

02731

I - 2867/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 694533

4999/14

501

The endorsement sheets attached to this document are the part of this document

Add. Dir. sub-Registrar,  
Bishnupur, South-24 Pgs

04 JUN 2014

Conveyance

THIS DEED OF CONVEYANCE is executed on this 2nd day of June, 2014.

h.c. in 26/14  
27/13

10.09.14

Kh-  
S:J infra - 10879  
S:J Homes - 10878  
S:J Skyline - 10877



14298



16 APR 2014

No.....Rs.....Date.....

Name:- **ARJUN GOPE**  
Advocate

Address : Alipore Police Court  
Alipore Collectorate, 24 Pgs. (SI)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipore Police Court, Koh-27  
Vendor.....

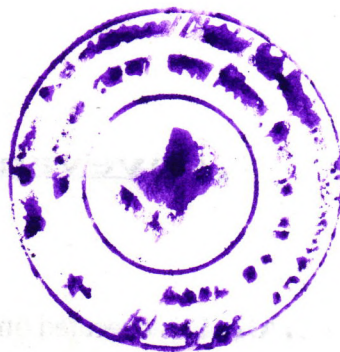


*[Faint, illegible text]*

*Uyem Rakeshch*



VCT-1  
1213



**SYMPHONIC VANIJYA PVT. LTD.**

*Uyem Rakeshch*

**Director**

*Anub Santia*  
*S/O Lt Anil Kr. Santia*  
*44/2A, Hazra Rd,*  
*Kol-700019.*  
*P.S. Ballygunge*  
*Service*

*[Handwritten signature]*

**A.D.S.R. Bishnupur**  
**Dist: South 24 Pgs**

02-08-14

**BY AND BETWEEN:**

(1) **SHRAYANS JAIN (PAN. AEYPJ9340Q)**, son of Sri Premlal Jain, of 4th Floor, 1 Ganesh Chandra Avenue, Kolkata-700013, under P.S. Bowbazar, and (2) **SYMPHONIC VANIJYA PVT. LTD. (PAN. AAJCS4763L)**, a Company duly incorporated under the provisions of Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019 duly represented by its Director **Mr. Gyan Prakash Sah**, son of Sri Shankar Sah, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, hereinafter referred to as the "**VENDORS/OWNERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest, heirs, executors, administrators, legal representatives and assigns its successor or successors in interest and assigns) **OF THE ONE PART.**

**AND**

(1) **S J HOMES PVT. LTD. (PAN. AAQCS5916E)**, (2) **S J INFRA PROJECT PVT. LTD. (PAN. AAQCS5915H)**, duly represented by its Director **Mr. Rishi Jain**, son of Sri Premlal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, (3) **S J SKYSCRAPERS PVT. LTD. (PAN. AAQCS5912A)**, duly represented by its Director **Mr. Premlal Jain**, son of Late Madanlal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, all Companies duly incorporated under the provisions of Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, hereinafter referred to as the "**PURCHASERS**" (Which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest, heirs, executors, administrators, legal representatives and assigns its successor or successors in interest and assigns) **OF THE OTHER PART.**

**A. Subject matter:**

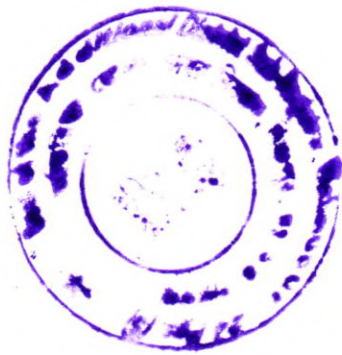
Sale of All That piece and parcel of undivided Sali land measuring **30 satak** out of which (1) **10 Satak** out of 13 satak out of the total land area of Dag being 135 satak, comprised in R.S./L.R. Dag No. 262, under Khatian No. 540, (3) **20 Satak** out of 42 satak out of the total land area of Dag being 77 satak, comprised in R.S./L.R. Dag No. 268, under Khatian No. 489, 487, 546, lying and situated at Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), morefully and particularly described in "**Schedule B**" hereto and referred to as the "**SAID LAND**"



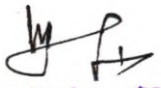


V.C.T.1  
1214

Shrayan P.



