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I-5707

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AA 741870

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

(*Kanstanta Sen*)
 Addl. 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-KH-10942, 10945, 10944, 10946, 10947, 10948, 10949, 10941
 10950, 10951

Handwritten notes:
 23/10
 10/10 25745170
 13579 10

Handwritten notes:
 116
 12/10/14

SURHASH CH. SAHA
Advocate
Sealdah Court

SURHASH CH. SAHA
Advocate
Sealdah Court

161759

NAME
ADD
Rs
19 SEP 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

19 SEP 2014

19 SEP 2014

SYMPHONIC VANIJYA PVT. LTD.

[Signature]

Director



V.C.T. 1

2639

SYMPHONIC VANIJYA PVT. LTD.

[Signature]

Director



Identity by me
Bipin Das Chakrabarty
S.O. R. V. Adhikary
V.P. - Bishnupur
Dist - 24 Pgs (S)

[Signature]
A.D.S.R. Bishnupur
Dist: South 24 Pgs

30 OCT 2014

BY AND BETWEEN:

SYMPHONIC VANIJYA PVT. LTD. (PAN. AAJCS4763L), duly 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 hereinafter referred to as the "**VENDOR/OWNER**" (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 REALCON PVT. LTD. (PAN. AAGCP6618Q)**, (2) **FAIRDEAL HEIGHTS PVT. LTD. (PAN. AABCF8182A)**, (3) **FAIRDEAL HOUSING PVT. LTD. (PAN. AABCF8161H)**, duly represented by its Director **Sri Shrayans Jain**, son of Prem Lal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge (4) **PALANHARE NIWAS PVT. LTD. (PAN. AAGCP6614C)**, (5) **PALANHARE PRODEV BUILDERS PVT. LTD. (PAN. AAGCP6631D)**, (6) **PALANHARE ENCLAVE PVT. LTD. (PAN. AAGCP6636E)**, duly represented by its Director **Sri Banshidhar Jha**, son of Late Shiv Shankar Jha, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, (7) **PALANHARE PROPERTY PVT. LTD. (PAN. AAGCP6622C)**, (8) **PALANHARE INFRACON PVT. LTD. (PAN. AAGCP6634G)** (9) **PALANHARE SKYSCRAPERS PVT. LTD. (PAN. AAGCP6623D)**, (10) **PALANHARE VILLA PVT. LTD. (PAN. AAGCP6629K)**, duly represented by its Director **Sri Rishi Jain**, son of Sri Prem Lal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, (11) **PALANHARE CONCLAVE PVT. LTD. (PAN. AAGCP6638L)**, duly represented by its Director **Sri Prem Lal 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.**



[Handwritten signature]

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

30 OCT 2014

A. Subject matter:

- B.** Sale of All That piece and parcel of undivided Sali land measuring **102 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**".

C. Ownership of Vendor:

R.S./ L.R. Dag No. 382:

1. By virtue of a Deed of Conveyances being Deed No. 6901/2010 recorded in Book No. I, CD Vol. No. 17, Pages 4798 to 4811 for the year 2010, executed in the office of Additional Registrar of Assurances - I, Kolkata, **SYMPHONIC VANIJYA PVT. LTD.** as Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **30 satak** in R.S./ L.R. Dag No. 382, under L.R. Khatian No. 784 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).
2. By virtue of another Deed of Conveyances being Deed No. 6920/2010 recorded in Book No. I, CD Vol. No. 17, Pages 5248 to 5261 for the year 2010, executed in the office of Additional Registrar of Assurances - I, Kolkata, **SYMPHONIC VANIJYA PVT. LTD.** as Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **28.3 satak** in R.S./ L.R. Dag No. 382, under R.S./ L.R. Khatian No. 785 & 843 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 ROR under Khatian No. 10083.

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

1. By virtue of a Deed of Conveyances being Deed No. 7188/2008 recorded in Book No. I, CD Vol. No. 76, Pages 9102 to 9112 for the year 2008, executed in the office of Additional Registrar of Assurances - I, Kolkata,

SYMPHONIC VANIJYA PVT. LTD. as Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **33 satak** in R.S./ L.R. Dag No. 383, under L.R. Khatian No. 2846 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. 384/718:

1. By virtue of a Deed of Conveyances being Deed No. 7212/2008 recorded in Book No. I, CD Vol. No. 76, Pages 9544 to 9567 for the year 2008, executed in the office of Additional Registrar of Assurances – I, Kolkata, **SYMPHONIC VANIJYA PVT. LTD** as Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **36 satak** in R.S./ L.R. Dag No. 384/718, under L.R. Khatian No. 310 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 Vendors herein is now desirous of selling the total Sali land area measuring more or less undivided **102 Satak**, in various Dags to the Purchaser as per the entitlement in the manner 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 Purchaser herein agree to purchase the said land for the consideration as mentioned hereafter morefully and particularly described and received in the MEMO OF CONSIDERATION herto and referred to as the Consideration.

D. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- D.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.

