

02725

I-2258/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 694530

4-4995/14  
 Sale  
 23.45  
 mv 25,00000  
 3/6/14  
 82-12910  
 fee 26396

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

Asst. Dist. Sub-Registrar,  
Barrabazar, Sec-24 Pgs

03 JUN 2014

Conveyance

THIS DEED OF CONVEYANCE is executed on this 2<sup>nd</sup> day of JUNE, 2014.

N.C on 2/6/14  
 2/6/14  
 10.9.14  
 Kh-  
 R.J- Height - 10871  
 R.J- Garden - 10872  
 R.J- Homes - 10873

14301



16 APR 2014

No.....Rs.....Date.....  
Name:- **ARJUN GOPE**  
Advocate

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

*Jain*



V.C.T.1  
1212

*[Handwritten signature]*

**SYMPHONIC VANIJYA PVT. LTD.**

*Jain*

Director

(**PREMLAL JAIN**)



V.C.T.1  
1214

*Shrayan h*



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

02 JUN 2014

Anub Santia  
S/O Lt Anil Kr. Santia  
44/2A, Hazra Road,  
Kolkata - 700019  
P.S. Ballygunge  
Service

**BY AND BETWEEN:**

(1) **SHRAYANS JAIN (PAN. AEYPJ9340Q)**, son of Sri Premalal 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. Premalal 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) **R J GARDEN PVT. LTD. (PAN. AAFCR4973B)**, (2) **R J HEIGHTS PVT. LTD. (PAN. AAFCR4967D)**, (3) **R J HOMES PVT LTD (PAN. AAFCR4969P)**, 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 Premalal 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 which (1) **10 Satak** out of the total land area of Dag being 20 satak, comprised in R.S./L.R. Dag No. 267, under L.R. Khatian No. 8523, 8524/1, 8525, 8526, 8527, (2) **9 Satak** out of the total land area of Dag being 19 satak, comprised in R.S./L.R. Dag No. 267/705, under L.R. Khatian No. 894, 8524/1, 8525, 8526, 8527, (3) **11 Satak** comprised in R.S./L.R. Dag No. 261, under Khatian No. 543, 310, 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**".



*(Handwritten signature)*

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

02 JUN 2014

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

**R.S./ L.R. Dag No. 267; Area – 10 satak out of the total land area of Dag being 20 satak & R.S./ L.R. Dag No. 267/705; Area – 9 satak out of the total land area of Dag being 19 satak:**

1. By virtue of several Deed of Conveyances being Deed No. 4335/2011 recorded in Book No. I, CD Vol. No. 15, Pages 356 to 373 for the year 2011, executed in the office of D. S. R. - IV, South 24 Parganas, Deed No. 6915/2010 recorded in Book No. I, CD Vol. No. 17, Pages 5169 to 5183 for the year 2010, Deed No. 6900/2010 recorded in Book No. I, CD Vol. No. 17, Pages 4784 to 4797 for the year 2010, both executed in the office of Additional Registrar of Assurances – I, Kolkata, **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 **39 Satak** out of which (1) **20 Satak** comprised in R.S./ L.R. Dag No. 267, under L.R. Khatian No. 8523, 8524/1, 8525, 8526, 8527 and (2) **19 Satak** comprised in R.S./L.R. Dag No. 267/705, under L.R. Khatian No. 894, 8524/1, 8525, 8526, 8527, 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 & II of Schedule A**, herein after called as the **Mother Land A & B**, respectively.

**R.S./ L.R. Dag No. 261, Area – 11 satak:**

2. By virtue of two separate Deed of Conveyances being Deed No. 8022/2010 recorded in Book No. I, CD Vol. No. 27, Pages 4742 to 4756 for the year 2010, executed in the office of D. S. R. - IV, South 24 Parganas and 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.**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **11 Satak** under Khatian No. 543 & 310, 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 III of Schedule A**, herein after called as the **Mother Land C**.



