

05474

I-5706/14

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

REGISTRATION NO. 82AA 741871

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

Kanstarica Dew
 Adol. Dist. sub-Registrar,
 Bishnupur, South 24 Pgs

Conveyance

30 OCT 2014

THIS DEED OF CONVEYANCE is executed on this 30th day of October, 2014.

-LR. 10955, 10948, 10946, 10953, 10952, 10954

105 700 00

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Handwritten note: 9-13526

Handwritten signature and notes:
 12/10/14
 V.C. 1115

SUBHASH CH. JAIN
Advocate
Sealdah Court

SUBHASH CH. JAIN
Advocate
Sealdah Court

161 758

19 SEP 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & A. N. S. Roy Road, Kolkata

19 SEP 2014

19 SEP 2014

DAMODAR TRADING PVT. LTD.



Director



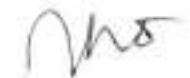
V.C.T. 1
2638



DAMODAR TRADING PVT. LTD.


Director

Ideality By me
Bips has to be ready
s/o - Lt R.N Adhikary
VTP - Bishnupur
Dist - 24 Pgs (1)


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

30 OCT 2014

BY AND BETWEEN:

(1) **PREM LAL JAIN (PAN. ACVPJ2348D)**, son of Late Madan Lal Jain, of 4th Floor, 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge and (2) **DAMODAR TRADING PVT. LTD. (PAN. AACCD4213H)**, represented by its Director **Sri Premlal Jain**, son of Late Madanlal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge all the 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 "**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) **PALANHARE MANORE PVT. LTD. (PAN.AAGCP6626G)**, represented by its Director **Sri Premlal Jain**, son of Late Madanlal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge (2)**PALANHARE FORT PVT. LTD. (PAN. AAGCP6610G)**, (3) **PALANHARE PROMOTER PVT. LTD. (PAN. AAGCP6620A)**, (4) **PALANHARE VILLA PVT. LTD. (PAN. AAGCP6629K)** duly represented by its Director **Mr. Rishi Jain** son of Mr. Prem Lal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge and (5) **PALANHARE PLAZA PVT. LTD. (PAN. AAGCP6716K)**, (6) **PALANHARE INFRACON PVT. LTD. (PAN. AAGCP6634G)**, duly represented by its Director **Mr. Shrayans Jain** son of Mr. Prem Lal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge and 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 **48 satak** in various dags, situated at Mouza - Amgachhia, J.L. No. 93, under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), in the manner morefully and particularly described in "**Schedule A**" hereto and referred to as the "**SAID LAND**".




A.D.S.R. Bishnupur
Dist: South 24 Prgs

30 OCT 2014

B. Ownership of Vendors:

R.S./ L.R. Dag No. 385

By virtue of a Deed of Conveyances being Deed No. 8694/2010 recorded in Book No. I, CD Vol. No. 30, Pages 852 to 869 for the year 2010, executed in the office of District Sub Registrar - IV, South 24-Parganas, **PREM LAL JAIN** as purchaser therein and Vendor No. 1 herein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **32 satak** comprised in R.S./ L.R. Dag No. 385, under L.R. Khatian No. 965 situated within Mouza - Amgachhia, J.L. No. 93, under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South).

R.S./ L.R. Dag No. 383,

By virtue of a Deed of Conveyances being Deed No. 8920/2007 recorded in Book No. I, CD Vol. No. 1, Pages 1 to 11 for the year 2007, executed in the office of Additional Registrar of Assurances – I, Kolkata, **DAMODAR TRADING PVT. LTD.** as purchaser therein and Vendor No. 2 herein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **34 satak** comprised in R.S./ L.R. Dag No. 383, under L.R. Khatian No. 379 situated within Mouza - Amgachhia, J.L. No. 93, under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South). The vendor thereafter recorded its name in the Parcha (Record of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer under L.R. Khatian No. 9874.

The Vendors herein are now desirous of selling the total Said land measuring more or less undivided **48 satak** in various dags to the purchasers as per the entitlement more fully described in "**Schedule A**" 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.

The Purchasers herein agree to purchase the Said Land for the consideration as mentioned hereinafter morefully and particularly described in "RECEIPT AND MEMO OF CONSIDERATION" hereto and referred to as the "Consideration"

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. 12,00,000/- (Rupees Twelve 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 lispendens, 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 outgoing, 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 outgoing, 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
SAID LAND

ALL THAT piece and parcel of undivided Sali land measuring **48 satak** of land as shown herein under & situated at Mouza - Amgachhia, J.L. No. 93, under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), 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.)	L.R. Khatian no.	Conveyed Area (In Dec)	Vendor/ Owner	Purchaser	Classification
383	84	9874	10	Damodar Trading Pvt. Ltd.	PALANHARE MANORE PVT. LTD.	Sali
		9874	10	Damodar Trading Pvt. Ltd.	PALANHARE PLAZA PVT. LTD.	Sali
		9874	4	Damodar Trading Pvt. Ltd.	PALANHARE INFRACON PVT. LTD.	Sali
385	163	965	10	Prem Lal Jain	PALANHARE FORT PVT. LTD.	Sali
		965	10	Prem Lal Jain	PALANHARE PROMOTER PVT. LTD.	Sali
		965	4	Prem Lal Jain	PALANHARE VILLA PVT. LTD.	Sali
TOTAL LAND			48			

R. S./L.R. Dag No. 383 butted and bounded by:

On the North : Dag No. 383.