Anand Sarker

  
A.D.S.R. Bishapur  
Dist: South 24 Pura

02-08-14

3

**B. Background (Devolution of Title):**

**R.S./ L.R. Dag No. 262; Area – 10 satak out of 13 satak out of the total land area of Dag being 135 satak & R.S./ L.R. Dag No. 268; Area – 20 satak out of 42 satak out of the total land area of Dag being 77 satak:**

1. By virtue of Deed of Conveyance being Deed No. 6921/2010 recorded in Book No. I, CD Vol. No. 17, Pages 5262 to 5275 for the year 2010, executed in the office of Additional Registrar of Assurances – I, Kolkata, one **Shrayans Jain**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **13 Satak** out of the total land of 135 satak comprised in R.S./ L.R. Dag No. 262 under Khatian No. 540, all situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), more fully described in **Part I of Schedule A**, herein after called as the **Mother Land A**.
2. By virtue of two separate Deed of Conveyances being Deed No. 6528/2010 recorded in Book No. I, CD Vol. No. 16, Pages 6419 to 6433 for the year 2010 and Deed No. 7220/2008 recorded in Book No. I, CD Vol. No. 76, Pages 9676 to 9689 for the year 2008, both executed in the office of Additional Registrar of Assurances – I, Kolkata, **Symphonic Vanijya Pvt. Ltd.**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **42 Satak** out of the total land of 77 satak comprised in R.S./ L.R. Dag No. 268 under Khatian No. 487, 489 & 546, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), more fully described in **Part II of Schedule A**, herein after called as the **Mother Land B**.
3. The Vendors herein is now desirous of selling a **part** of the **Mother land A & B** measuring more or less undivided **30 sataks** and more fully described in **Schedule B** hereunder and referred hereinafter as the **Said Land**, absolutely and forever free from any sort of encumbrances, liens, liabilities, mortgages, charges, attachments, demands, claims and with peaceful physical khas and vacant possession to the Purchasers herein on further terms and conditions specified hereunder.

**C. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

- C.1. **Conveyance:** The Vendors hereby absolutely sell, convey and transfer unto the Purchasers herein the said land together with the rights of easement for beneficial enjoyment of the said land free from all encumbrances which the Purchaser shall have and hold forever hereafter upon payment of the consideration.
- C.2. **Consideration:** At or before the execution hereof, the Purchasers have paid to the Vendors the consideration of **Rs. 24,00,000/- (Rupees Twenty Four Lac Only)** against the sale and transfer of the said land which the Vendors accepts and acknowledges in the Receipts and Memo of Consideration hereunder.
- C.3. **Transfer:** The transfer being affected herein is a sale within the meaning of the Transfer of Property Act, 1882.
- C.4. **Possession:** At or before the execution hereof, the Vendors herein has handed over the khas, vacant and peaceful possession of the **Said Land** unto the Purchaser, and all other appurtenances, structures thereto including but not limited to rights of easements for the beneficial use of the Property, which the Purchaser shall have and hold forever hereafter.

**D. Representations and Warranties of the Vendor:**

- D.1. The Vendors herein has represented and warranted that they are the joint and absolute owner of the **Said Land** herein having a valid and marketable title thereof and upon execution and registration of this instrument they will cease to have any right title interest over the said conveyed area.
- D.2. The Vendors hereby represent and warrant that the **Said Land** is not adversely affected by ceiling limit, whether under the Urban Land (Ceiling & Regulation) Act, 1976 or any other statute.
- D.3. The Vendors hereby represent and warrant that the **Said Land** is free from all encumbrances including but not limited to lispens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or any other statutory prohibitions.
- D.4. The Vendors hereby represent and warrant that there are no civil or criminal proceedings, including but not limited to injunction, receiver, and order of attachment pending before any Court of Law in respect of the **Said Land**.