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

02 JUN 2014

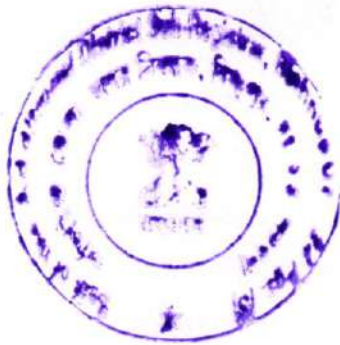
1. The Vendors herein is now desirous of selling **a part** of the **Mother land A, B & C** measuring more or less undivided **30 sataks** and more fully described in **Schedule B** hereunder and referred hereinafter as the **Said Land**, absolutely and forever free from any sort of encumbrances, liens, 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.



  
A.D.S.R. Bishnupur  
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- 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 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.



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

02 JUN 2014

**SCHEDULE A**

**PART I**

**MOTHER LAND "A"**

**ALL THAT** piece and parcel of undivided **Sali** land admeasuring an area of **20 Satak** comprised in R.S./ L.R. Dag No. 267, under L.R. Khatian No. 8523, 8524/1, 8525, 8526, 8527 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 **19 Satak** comprised in R.S./L.R. Dag No. 267/705, under L.R. Khatian No. 894, 8524/1, 8525, 8526, 8527, 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 III**

**MOTHER LAND "C"**

**ALL THAT** piece and parcel of undivided **Sali** land admeasuring an area of **11 Satak** under Khatian No. 543 & 310, 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.



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

02 JUN 2014

Pge 2  
Deed: 1  
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 the total land area of Dag being 20 satak, comprised in R.S./L.R. Dag No. 267, under L.R. Khatian No. 8523, 8524/1, 8525, 8526, 8527, (2) **9 Satak** out of the total land area of Dag being 19 satak, comprised in R.S./L.R. Dag No. 267/705, under L.R. Khatian No. 894, 8524/1, 8525, 8526, 8527, (3) **11 Satak** comprised in R.S./L.R. Dag No. 261, under Khatian No. 543, 310, 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
267	20	8523, 8524/1, 8525, 8526, 8527	<b>10</b>	Shrayans Jain	R J Garden Pvt. Ltd.	Sali
267/705	19	894, 8524/1, 8525, 8526, 8527	<b>9</b>	Shrayans Jain	R J Heights Pvt. Ltd	Sali
261	11	543, 310	<b>10</b>	Symphonic Vanijya Pvt. Ltd.	R J Homes Pvt Ltd	Sali
			<b>1</b>	Symphonic Vanijya Pvt. Ltd.	R J Heights Pvt. Ltd	Sali
		<b>Total =</b>	<b>30</b>			



*h*

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

02 JUN 2014

R. S./L.R. Dag No. 267 butted and bounded by:

**On the North** : Dag No. 271.

**On the South** : Dag No. 267/705.

**On the East** : Dag no. 268.

**On the West** : Dag No. 266.

R. S./L.R. Dag No. 267/705 butted and bounded by:

**On the North** : Dag No. 267.

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

**On the East** : Dag no. 268.

**On the West** : Dag No. 692.

R. S./L.R. Dag No. 261 butted and bounded by:

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

**On the South** : Dag No. 257.

**On the East** : Dag no. 260.

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



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

02 JUN 2014



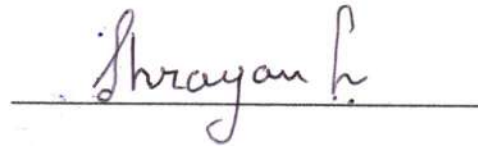
**RECEIPT AND MEMO OF CONSIDERATION**

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
674220	31.05.14	ICICI Bank, Calcutta	Shrayans Jain	Rs. 8,00,000/-
674266	31.05.14	ICICI Bank, Calcutta	Shrayans Jain	Rs. 7,20,000/-
674267	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 80,000/-
674318	31.05.14	ICICI Bank, Calcutta	Symphonic Vanijya Pvt. Ltd.	Rs. 8,00,000/-
<b>Total: (Rupees Twenty Four Lac Only)</b>				

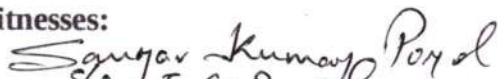
**SYMPHONIC VANIJYA PVT. LTD.**

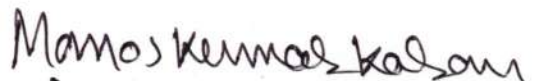
 Director,



**(VENDOR)**

Witnesses:

(1)   
S/o - J. C. Poyal  
21/2A, Hazra Road, Kol-1A.

(2)   
Vill Amalaka



*(Handwritten signature)*

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

02 JUN 2014

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:

*Shrayan*

(VENDOR NO. 1)

SYMPHONIC VANIJYA PVT. LTD.

*[Signature]*

Director

(VENDOR NO. 2)

Witnesses:

- (1) *Sanyar Kumar Royel*  
*80 Fugal Ch. Road.*  
*44/2A, Hazra Road.*  
*P.S. - Ballygunge, Kol-19.*
- (2) *Mamokunna Basu*  
*Vill. Sundara*

Drafted & prepared by me:

*Debi Karan*  
*Vill - Daulatabad*  
*Lic No - B. N. P. 65*



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

02 JUN 2014



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

Endorsement For Deed Number : I - 02858 of 2014  
(Serial No. 02725 of 2014 and Query No. 1613L000004995 of 2014)

On 02/06/2014

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

Presented for registration at 16.20 hrs on :02/06/2014, at the Private residence by Sri Premlal Jain, 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. Sri Premlal 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 Arup 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

**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 845960, 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/-

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

03/06/2014 17:13:00

EndorsementPage 1 of 2

Government of West Bengal  
Office of the A.D.S.R. Bishnupur  
District South 24 Parganas

Reference No. 1010/2014 and Date: 10/08/2014

Subject: ...

On this date ...  
The ...  
It is ...  
The ...



✓

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

10/08/2014



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

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**Endorsement For Deed Number : I - 02858 of 2014**  
**(Serial No. 02725 of 2014 and Query No. 1613L000004995 of 2014)**

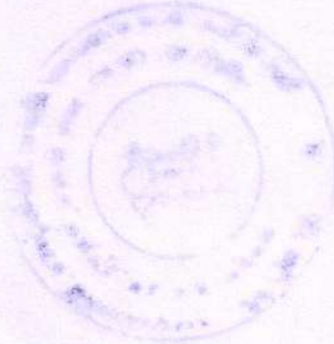
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Certified that the required stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 120010/- is paid , by the draft number 845954, 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



Additional District Sub-Registrar  
Bishnupur

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

Government of West Bengal  
Office of the A.D.S.R. BISHNAPUR  
District South 24 Parganas

Department of Social Welfare - 02804 of 2014  
No. 0212/14 of the Social Welfare and Child Development Dept.



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



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 10  
Page from 1379 to 1394  
being No 02858 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

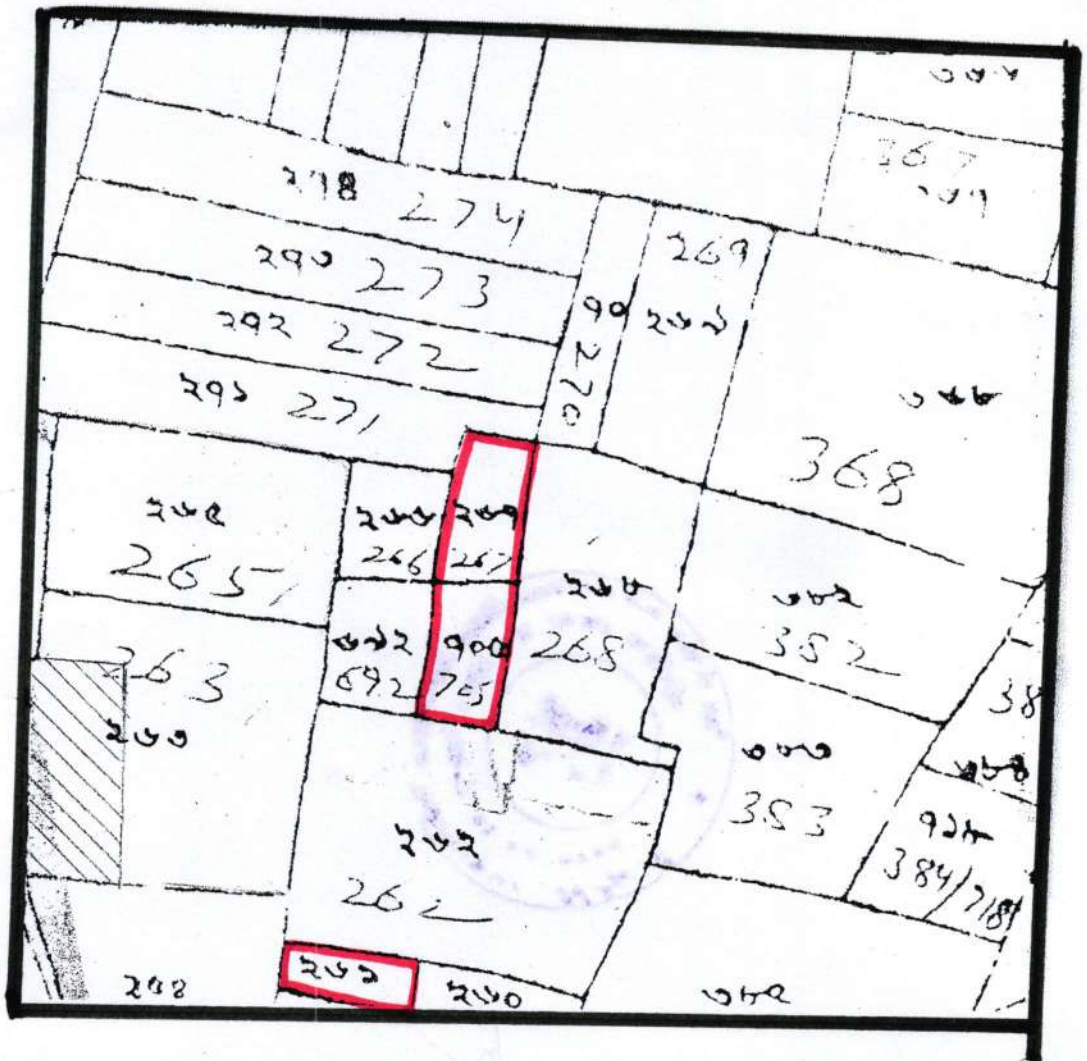
SAID LAND AS PER SCHEDULE-B

UNDIVIDED 10 SATAK IN R.S./L.R.

DAG NO. 267, 9 SATAK IN R.S./L.R. DAG

NO. 267/705, 11 SATAK IN R.S./L.R. DAG

NO. 261; TOTAL - 30 SATAK



~~again~~

Shreyan

PAID LAND AS PER SCHEDULE  
UNDIVIDED TO SAKA IN R.S. 10  
DAS NO. 23. SAKA IN R.S. 10  
UNDIVIDED TO SAKA IN R.S. 10  
TOTAL = 30 SAKA







*[Handwritten signature]*

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












02 JUN 2014

PR-2  
DEPT-1












### SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Shayan</i>	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Name \_\_\_\_\_  
 Signature *Shayan*

 <i>Shayan</i>	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Name \_\_\_\_\_  
 Signature *Shayan*

 <i>Pirli</i>	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Name \_\_\_\_\_  
 Signature *Pirli*



*[Handwritten signature]*

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

02 JUN 2014

\*\*\*\*\*  
THIS DATED ..... DAY OF ....., 2014  
\*\*\*\*\*

BETWEEN

JAIN & ANR.

SHRAYANS

VENDORS

AND

R J GARDEN PVT. LTD. & ORS.

PURCHASERS

**DEED OF CONVEYANCE**