On the South : Dag No. 385.

On the East : Dag no. 384, 384/718.

On the West : Dag No. 262, 268.

R. S./L.R. Dag No. 385 butted and bounded by:

On the North : Dag No. 383, 384/718.

On the South : Dag No. 385.

On the East : Dag no. 392.

On the West : Dag No. 262,

RECEIPT AND MEMO OF CONSIDERATION

Vendors have received from the Purchasers the amount of **Rs. 12,00,000/- (Rupees Twelve Lac Only)** on this date of Indenture being the total consideration in the manner as mentioned below.

Cheque No.	Date	Bank & Branch	Drawn by	In favour of	Amount
Ch. No. 000002	30.10.2014	HDFC Bank Ltd	PALANHARE MANORE PVT. LTD.	DAMODAR TRADING PVT. LTD.	Rs. 2,50,000/-
Ch. No. 000004	30.10.2014	HDFC Bank Ltd	PALANHARE PLAZA PVT. LTD.		Rs. 2,50,000/-
Ch. No. 000002	30.10.2014	HDFC Bank Ltd	PALANHARE INFRACON PVT. LTD.		Rs. 1,00,000/-
Ch. No. 000001	30.10.2014	HDFC Bank Ltd	PALANHARE FORT PVT. LTD.	PREM LAL JAIN	Rs. 2,50,000/-
Ch. No. 000006	30.10.2014	HDFC Bank Ltd	PALANHARE PROMOTER PVT. LTD.		Rs. 2,50,000/-
Ch. No. 000002	30.10.2014	HDFC Bank Ltd	PALANHARE VILLA PVT. LTD		Rs. 1,00,000/-
Total: (Rupees Twelve Lac Only)					

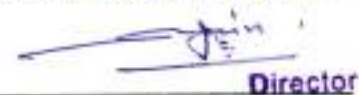


(Vendor No. 1)

Witnesses:

(1) Bipin Das Bhatnagar
 v/s - Bishnupur
 Dist - 24 PPS(S)

DAMODAR TRADING PVT. LTD.


 Director

(Vendor No. 2)

(2) Parthasarathi Das
 A-15, Diamond Park,
 P.O. - Joka, K.D. - 700104

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 Vendor in the presence of witnesses below:



(Vendor No. 1)

DAMODAR TRADING PVT. LTD.



Director

(Vendor No. 2)

Witnesses:

(1) Biswas & Co. Chartered Accountants
S/O. K.R. N. Adhikary
Vt P - Bishampur
24 PGS (G)

(2) Parthasarathi Das
A-15, Diamond Bank
P.O. - Joka, Kolkata - 700104.

Drafted & prepared by me:

Jayanta Roy,
Advocate
High Court, Calcutta.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 753 to 767
being No 05706 for the year 2014.



(Handwritten signature)

(Kaustava Dey) 30-October-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal



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

Endorsement For Deed Number : I - 05706 of 2014
(Serial No. 05474 of 2014 and Query No. 1613L000013576 of 2014)

On 30/10/2014

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

Payment of Fees:

Amount By Cash

Rs. 13196.00/-, on 30/10/2014

(Under Article : A(1) = 13189/- ,E = 7/- on 30/10/2014)

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.-12,00,000/-

Certified that the required stamp duty of this document is Rs.- 60010 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 60010/- is paid , by the draft number 069603, Draft Date 30/10/2014, Bank : State Bank of India, JEEVAN DEEP, received on 30/10/2014

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

Presented for registration at 10.30 hrs on :30/10/2014, at the Private residence by Prem Lal Jain , one of the Executants.

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

Execution is admitted on 30/10/2014 by

1. Prem Lal Jain, son of Lt. Madan Lal Jain , 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business

2. Sri Premlal Jain
Director, Trading Pvt. Ltd., 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Profession : Business

Identified By Bipradas Adhikary, son of Lt. R. N. Adhikary, Village:Bishnupur, Thana:-Bishnupur, P.O. :-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

30/10/2014 18:09:00

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
EndorsementPage 1 of 2

(Kaustava Dey)



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

Endorsement For Deed Number : I - 05706 of 2014
(Serial No. 05474 of 2014 and Query No. 1613L000013576 of 2014)