- D.5. The Vendors declare and affirm that the Purchaser is fully entitled to mutate its name in all public and statutory records in respect of the **Said Land**.
- D.6. The Vendors hereby represent and warrant that the Vendors have not received any notice for acquisition or requisition by the government or any other statutory body or authority of whatsoever nature and shall keep the Purchaser saved harmless and indemnified to that effect.
- D.7. The Vendors hereby represent and warrant that all outgoings, levies, cess, taxes, surcharges, including any statutory taxes related to the said property have been paid by the Vendors herein, and the Vendors further undertake to pay all the outgoings, levies, cess, taxes, surcharges, including any statutory taxes relating to the **Said Land** which have already accrued but have not been paid.
- D.8. The Vendors in future shall, at the request and cost of the Purchasers execute, such and all other supplementary deeds and/or documents that may be required for perfecting or bettering the title of the Purchasers to the said schedule mentioned **Said Land** or for more effectually transferring the **Said Land** to the Purchasers.
- E. **Indemnity:** The Vendors hereby indemnify and agree to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchasers may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the **Said Land**, or any breach of the representations of the Vendors, whether statutory or contractual and the Vendors hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

**SCHEDULE A****PART I****MOTHER LAND "A"**

**ALL THAT** piece and parcel of undivided **Sali** land admeasuring an area of **13 Satak** comprised in R.S./L.R. Dag No. 262, under Khatian No. 540, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South) in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto.

**PART II****MOTHER LAND "B"**

**ALL THAT** piece and parcel of undivided **Sali** land admeasuring an area of **42 Satak** comprised in R.S./ L.R. Dag No. 268 under Khatian No. 487, 489 & 546, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South) in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto.



Pgc-2  
Deed-4 7

**SCHEDULE B**

**SAID LAND**

**ALL THAT** piece and parcel of undivided Sali land measuring **30 satak** out of which (1) **10 Satak** out of 13 satak out of the total land area of Dag being 135 satak, comprised in R.S./L.R. Dag No. 262, under Khatian No. 540 and (2) **20 Satak** out of 42 satak out of the total land area of Dag being 77 satak, comprised in R.S./L.R. Dag No. 268, under Khatian No. 487, 489 & 546, lying and situated at Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South) in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto and shown in the Plan annexed hereto and delineated with **Red** therein.

R.S./L.R. Dag No.	Total Plot Area (in dec.)	Khatian no.	Conveyed Area (In Dec)	Vendor/ Owner	Purchaser	Classification
262	135	540	10	Shrayans Jain	S J Homes Pvt. Ltd.	Sali
268	77	487, 489, 546	10	Symphonic Vanijya Pvt. Ltd.	S J Infra Project Pvt. Ltd.	Sali
			10		S J Skyscrapers Pvt. Ltd.	Sali
		<b>Total =</b>	<b>30</b>			

R. S./L.R. Dag No. 262 butted and bounded by:

**On the North :** Dag No. 266/692 & 267/705.

**On the South :** Dag No. 261 & 260.

**On the East :** Dag no. 383 & 385.

**On the West :** Dag No. 263 & 254.

R. S./L.R. Dag No. 268 butted and bounded by:

**On the North :** Dag No. 270 & 269.

**On the South :** Dag No. 262.

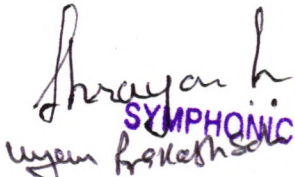
**On the East :** Dag no. 382 & 383.

**On the West :** Dag No. 267 & 267/705.

**RECEIPT AND MEMO OF CONSIDERATION**

Vendor has received from the Purchaser the amount of **Rs. 24,00,000/- (Rupees Twenty Four Lac Only)** on this date of Indenture being the total consideration in the manner as mentioned below.

Cheque No.	Date	Bank & Branch	In Favour of	Amount
719767	31.05.14	ICICI Bank, Calcutta	Shrayans Jain	Rs. 8,00,000/-
719792	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 8,00,000/-
719821	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 8,00,000/-
<b>Total: (Rupees Twenty Four Lac Only)</b>				

  
 SHYRAYS JAIN  
 Director  
 (VENDOR)

Witnesses:

(1) Sangar Kumar Porel  
 Advocate High Court - Calcutta

(2) Sanju Karan  
 vill - Amtala



IN WITNESSES WHEREOF the Parties have executed this Indenture at Kolkata on the Day, Month and Year first above written.

Executed and Delivered by the Vendors in the presence of witnesses below:

*Shreyan*

(VENDOR NO. 1)

SYMPHONIC VANIJYA PVT. LTD.

*Ujjwal Prakash*

Director

(VENDOR NO. 2)

Witnesses:

(1) *Sanyal Kumar Poyel*  
Advocate, High Court - Calcutta

(2) *Sanju Karan*  
with *Amrita*

Drafted & prepared by me:  
*Debi Karan*  
Vill - Daulatabad  
Lic No - B.N.P 65



Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 02867 of 2014  
(Serial No. 02731 of 2014 and Query No. 1613L000004999 of 2014)

On 02/06/2014

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

Presented for registration at 16.30 hrs on :02/06/2014, at the Private residence by Mr. Gyan Prakash Sah , one of the Executants.