D.2. Consideration: At or before the execution hereof, the Purchasers have paid to the Vendors the consideration of **Rs. 25,50,000/- (Rupees Twenty Five Lac Fifty Thousand Only)** against the sale and transfer of the said land which the Vendors accepts and acknowledges in the Receipts and Memo of Consideration hereunder.

D.3. Transfer: The transfer being affected herein is a sale within the meaning of the Transfer of Property Act, 1882.

D.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.

E. Representations and Warranties of the Vendor:

E.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.

E.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.

E.3. The Vendors hereby represent and warrant that the **Said Land** is free from all encumbrances including but not limited to lispensens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or any other statutory prohibitions.

E.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**.

E.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**.

- E.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.
- E.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.
- E.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.
- F. **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 **102 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
382	89	784	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE REALCON PVT. LTD.	Sali
		784	10	SYMPHONIC VANIJYA PVT. LTD.	FAIRDEAL HEIGHTS PVT. LTD.	Sali
		784	10	SYMPHONIC VANIJYA PVT. LTD.	FAIRDEAL HOUSING PVT. LTD.	Sali
		10083	3	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE INFRACON PVT. LTD.	Sali
383	84	2846	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE NIWAS PVT. LTD.	Sali
		2846	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE PRODEV BUILDERS PVT. LTD.	Sali
		2846	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE ENCLAVE PVT. LTD.	Sali
		2846	3	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE INFRACON PVT. LTD.	Sali

384/718	163	310	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE PROPERTY PVT. LTD.	Sali
		310	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE SKYSCRAPERS PVT. LTD.	Sali
		310	10	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE CONCLAVE PVT. LTD.	Sali
		310	6	SYMPHONIC VANIJYA PVT. LTD.	PALANHARE VILLA PVT. LTD.	Sali
TOTAL LAND			102			

R. S./L.R. Dag No. 382 butted and bounded by:

On the North : Dag No. 382.

On the South : Dag No. 383.

On the East : Dag no. 384, 381.

On the West : Dag No. 268.

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

On the North : Dag No. 382.

On the South : Dag No. 385.

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

On the West : Dag No. 268, 262.

R. S./L.R. Dag No. 384/718 butted and bounded by:

On the North : Dag No. 384.

On the South : Dag No. 385.

On the East : Dag no. 392.

On the West : Dag No. 383.

RECEIPT AND MEMO OF CONSIDERATION

Vendor has received from the Purchaser the amount of **Rs. 25,50,000/- (Rupees Twenty Five Lac Fifty Thousand 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
000001	30.10.2014	HDFC Bank Ltd	PALANHARE REALCON PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000004	30.10.2014	HDFC Bank Ltd	PALANHARE NIWAS PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000005	30.10.2014	HDFC Bank Ltd	PALANHARE PRODEV BUILDERS PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000004	30.10.2014	HDFC Bank Ltd	PALANHARE PROPERTY PVT. LTD.	Symphonic Vanijya Pvt. Ltd	1,50,000/-
000003	30.10.2014	HDFC Bank Ltd	PALANHARE INFRACON PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000001	30.10.2014	HDFC Bank Ltd	PALANHARE CONCLAVE PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000001	30.10.2014	HDFC Bank Ltd	PALANHARE ENCLAVE PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000001	30.10.2014	HDFC Bank Ltd	PALANHARE SKYSCRAPERS PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
707944	30.10.2014	ICICI Bank	FAIRDEAL HEIGHTS PVT. LTD.	Symphonic Vanijya Pvt. Ltd	2,50,000/-

682271	30.10.2014	ICICI Bank	FAIRDEAL HOUSING LTD.	PVT.	Symphonic Vanijya Pvt. Ltd	2,50,000/-
000003	30.10.2014	HDFC Bank Ltd	PALANHARE VILLA PVT. LTD.		Symphonic Vanijya Pvt. Ltd	1,50,000/-
TOTAL AMOUNT- Rs. 25,50,000/- (Rupees Twenty Five Lac Fifty Thousand Only)						

SYMPHONIC VANIJYA PVT. LTD.


Director

(VENDOR)

Witnesses:

- (1) Bipra Das
VTP - Bishanpur
Dist. 24 PGS (S)
- (2) Parthasarathi S
A-15, Diamond Park,
P.O. Joka, Kolkata - 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:

SYMPHONIC VANIJYA PVT. LTD.


Director

(VENDOR)

Witnesses:

(1) Ripra Das
SHP - Bishampur.
24 PPS (1)

(2) Parthasarathi Das
A-15, Diamond Park,
P.O. - Saka, Kolkata - 700104.

Drafted & prepared by me:

Jayanta Ray
Adv.
High Court, Calcutta.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 768 to 785
being No 05707 for the year 2014.