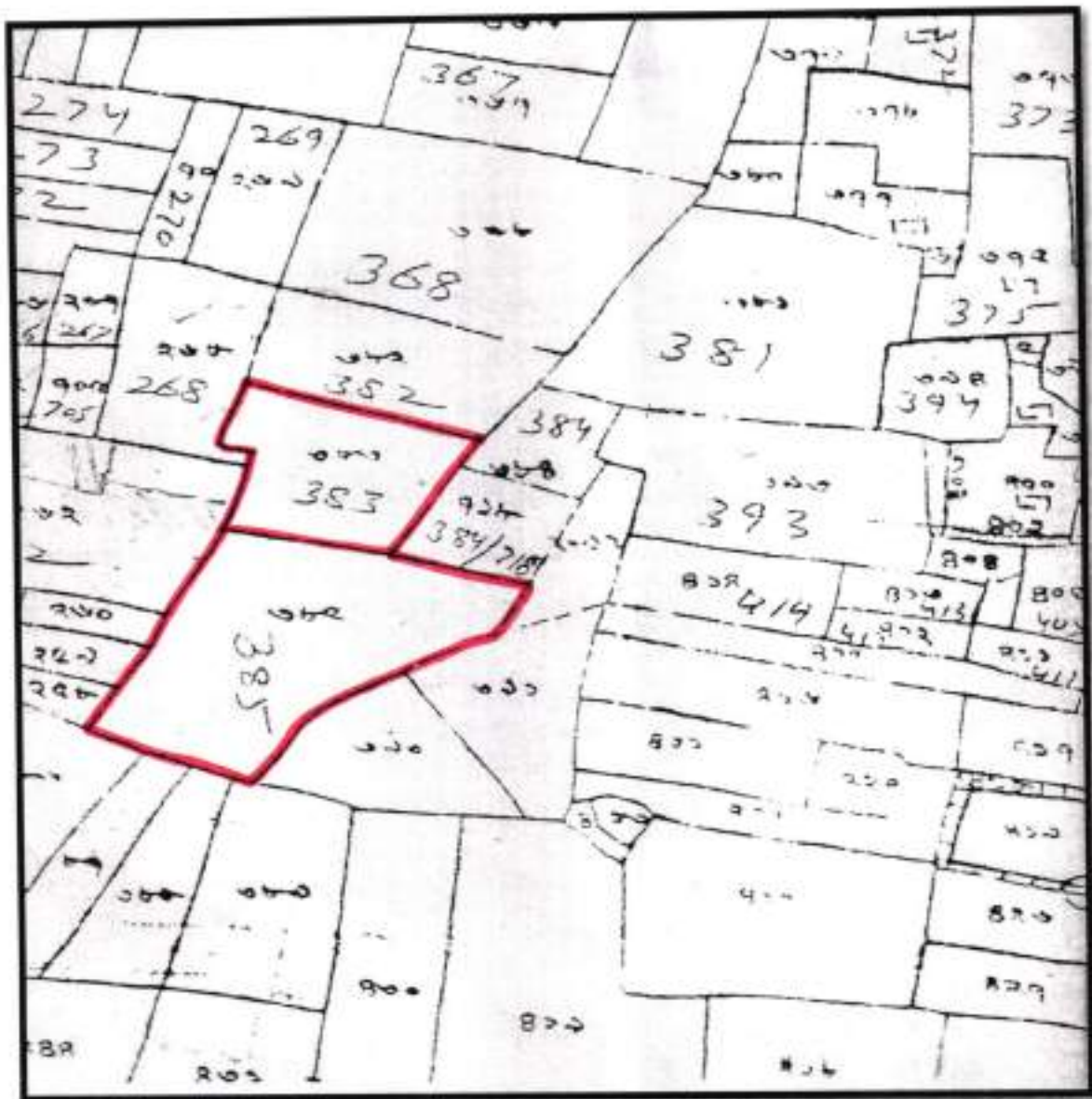
(Kaustava Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

30 OCT 2014

(Kaustava Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

MAP

ALL THAT piece and parcel of undivided Sali land measuring **48 satak** of land as shown herein under & situated at Mouza - Amgachhia, J.L. No. 93, comprised in R.S/L.R Dag- 383 under R.S /L.R Khatian No. 9874 and R.S /L.R Dag No.- 385 under R.S/L.R Khatian No. 965, within the jurisdiction of P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), West Bengal, as delineated with **Red** therein.



[Signature]

Vendor No. 1








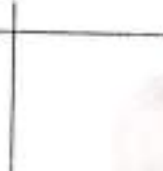





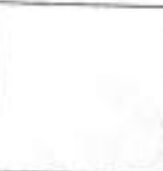















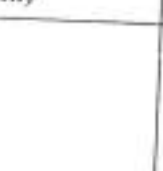
DAMODAR TRADING PVT. LTD.

[Signature]

Director

Vendor No. 2

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Shreyas</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 <i>Mihir Jain</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 DAMODAR TRADING PVT. LTD. <i>[Signature]</i> Director	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
PHOTO	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				