Rupees forty nine lacs nineteen thousand only). The Purchaser has at or before the execution hereof already made payment of the agreed total consideration of Rs. 49,19,000/- to the Vendor as per details mentioned in the Memo of Consideration. The Vendor admits and acknowledges receipt of the aforesaid agreed total consideration of Rs. 49,19,000/- (Rupees forty nine lacs nineteen thousand only) paid by the Purchaser (subject to the realization of the cheques mentioned in the Memo of Consideration) as aforesaid and confirms that now no amount is due or payable by the Purchaser in respect of the said Property. The Vendor is putting the Purchaser in vacant,

peaceful and physical khas possession of the said Property simultaneously with the execution of this Deed of Conveyance.

**NOW THIS DEED WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of Rs. 49,19,000/- (Rupees forty nine lacs nineteen thousand only) paid by the Purchaser to the Vendor as aforesaid at or before the execution of these presents, being the agreed total consideration money for the sale and transfer of the said Property (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchaser as well as the said Property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, easements, liabilities, court orders and lis pendens whatsoever and the Confirming Party doth hereby confirm the sale of **ALL THAT** the piece or parcel of Sali land measuring about 3.927 cottahs equivalent to about 6.491 decimals in R.S./L.R. Dag No. 555 under L.R. Khatian No. 1692 in Mouza Mahishbathan. J.L. No. 18, District North 24 Parganas together with R.T. structure erected thereon and fully described in the **Schedule** hereunder written and hereinafter collectively referred to as "the **said Property**" **OR HOWSOEVER OTHERWISE** the said Property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights, all yards, courtyards areas common paths and passages sewers drains ways water courses ditches, fences, walls, fences, advantages, appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate, right, title, interest, inheritance, possession, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive, covenants, executions, acquisitions, requisitions, attachments, alignment, easements, liabilities, court orders and lis pendens whatsoever **AND** the Vendor and the Confirming Party do hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that neither the Vendor nor any of the Vendor's predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby or by reason whereof the said Property hereby granted, sold, conveyed, transferred, assigned



and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said Property or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act, deed or thing by the Vendor and/or any of the Vendor's predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of 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 the Vendor has now good right and full and absolute power to grant, sell, convey, transfer and assure the said Property hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of the Vendor's predecessors in title or any of them **AND** that the Purchaser shall be free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged in respect of the said Property including in any former Deed or record of rights or mutation relating to the said Property and all manner of former or other estates, encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, alignment, easements, liabilities, court orders and lis pendens whatsoever suffered or made or created in respect of the said Property by the Vendor by any person or persons lawfully and equitably claiming from under or in trust for the Vendor **AND THAT** there is no mortgage charge and/or lien in respect of the said Property **AND THAT** all rates, taxes and all other impositions and/or outgoing payable in respect of the said Property have been paid in full upto the date of these presents **AND THAT** the Vendor never held and does not hold any excess land under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Property or any part thereof has not been affected or vested under the said Acts and/or under the West Bengal Estates Acquisition Act, 1953 and/or under any other law **AND THAT** the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendor concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said Property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no notice, declaration, order, notification or proceeding has been issued published initiated or instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part thereof is not affected in any manner by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other law or Enactments whatsoever **AND THAT** no suit and/or proceeding is pending in any Court of law and no order has been passed or is subsisting affecting the said Property and/or

any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Vendor is putting the Purchaser in complete peaceful vacant physical (khas) possession of the said Property simultaneously with the execution of this Deed of Conveyance and the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owner thereof **AND THAT** in the event the Purchaser's possession being in any way invaded or affected then in that event, the Vendor shall co operate with the Purchaser **AND THAT** the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly consents to the same and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and notwithstanding such grant of powers and authorities the Vendor undertakes to co-operate with the Purchaser in all respects to cause mutation of the said Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser from time to time **AND THAT NOTWITHSTANDING** anything to the contrary contained elsewhere it is specifically made clear that the entire right, title and interest of the Vendor in the said Property is being transferred absolutely in favour of the Purchaser herein by this Deed and that upon execution of this Deed the Vendor shall not have any right, title or interest whatsoever in respect of any portion of the said Property **AND THAT** the Vendor doth hereby indemnify the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Property or any portion thereof and/or in case of any act omission breach violation or default by the Vendor **AND FURTHER THAT** the Vendor and the Confirming Party and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendor and the Confirming Party shall do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required;

**AND** the Confirming Party and the Vendor do hereby declare and confirm that in the Deed of Gift dated 22<sup>nd</sup> September, 2009 the respective areas comprised in Dag nos. 490 and 555 have been by inadvertence incorrectly mentioned as 5 Cottahs (equivalent to 8.264 decimals) in R.S./ L.R. Dag No. 490 and 5 Cottahs 11 Chittacks 27 square feet (equivalent to 5.725 Cottahs = 9.463 decimals) in R.S./ L.R. Dag No. 555 **AND THAT** the actual and correct break up of the 10 Cottahs 11 Chittacks 27 square feet land equivalent to 17.727 decimals in R.S./ L.R. Dag Nos. 490 and 555 that was sought to be purchased by the Confirming Party and then gifted to the Vendor was 4.745 decimals in R.S./L.R. Dag No. 490 and 12.982 decimals in R.S./ L.R. Dag No. 555;

**AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that to enable the Purchaser to use enjoy and deal with the said Property in any manner whatsoever irrespective of pendency of mutation in the name of the Purchaser the Vendor doth hereby empower and authorize the Purchaser to do all acts, deeds, matters and things and to sign all deeds, documents, papers, plans, applications, declarations, affidavits, representations, pleadings etc. in the name of the Vendor in respect of the said Property and to represent the Vendor before all concerned statutory bodies and/or authorities and notwithstanding the above the Vendor undertakes to co-operate with the Purchaser in all respects in this regard and shall sign all documents and papers as required by the Purchaser from time to time.