KA

(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 - 05707 of 2014
(Serial No. 05478 of 2014 and Query No. 1613L000013574 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. 28002.00/-, on 30/10/2014

(Under Article : A(1) = 27995/- ,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.-25,45,970/-

Certified that the required stamp duty of this document is Rs.- 127308 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 127510/- is paid , by the draft number 069604, 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
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
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 Bipra Das 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 18:08:00

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
(Kaustava Dey)
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05707 of 2014
(Serial No. 05478 of 2014 and Query No. 1613L000013574 of 2014)

(Kaustava Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR



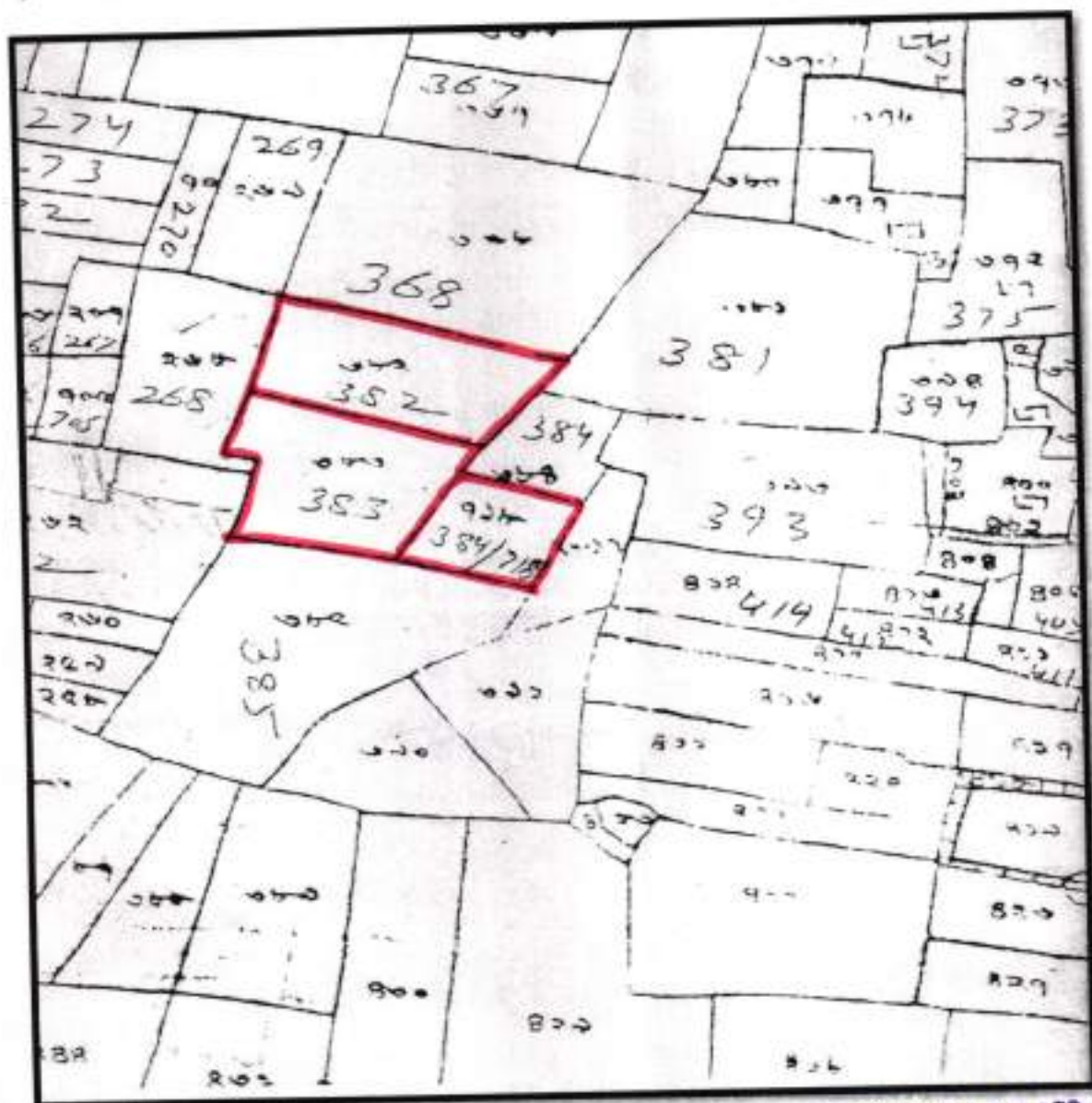
1613L000013574
05 OCT 2014

05 OCT 2014

(Kaustava Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

MAP

ALL THAT piece and parcel of undivided Sali land measuring 102 satak of land as shown herein under & situated at Mouza - Amgachhia, J.L. No. 93, comprised in R.S/L.R Dag- 382,383,384/718 under R.S /L.R Khatian No.784,10083,2846,310, 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.







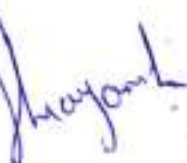

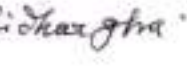
SYMPHONIC VANIJYA PVT. LTD.

[Signature]

Director

Vendor No: 1

Page No.
SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
PREMLAL JAIN	 					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)	
PREMLAL JAIN	 SYMPHONIC VANIJYA PVT. LTD. Director					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)	
SHRAYANS JAIN	 					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)	
	 					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)	

SPECIMEN FORM FOR TEN FINGER PRINTS

Rushin



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

Name.....

Signature..... *Rushin*

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

Name.....

Signature.....

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

Name.....

Signature.....