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

Execution is admitted on 02/06/2014 by

1. Shrayans Jain, son of Sri Premlal Jain , 4th Floor, 1, Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700013, By Caste Hindu, By Profession : Others
2. Mr. Gyan Prakash Sah  
Director, Symphonic Vanijya Pvt. Ltd., 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019,  
, By Profession : Business

Identified By Anup Santra, son of Lt. Anil Kr Santra, 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Service.

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 03/06/2014

**Payment of Fees:**

Amount by Draft

Rs. 26396/- is paid , by the draft number 845959, Draft Date 27/05/2014, Bank Name State Bank of India, JEEVAN DEEP, received on 03/06/2014

( Under Article : A(1) = 26389/- ,E = 7/- on 03/06/2014 )

**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.-24,00,000/-

Certified that the required stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 120010/- is paid , by the draft number 845957, Draft Date 27/05/2014, Bank : State Bank of India, JEEVAN DEEP, received on 03/06/2014

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



Government of Karnataka  
District A.D.S.R. Bishnappur  
District - South 24 Prgs

Letter No. 1077/2014 dated 04/06/2014

Subject: [Illegible]

To: [Illegible]

Reference: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

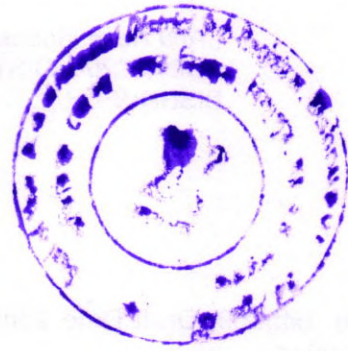
[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]



✓

**A.D.S.R. Bishnappur**  
**Dist: South 24 Prgs**

04 JUN 2014



Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 02867 of 2014  
(Serial No. 02731 of 2014 and Query No. 1613L000004999 of 2014)

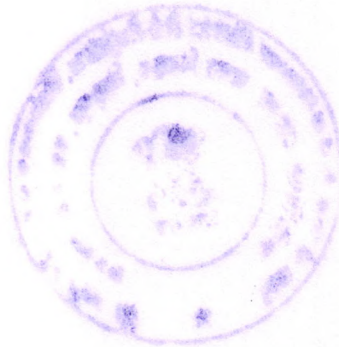
( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 04/06/2014

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR



A.D.S.R. BISHNUPUR  
Dist. South 24 Parg.

04 JUN 2014

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

04/06/2014 13:28:00

EndorsementPage 2 of 2

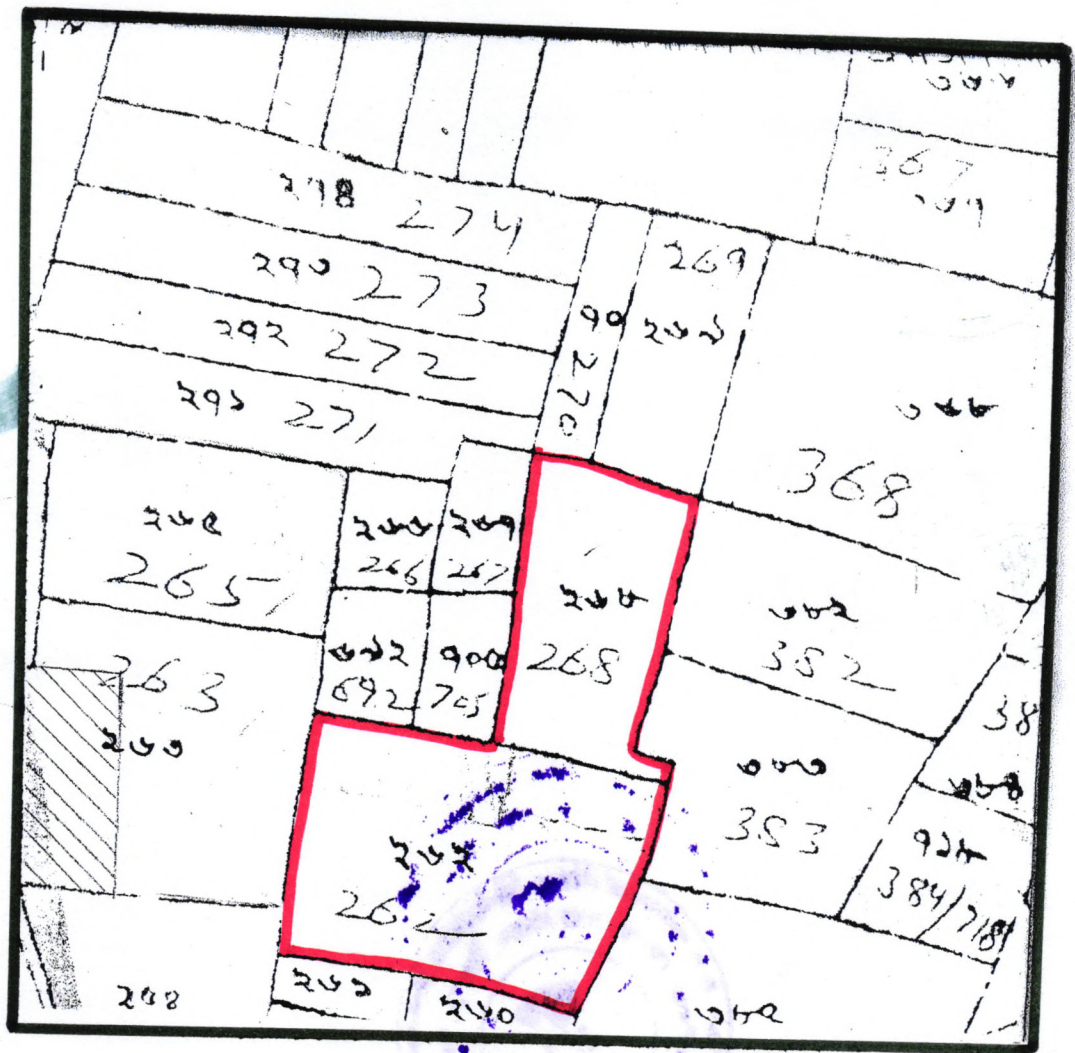


SAID LAND AS PER SCHEDULE - B

UNDIVIDED 10 SATAK IN R.S./L.R. DAG NO.

262, 20 SATAK IN R.S./L.R. DAG NO.

268; TOTAL - 30 SATAK.














Shrayan

Wijay Prakash














PR-2  
DUE DATE

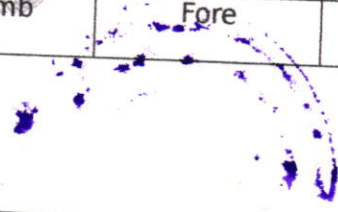
### SPECIMEN FORM FOR TEN FINGERPRINTS












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

Name \_\_\_\_\_  
Signature Prakash

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

Name \_\_\_\_\_  
Signature Prakash

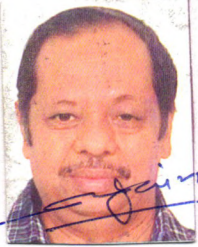












					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name \_\_\_\_\_  
Signature Prakash



# SPECIMEN FORM FOR TEN FINGERPRINTS

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

Name \_\_\_\_\_

Signature 

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

Name \_\_\_\_\_

Signature \_\_\_\_\_

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

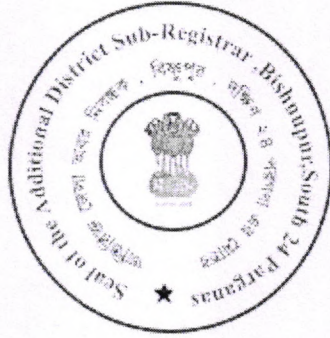
Name \_\_\_\_\_

Signature \_\_\_\_\_



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 1547 to 1563  
being No 02867 for the year 2014.



*MJS*

(Abu Hena Mobassir) 04-June-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal



\*\*\*\*\*

THIS DATED ..... DAY OF ....., 2014

\*\*\*\*\*

BETWEEN

SHRAYANS JAIN & ANR.

VENDORS

AND

S J HOMES PVT. LTD. & ORS.

PURCHASERS

**DEED OF CONVEYANCE**