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ST-2724/14

I-2257/14



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

S 694531

498

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

Add. Dist. sub- Registrar,
Bismupur, Sournadi Pgs

3 JUN 2014

Conveyance

THIS DEED OF CONVEYANCE is executed on this 02nd day of June, 2014.

3/6/14
 5006/14
 23/5
 M.N. - 2400000
 82 100
 22-12-14
 RE-24335

10.9.14
 N.C. - 2/6/14
 2/6/14
 KH- Jain Group - 10874
 Rishi infra - 10875
 R.J. Sky - 10876

14309



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, Kol-27
Vendor.....

again



V.C.T.1
1212

again
(PREM LAL JAIN)
SYMPHONIC VANIJYA PVT. LTD.
Director



Anub Santra
S/O Lt Anil kr. Santra
44/2A; Hazra Road,
Kolkata- 700019
P.S. Ballygunge
Service

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

02 JUN 2014

BY AND BETWEEN:

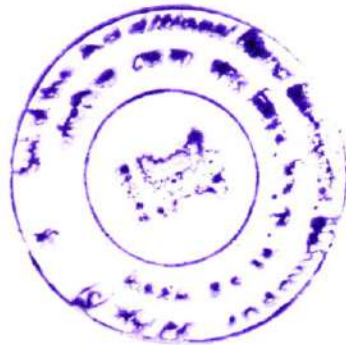
SYMPHONIC VANIJYA PVT. LTD. (PAN. AAJCS4763L), a Company duly incorporated under the provisions of Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019 duly represented by its Director **Mr. Premlal Jain**, son of Late Madan Lal Jain, by nationality Indian of 44/2A, Hazra 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) JAIN GROUP PROJECTS PVT. LTD. (PAN. AACJ1203D), (2) R J SKYHIGH PVT. LTD. (PAN. AAFCR4970C), (3) RISHI INFRA BUILDERS PVT. LTD. (PAN. AAFCR4966C), 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"** duly represented by its Director **Mr. Rishi Jain**, son of Prem Lal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge (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 32 satak out of the total land area of Dag being 135 satak, comprised in R.S./L.R. Dag No. 262, under Khatian No. 535, 538, 539, 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"**



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A.D.S.R. Bishnupur
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B. Background (Devolution of Title):


R.S./L.R. Dag No. 262; Area – 30 satak out of 32 satak out of the total land area of Dag being 135 satak:

1. By virtue of two separate Deed of Conveyances being Deed No. 5337/2012 recorded in Book No. I, CD Vol. No. 12, Pages 1575 to 1590 for the year 2012 and Deed No. 7175/2008 recorded in Book No. I, CD Vol. No. 76, Pages 8890 to 8901 for the year 2008, both executed in the office of Additional Registrar of Assurances – I, Kolkata, the said **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 **32 Satak** out of the total land area of Dag being 135 Satak, comprised in R.S./ L.R. Dag No. 262, under Khatian No. 535, 538, 539, 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), more fully described in **Schedule A**, herein after called as the **Mother Land**, respectively.
2. The Vendor herein is now desirous of selling **a part** of the **Mother land** 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 Vendor 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 Vendor the consideration of **Rs. 24,00,000/- (Rupees Twenty Four Lac Only)** against the sale and transfer of the said land which the Vendor accepts and acknowledges in the Receipts and Memo of Consideration hereunder.




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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 Vendor herein has handed over the khas, vacant and peaceful possession of the **Said Land** unto the Purchasers, 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 Vendor 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 Vendor hereby represents and warrants 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 Vendor hereby represents and warrants 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 Vendor hereby represents and warrants 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 Vendor declares and affirms that the Purchasers are fully entitled to mutate its name in all public and statutory records in respect of the **Said Land**.
- D.6. The Vendor hereby represents and warrants that the Vendor has 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 Purchasers saved harmless and indemnified to that effect.
- D.7. The Vendor hereby represents and warrants that all outgoing, levies, cess, taxes, surcharges, including any statutory taxes related to the said property have been paid by the Vendor herein, and the Vendor further undertake to pay all the




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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 Vendor 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 Vendor 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 Vendor, whether statutory or contractual and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.



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

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SCHEDULE A
MOTHER LAND

ALL THAT piece and parcel of undivided **Sali** land admeasuring an area of **32 Satak** out of the total land area of Dag being 135 satak, comprised in R.S./ L.R. Dag No. 262, under Khatian No. 35, 538, 539, 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.

SCHEDULE B
SAID LAND

ALL THAT piece and parcel of undivided Sali land measuring **30 satak** out of 32 satak out of the total land area of Dag being 135 satak, comprised in R.S./L.R. Dag No. 262, under Khatian No. 535, 538, 539, 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.	Conveye d Area (In Dec)	Vender/ Owner	Purchaser	Classific ation
262	135	535, 538, 539	10	Symphonic Vanijya Pvt. Ltd.	Jain Group Projects Pvt. Ltd.	Sali
			10		R J Skyhigh Pvt. Ltd.	Sali
			10		Rishi Infra Builders Pvt. Ltd.	Sali



A handwritten signature in black ink, consisting of a stylized, cursive mark.

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

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On the North : Part of Dag No. 266/692, 267/705, 268.

On the South : Dag No. 261.

On the East : Part of Dag No. 262.

On the West : Part of Dag No. 263.

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.

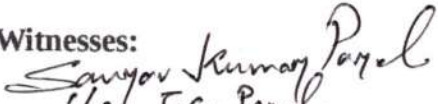
Cheque No.	Date	Bank & Branch	In Favour of	Amount
488100	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 8,00,000/-
674291	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 8,00,000/-
690571	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 8,00,000/-
Total: (Rupees Twenty Four Lac Only)				


SYMPHONIC VANIJYA PVT. LTD.


Director,

(VENDOR)

Witnesses:


S/o of I.C. Porel
(1) ... 44/2A, Hazra Road, Kol-19


(2) ... Vill. Amalwala ...



A handwritten signature in black ink, appearing to be a stylized 'A' followed by some illegible characters.

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

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

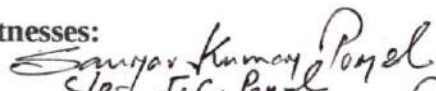
Executed and Delivered by the Vendor in the presence of witnesses below:


SYMPHONIC VANIJYA PVT. LTD.



Director
(VENDOR)

Witnesses:

(1) 
S/o J.C. Royel
44/2.A, Hazra Road Kol-19.

(2) 
Vill Anandabari

Drafted & prepared by me:

Debi Karan
vill - Daulatabad
Lic No - B-N-P-65



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

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

Endorsement For Deed Number : I - 02857 of 2014
(Serial No. 02724 of 2014 and Query No. 1613L000005006 of 2014)

On 02/06/2014

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

Presented for registration at 16.55 hrs on :02/06/2014, at the Private residence by Prem Lal Jain ,Executant.

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

Execution is admitted on 02/06/2014 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

Identified By Anup Santra, son of Late Anil Kumar Santra, 44/2a, 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

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 Draft

Rs. 26396/- is paid , by the draft number 845844, 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)

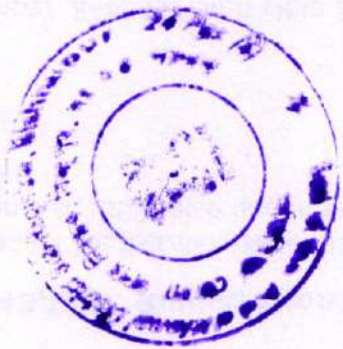
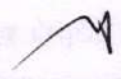
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,00,000/-

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

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

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





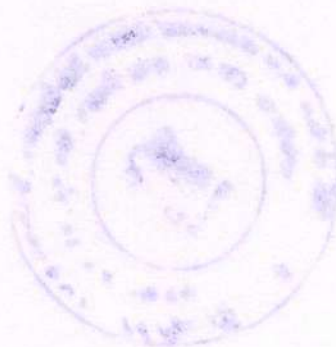
Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02857 of 2014
(Serial No. 02724 of 2014 and Query No. 1613L000005006 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 120010/- is paid , by the draft number 845956, 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



অতিরিক্ত জি.এ.স.আর.
বিশনুপুর

03/06/2014 17:11:00

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF THE A.D.S.R. BISHNUPUR
District: South 24 Parganas

Government of West Bengal
District: South 24 Parganas

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

03 JUN 2014

03 JUN 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1364 to 1378
being No 02857 for the year 2014.

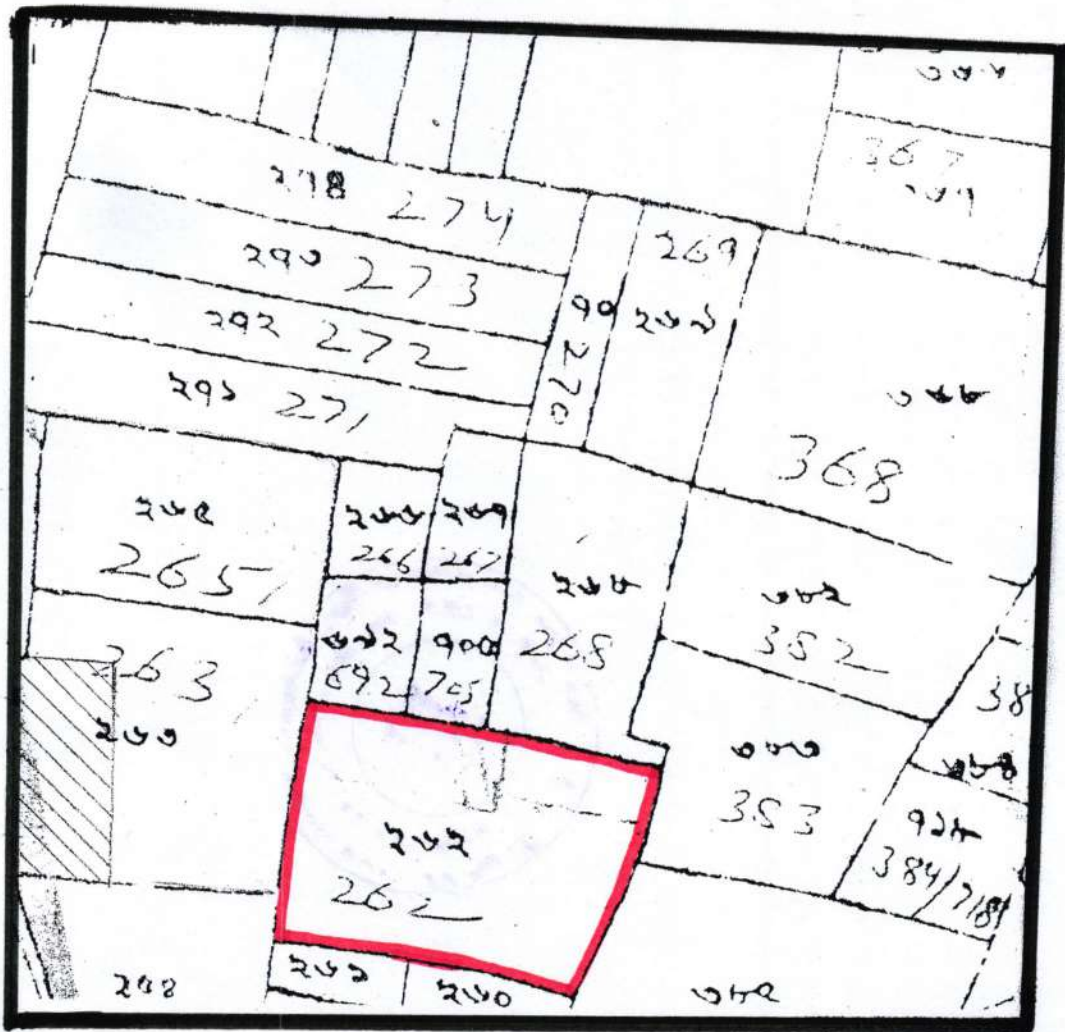


(Abu Hena Mobassir) 03-June-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

SAID LAND AS PER SCHEDULE-B.

R.S./L.R. DAG NO. 262, UNDIVIDED

30 SATAK.



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ADDITIONAL DEPUTY COMMISSIONER

IN CHARGE, SOUTH 24 PARAGANAS

GOALPADA



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

02 JUN 2014

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 *[Signature]*

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

Name _____
 Signature *[Signature]*

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

Name _____
 Signature _____



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

02 JUN 2014

THIS DATED DAY OF, 2014

BETWEEN

SYMPHONIC VANIJYA PVT. LTD.

VENDOR

AND

JAIN GROUP PROJECTS PVT. LTD. & ORS.

PURCHASERS

DEED OF CONVEYANCE