THE SCHEDULE ABOVE REFERRED TO:

**ALL THAT** the piece or parcel of Sali land measuring about 3.927 cottahs equivalent to about 6.491 decimals in R.S./L.R. Dag No. 555 under L.R. Khatian No. 1692 in Mouza Mahishbathan, J.L. No. 18, Polerait Road, Mouza Mahishbathan, Police Station Salt Lake Electronics Complex (earlier Bidhan Nagar East) under Bidhan Nagar Municipality in the District of North 24 Parganas together with R.T. structure measuring about 100 square feet erected thereon. The entire R.S./L.R. Dag No. 555 (of which a portion is sold by this Deed of Conveyance) is butted and bounded as follows:

|              |   |  |
|--------------|---|--|
| On the North | : | By R.S./L.R. Dag Nos. 490 and 918      |
| On the East  | : | By R.S./L.R. Dag No. 929               |
| On the West  | : | By R.S./L.R. Dag Nos. 554, 556 and 557 |
| On the South | : | By R.S./L.R. Dag No. 929               |

| Mouza        | R.S./L.R. Dag No. | L.R. Khatian No. | Nature of Land | Total Area of Dag (in decimal) | Area sold by this Deed (in decimal) |
|--------------|-------------------|------------------|----------------|--------------------------------|-------------------------------------|
| Mahishbathan | 555               | 1692             | Sali           | 67                             | 6.491                               |

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hands the day month and year first above written.

**SIGNED AND DELIVERED** by the within-named **Vendor** at Kolkata in the presence of:

*Kishor Kumar Kedia*  
67, B.D. Chakravarty  
New Asipore, Kolkata-53

*Paranashree*

**SIGNED AND DELIVERED** by the within-named **Confirming Party** at Kolkata in the presence of:

*Kamal Kishor*  
B.S. 71, Salt Lake City  
14-71

*Sudhakar Kumar*

**SIGNED AND DELIVERED** by the within-named **Purchaser** at Kolkata in the presence of:

*Kamal Kishor*

For ANJANI PROPERTIES PVT. LTD.  
*Anjan*  
Authorised Signatory.

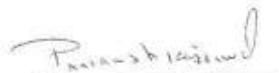
Prepared by: *Soumya Ghosh*  
Enrolment Number: F/744/2013  
C/o. Messrs. R. Ginodia & Co.,  
7C, Kiran Shankar Roy Road,  
Kolkata - 700001.

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of 49,19,000/- (Rupees forty nine lacs nineteen thousand only) being the agreed total consideration money in full payable to the Vendor under these presents as per the following -


**MEMO OF CONSIDERATION**

| <u>Cheque no.</u> | <u>Date</u> | <u>Bank</u>   | <u>Branch</u>   | <u>Amount (Rs.)</u> |
|-------------------|-------------|---------------|-----------------|---------------------|
| 075677            | 01.02.2013  | Bank of India | J.L. Nehru Road | 22,00,000/-         |
| 075757            | 25.09.2014  | Bank of India | J.L. Nehru Road | 8,00,000/-          |
| 129769            | 25.09.2014  | Bank of India | J.L. Nehru Road | 19,19,000/-         |
| <b>Total :</b>    |             |               |                 | <b>49,19,000/-</b>  |

(Rupees forty nine lacs nineteen thousand only)

  
Vendor

**Witnesses:**











  
Kamlesh Chandra

5A

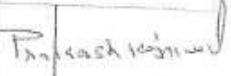
SPECIMEN FORM TEN FINGER PRINTS











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|---------|--|
| Sl. No. | Signature of the executants and/or purchaser Presentants |
|---------|--|

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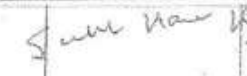
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|---|---|--|---|---|
|  |  |  |  |  |
| Little  | Ring  | Middle   | Fore  | Thumb   |
| (Left Hand)   |   |  |   |   |
|  |  |  |  |  |
| Thumb   | Fore  | Middle   | Ring  | Little  |
| (Right Hand)  |   |  |   |   |

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|---|---|--|---|---|
|    |    |    |    |    |
| Little  | Ring  | Middle   | Fore  | Thumb   |
| (Left Hand)   |   |  |   |   |
|  |  |  |  |  |
| Thumb   | Fore  | Middle   | Ring  | Little  |
| (Right Hand)  |   |  |   |   |

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|  |  |  |  |  |
| Little  | Ring  | Middle   | Fore  | Thumb   |
| (Left Hand)   |   |  |   |   |
|  |  |  |  |  |
| Thumb   | Fore  | Middle   | Ring  | Little  |
| (Right Hand)  |   |  |   |   |

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2014

BETWEEN

PRAKASH KEJRIWAL ... Vendor

AND

SUBH KARAN KEJRIWAL  
... Confirming Party

AND

ANJANI PROPERTIES PRIVATE LIMITED  
... Purchaser


DEED OF CONVEYANCE

R. Ginodia & Co.  
Advocates  
7C, Kiran Shankar Roy Road  
Kolkata - 700001.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 61  
Page from 4114 to 4128  
being No 12496 for the year 2014.



  
(Dulal chandra Saha) 14-October-2014  
ADDL REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal