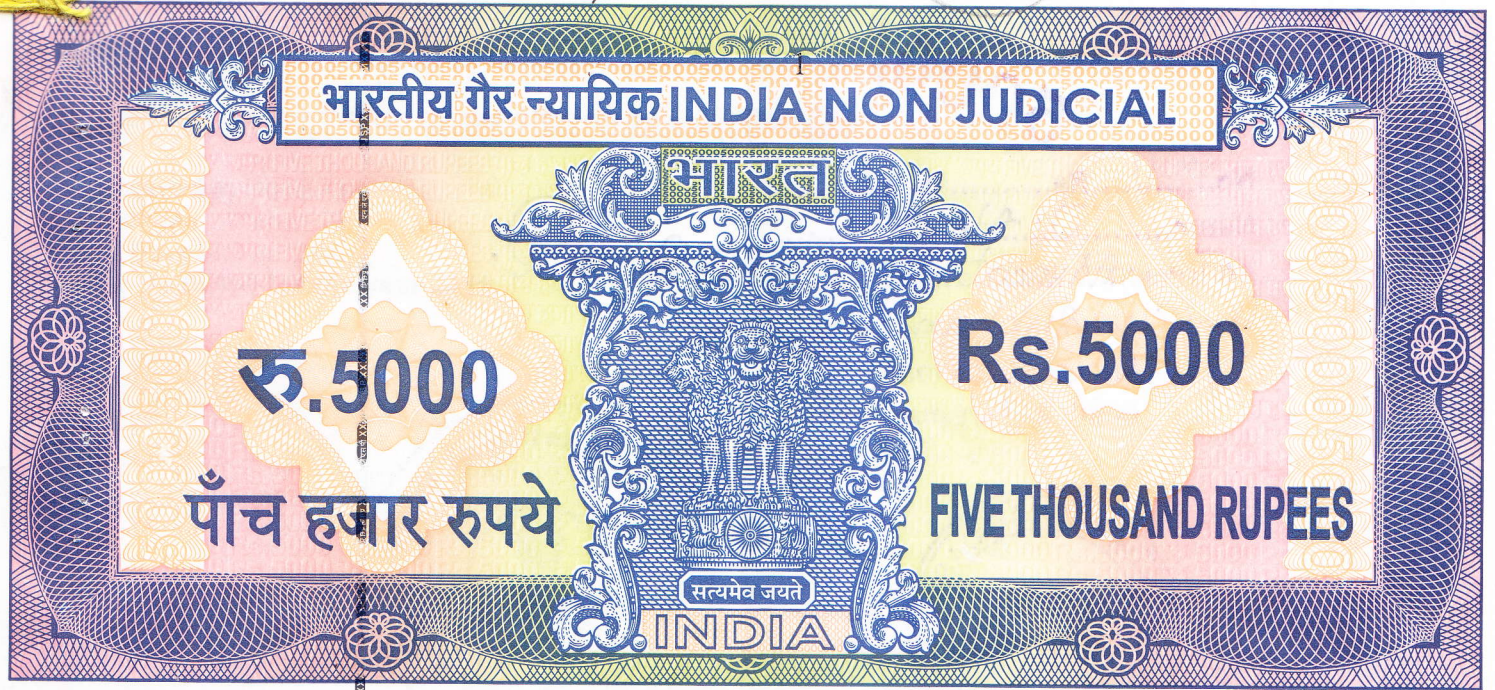


04/44/011

5181



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 058250

01/11/2008/4
 up 20, 81, 44/-
 Rmb
 25/4/11
 1-2 pm



Certified that the above is a valid and
 Registered copy of the original and the
 endorsement is valid and the amount
 are the part of it.

Asst. Registrar of Assurances
 Kolkata,

[Signature]
 25.04.11

Barasat
Area-40 Sec
Saf NO. 44

THIS INDENTURE OF CONVEYANCE is made this the 25th day of APRIL, 2011 (Two Thousand and Eleven) **BETWEEN RAMESH KUMAR SINGH** son of Late Gadadhar Singh, by faith Hindu by Nationality Indian, by occupation business, residing at Baluria, Police Station Barasat, District 24-Parganas (North) hereinafter called

5000/-

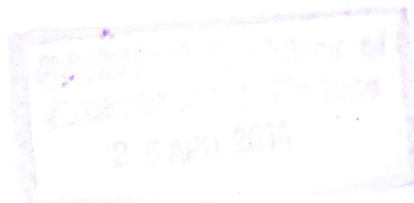
No. 3911 Rs. Date. 21/04/14

Name..... J. Ali

Address..... Advocate High Court Cal.

Vender: Sri. Subhankar Das

Alipore Collectory
South 24 Parganas



Sudip Basu

Advocate

7, Red cross place

Kolkata-700004



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 532 to 544
being No 05181 for the year 2011.



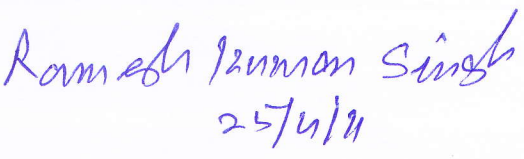
(Sudhakar Sahu) 28-April-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

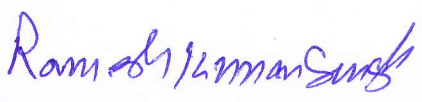
Office of the A. R. A. - II KOLKATA, District- Kolkata

Signature / LTI Sheet of Serial No. 04744 / 2011, Deed No. (Book - I , 05181/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Ramesh Kumar Singh	 25/4/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ramesh Kumar Singh Address -Baluria, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 25/04/2011	 LTI 25/04/2011	

Name of Identifier of above Person(s)

Sudip Basu
7, Red Cross Place, Kol, District:-Kolkata, WEST
BENGAL, India, P.O. :- Pin :-700001

Signature of Identifier with Date


25/4/11



(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



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

Endorsement For Deed Number : I - 05181 of 2011
(Serial No. 04744 of 2011)

On

Payment of Fees:

On 25/04/2011

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.

Payment of Fees:

Amount By Cash

Rs. 22982/-, on 25/04/2011

(Under Article : A(1) = 22891/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 25/04/2011)

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.-2081114/-

Certified that the required stamp duty of this document is Rs.- 124877 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 119900/- is paid 83587623/04/2011 State Bank of India, ALIPORE COURT TREASURY BR, received on 25/04/2011

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

Presented for registration at 14.00 hrs on :25/04/2011, at the Office of the A. R. A. - II KOLKATA by Ramesh Kumar Singh ,Executant.

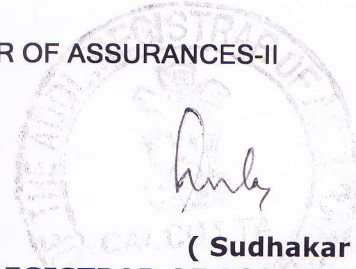
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 25/04/2011 by

1. Ramesh Kumar Singh, son of Late Gadadhar Singh , Baluria, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Sudip Basu, son of - , 7, Red Cross Place, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

25/04/2011 15:09:00

EndorsementPage 1 of 1

and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :-

A N D

MESSERS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' registered Office at 7, Red Cross Place, 4th. Floor, Kolkata 700001, Police Station Hare Street, represented by its' one of the Directors, **MR. SATISH CHANDRA LAKHOTIA** son of Mr. R.N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include -its- successors in office, administrators, legal representatives and assigns) of the **OTHER PART** :-

WHEREAS by and under a Bengali deed of Kobala dated 11.04,1984 registered at the office of the Sub- Registrar at Barasat and recorded in Book No.1, Volume 120, Pages 157 to 163, Being No.2849 for the year 1884, Ramesh Kumar Singh, the vendor herein, Purchased **ALL THAT** land comprised in R. S. Dag No.44 under R.S. Khatian No.640 at Mouza Baluria, J. L. No. 37, under Police Station Barasat, District 24-Parganas, now 24-Parganas (North).

AND WHEREAS by virtue of the aforesaid purchase said Ramesh Kumar Singh became the sole and absolute owner of the aforesaid property and as such absolute owner he got his name mutated and /or recorded in the L.R. records, vide L.R. Khatian No. 1174, L.R. Dag No.44 at Mouza Baluria, J.L. No.37 for an area 49 decimals more or less and since then the vendor herein has been possessing and enjoying the same without any

interruption and free from all encumbrances and attachments whatsoever, on paying the rates and taxes to the authority concern.

AND WHEREAS Ramesh Kumar Singh, the vendor hereto, in urgent need of money offered to sell, transfer and convey **ALL THAT** piece and parcel of well demarcated plot of Sali land measuring an area 40 Decimals more or less out of the aforesaid property, comprised in R.S. and L.R. Dag No.44, under R.S. Khatian No.640 Corresponding to L.R. Khatian No.1174 at Mouza Baluria, J.L. No. 37, under Police Station Barasat, 24-Parganas (North) at present within the municipal limits of Barasat Municipality, more fully mentioned and described in the **Schedule** hereunder written at or for the total price and/or consideration of **Rs.12,12,121.00 (Rupees twelve lacks twelve thousand one hundred twenty one) only** and the Purchaser herein has agreed to purchase the said property fully mentioned in the **Schedule** hereunder written at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSES as follows:-

In pursuance of the said agreement and in consideration of the said sum of **Rs.12,12,121.00 (Rupees twelve lacks twelve thousand one hundred twenty one) only** in full paid to the vendor by the purchaser (the receipt where of the vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of well demarcated plot of Sali land measuring an area 40 Decimals more or less comprised in R.S. and L.R. Dag No.44, under R.S. Khatian No. 640 Corresponding to L.R. Khatian No. 1174 at Mouza Baluria, J.L. No. 37, under Police Station Barasat, 24-Parganas (North) at present within the municipal limits of Barasat Municipality more fully mentioned and described in the **Schedule** hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR HOWSOEVER**

OTHER WISE the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable and the said property will be used for agricultural purpose.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his predecessor -in- title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.

c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispends debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendor also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

F). That the vendor doth hereby accorded his consent to the purchaser for mutation of the schedule mentioned property in the Municipal records and all others Government and/or Semi Government and/or other statutory body and/or authority.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated plot of land (recorded as Sali) measuring an area 40 (Forty) Decimals more or less comprised in R.S. and L.R. Dag No.44, under R.S. Khatian No. 640 Corresponding to L.R. Khatian No.1174 at Mouza Baluria, J.L. No. 37, Pargana-Anowarpur, Collectorate Touzi No. 146, Police Station Barasat, 24-Parganas (North) at present within the municipal limits of Barasat Municipality, Sub-Registration Office Kadambagachi, **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture and same is butted and bounded in the manner following :-

ON THE NORTH :- Part of Dag Nos. 39 and 187.

ON THE SOUTH:- Part of Dag Nos.45 and 48.

ON THE EAST :- Part of Dag No.338.

ON THE WEST:- Part of Dag No.44.

IN WITNESS WHEREOF the vendor hereunto have set and subscribed his hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

Rahul Singh

T.K.S., Baluria,

P.O. - Nabapally,

opp - Talikhola bus stop,

Barasat, 24 Parganas (N),

KOL - 700126.

Sudip Bose

Advocate

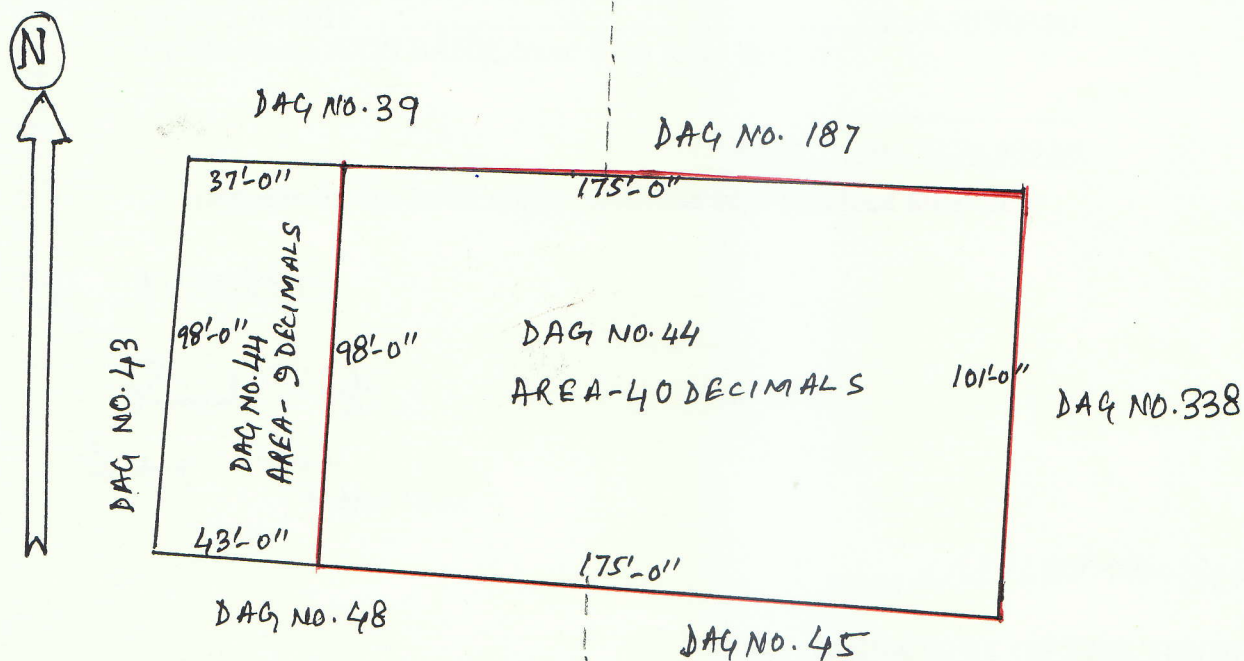
7, Red cross place

KOL - 700007

Ramesh Kumar Singh

SIGNATURE OF THE VENDOR

SITE PLAN OF LAND MEASURING AN AREA 40 DECIMALS MORE
OF LESS COMPRISED IN R.S. AND L.R. DAG NO. 44, R.S. KHATIAN
NO. 640, L.R. KHATIAN NO. 1174 MOUZA-BALURIA, J.L. NO. 37, P.S
BARASAT, DIST: 24 PARGANAS (NORTH), WITHIN THE LIMITS OF
WARD NO. OF BARASAT MUNICIPALITY. SOLD AREA SHOWN IN
RED BORDER LINE. SCALE: 50'-0" FT = 1 INCH.



Ram Singh Khatian Smita

Drawn by:

R E C E I V E D from the within named purchaser the within mentioned sum of
Rs.12,90,909.00 (Rupees twelve lacks ninety thousand nine hundred nine) only being
the full and final consideration amount as per Memo below :-

M E M O

By Cheque being Cheque No. 222240
dated 25.04.2011 Rs.6,00,000.00

By Cheque being Cheque No. 222241
dated 25.04.2011 Rs.6,90,909.00
both drawn on AXIS BANK, Sarat Bose Road Branch

Total..... Rs.12,90,909.00

(Rupees twelve lacks ninety thousand nine hundred nine) only

WITNESSES :-

Rahul Singh

Sudip Bose
Advocate

Ramesh Kumar Singh

SIGNATURE OF THE VENDOR

Drafted & Prepared
by me, at my office

J. Ali

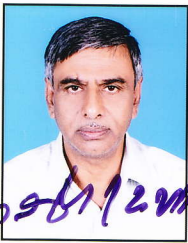
[JIARAT ALI],
Advocate,
Calcutta High Court

Office :

LARICA BUSINESS CENTRE,

7, Red Cross Place, Room No.1,

Ground floor, Kolkata 700001.

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name

Signature

Ram Singh

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name

Signature

Satish Ch Lahliwal