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J-2861/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

4/3/14

File
2345
Inv. 2320,000
Stamp 100

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S 694529

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

Asst. Dist. sub- Registrar,
Bahnupur, South-24 Pgs

13 JUN 2014

Conveyance

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

V.C. on 2/6/14
2/6/14

BY AND BETWEEN:

(1) **SYMPHONIC VANIJYA PRIVATE LIMITED (PAN. AAJCS4763L)**, (2) **FAIRDEAL ENCLAVE PVT. LTD. (PAN. AABCF8160G)**, (3) **FAIRDEAL INFRA VENTURES PVT. LTD. (PAN. AABCF8187F)**, all the Companies incorporated under the Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge and 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,

(4) **FAIRDEAL SKYRISE PVT. LTD. (PAN. AABCF8189M)**, (5) **FAIRDEAL INFRA BUILDERS PVT. LTD. (PAN. AABCF8186E)**, (6) **DREAM TOWER KOLKATA PRIVATE LIMITED (Formerly known as DREAM TOWER PRIVATE LIMITED), PAN. AACCD4214A**, all the Companies incorporated under the Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge and duly represented by its Director **Mr. Shrayans Jain**, son of Sri Premlal 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) **PALANHARE DEVELOPERS PVT. LTD. (PAN. AAGCP6635H)**, (2) **R. J. REALTORS PVT. LTD., (PAN. AAFCR4971D)** (3) **DREAM GATEWAY HOTELS PVT. LTD. (PAN. AADCD0692H)**, 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 "**PURCHASER**", duly represented by its Director **Mr. Rishi Jain**, son of Premlal 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.**

SCHEDULE A

PART I

MOTHER LAND "A"

ALL THAT piece and parcel of divided and demarcated **Sali** land admeasuring an area of **78.79 satak** out of the total land area of Dag being 126 satak, comprised in R.S./L.R. Dag No. 263, under R.S. Khatian No. 936 corresponding to L.R. Khatian No. 488, 554, 555, 961, 962 and 963, 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, P.O. Amgachhia; 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 **90 satak**, comprised in R.S./L.R. Dag No. 265, under R.S. Khatian No. 382 corresponding to Hal/L.R. Khatian No. 532, 533, 534 and 1262 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, P.O. Amgachhia; 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 **39 satak** out of which (1) **18 satak**, comprised in R.S./L.R. Dag No. 266 and (2) **21 satak**, comprised in R.S./L.R. Dag No. 266/692, both under R.S. Khatian No. 1309 corresponding to L.R. Khatian No. 585, 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, P.O. Amgachhia; District 24 Parganas (South) in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto.

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SCHEDULE B

SAID LAND

ALL THAT piece and parcel of undivided Sali land admeasuring to a total of **29 Satak** out of which (1) **11.21 satak** out of the total land area of Dag being 90 satak, comprised in R.S./L.R. Dag No. 265, under R.S. Khatian No. 382 corresponding to Hal/L.R. Khatian No. 532, 533, 534 and 1262 and (2) **8.79 satak** out of the total land area of Dag being 126 satak, comprised in R.S./L.R. Dag No. 263, under R.S. Khatian No. 936 corresponding to L.R. Khatian No. 488, 554, 555, 961, 962 and 963, (3) **4 Satak** out of the total land area of Dag being 18 satak, comprised in R.S./L.R. Dag No. 266, (4) **5 Satak** out of the total land area of Dag being 21 satak, comprised in R.S./L.R. Dag No. 266/692, both under R.S. Khatian No. 1309 corresponding to L.R. Khatian No. 585, 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.)	L.R. Khatian no.	Conveyed Area (in dec.)	Vendor / Owner	Purchaser	Nature of Land
265	90	532, 533, 534 and 1262	11.21	Dream Tower Pvt. Ltd.	Palanhare Developers Pvt. Ltd.	Sali
263	126	488, 554, 555, 961, 962 and 963	3.49	Dream Tower Pvt. Ltd.	R. J. Realtors Pvt. Ltd.	Sali
			5.3	Symphonic Banijya Pvt. Ltd.		
266	18	585	4	Fairdeal Skyrise Pvt. Ltd., Fairdeal Infra Builders Pvt. Ltd., Fairdeal Enclave Pvt. Ltd., Fairdeal Infra Ventures Pvt. Ltd.		Sali
266/692	21	585	5	Fairdeal Skyrise Pvt. Ltd., Fairdeal Infra Builders Pvt. Ltd., Fairdeal Enclave Pvt. Ltd., Fairdeal Infra Ventures Pvt. Ltd.		Dream Gateway Hotels Pvt. Ltd.
Total =			29			

R.S./L.R. Dag No. 265 butted and bounded by:

On the North : Dag No. 271.

On the South : Dag No. 263.

On the East : Dag No. 266 & 266/692.

On the West : Dag No. 264.

R.S./L.R. Dag No. 263 butted and bounded by:

On the North : Dag No. 265.

On the South : Dag No. 254.

On the East : Dag No. 266/692 & 262.

On the West : Other land of Dag No. 263.

R.S./L.R. Dag No. 266 butted and bounded by:

On the North : Dag No. 271.

On the South : Dag No. 266/692.

On the East : Dag No. 267.

On the West : Dag No. 265.

R.S./L.R. Dag No. 266/705 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. 266/692.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1415 to 1433
being No 02861 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