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I-2861/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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inv. 2320,000
Stamp 100

The endorsement printed attached to this document are the part of this instrument

Sub-Registrar,
Bannur, South-24 Pgs

03 JUN 2014

Conveyance

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

V.C on 26/6/14
L
26/6/14

14302

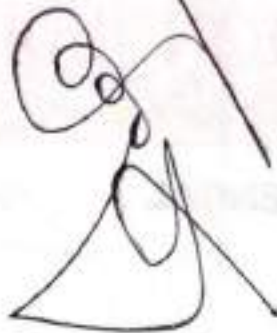


16 APR 2014

No. Re. Date

Name:- **ARJUN GOPE**
Advocate

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



DREAM TOWER KOLKATA PVT. LTD.

Fairdeal Skyrise Private Limited

Fairdeal Infra Builders Private Limited

Shreyan

Director



1211
2-6-14

Shreyan

V.C.T. 1
122

SYMPHONIC VANIJYA PVT. LTD. Fairdeal Enclave Private Limited

Fairdeal Infra Ventures Private Limited

Director

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



Shreyan
A.B.S.R. Bishnupur
Dist: South 24 Pgs

02 JUN 2014

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.**



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

02 JUN 2014

A. Subject matter:

Sale of All That piece and parcel of undivided Sali lands measuring **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 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), morefully and particularly described in "**Schedule B**" hereto and referred to as the "**SAID LAND**"

B. Background (Devolution of Title):

R.S./ L.R. Dag No. 263: Area – undivided 8.79 satak out of divided and demarcated 78.79 satak out of the total land area of Dag being 126 satak:

1. By virtue of a Deed of Conveyance being Deed No. 4029/2010 recorded in Book No. I, CD Vol. No. 14, Pages 3912 to 3925 for the year 2010, executed and registered in the office of District Sub-Registrar – IV, South 24 Parganas, the **SYMPHONIC VANIJYA PRIVATE LIMITED**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of **Sali** land admeasuring an area of **15.3 Satak** out of the total 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, 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).
2. By virtue of Deed of Conveyance being Deed No. 15055/2006 recorded in Book No. I, Vol. No. 1, Pages 1 to 10 for the year 2006, executed and registered in the office of Additional Registrar of Assurances – I, Kolkata, the **DREAM TOWER PRIVATE LIMITED**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of **Sali** land admeasuring



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an area of **32 Satak** out of the total area of Dag being 126 satak, comprised in R.S./ L.R. Dag No. 263, under C.S. Khatian No. 376 corresponding to L.R. Khatian No. 554 and 555, 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).

3. The name of the Company (Vendor) has changed its name, under Board Resolution of the Company dated 31.05.2007, from **DREAM TOWER PRIVATE LIMITED** to **DREAM TOWER KOLKATA PRIVATE LTD** through ROC Form No. 23 and the 'Fresh Certificate of Incorporation Consequent upon Change of Name' dated 4th June '2007 was issued by Registrar of Companies, West Bengal.

4. By virtue of several other Deed of Conveyances being Deed No. 4580/2010 recorded in Book No. I, CD Vol. No. 16, Pages 2940 to 2957 for the year 2010, Deed No. 4579/2010 recorded in Book No. I, CD Vol. No. 16, Pages 2926 to 2939 for the year 2010 and Deed No. 4576/2010 recorded in Book No. I, CD Vol. No. 16, Pages 2912 to 2925 for the year 2010, all executed and registered in the office of District Sub-Registrar - IV, South 24 Parganas, the said **DREAM TOWER KOLKATA PRIVATE LIMITED**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of **Sali** land admeasuring an area of **31.49 Satak** out of the total land area of Dag being 126 satak, comprised in R.S./ L.R. Dag No. 263, under Khatian No. 961, 962 and 963, 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).

5. The said **SYMPHONIC VANIJYA PRIVATE LIMITED & DREAM TOWER KOLKATA PRIVATE LIMITED** have become the owner of All that total divided and demarcated land 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 Khatian No. 488, 554, 555, 961, 962 and 963, 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



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Parganas (South), more fully described in **Part I of Schedule A**, herein after called as the **Mother Land A**.

R.S./ L.R. Dag No. 265; Area – 11.21 Satak out of the total land area of Dag being 90 satak;

6. By virtue of several Deed of Conveyances being Deed No. 15051/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 12 for the year 2006, Deed No. 15056/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 10 for the year 2006, Deed No. 15136/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 12 for the year 2006 and Deed No. 15333/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 10 for the year 2006, Deed No. 1739/2007 recorded in Book No. I, Vol. No. I, Pages 1 to 9, for the year 2007, Deed No. 8929/2007 recorded in Book No. I Vol. No. I, Pages 1 to 10 for the year 2007, all executed in the office of Additional Registrar of Assurances – I, Kolkata, the **DREAM TOWER PRIVATE LIMITED**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **90 Satak** out of the total 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. 533, 532, 534 and 1262, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Parganā Magurā under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South) and recorded its name in L.R. Record of Rights under L.R. Khatian No. 9750, more fully described in **Part II of Schedule A**, herein after called as the **Mother Land B**.

7. The Vendor herein has changed its name, under Board Resolution of the Company dated 31.05.2007, from **DREAM TOWER PRIVATE LIMITED** to **DREAM TOWER KOLKATA PRIVATE LTD** through ROC Form No. 23 and the 'Fresh Certificate of Incorporation Consequent upon Change of Name' dated 4th June '2007 was issued by Registrar of Companies, West Bengal.

R.S./ L.R. Dag No. 266; Area – 4 Satak out of the total land area of Dag being 18 satak & R.S./ L.R. Dag No. 266/692; Area – 5 Satak out of the total land area of Dag being 21 satak




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8. By virtue of two different Deed of Conveyances being Deed No. 135/2013 recorded in Book No. I, CD Vol. No. I, Pages 2127 to 2138 for the year 2013, Deed No. 136/2013 recorded in Book No. I, CD Vol. No. I, Pages 2139 to 2150 for the year 2013, both executed in the office of Additional District Sub-Registrar, Bishnupur, the said **FAIRDEAL SKYRISE PVT. LTD., FAIRDEAL INFRA BUILDERS PVT. LTD., FAIRDEAL ENCLAVE PVT. LTD., FAIRDEAL INFRA VENTURES PVT. LTD.,** the joint Vendors herein and purchasers therein, have become the owners of **ALL THAT** the piece and parcel of undivided **Sali** land admeasuring an area of **18 satak**, comprised in R.S./ L.R. Dag No. 266 and **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, 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**.
9. The Vendors herein is now desirous of selling a **part** of the **Mother land A, B & C** measuring more or less undivided **29 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 Purchaser 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 Purchaser herein the said land together with the rights of easement for beneficial enjoyment of the said land free from all encumbrances which the Purchasers 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. 23,20,000/- (Rupees Twenty Three Lac Twenty 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.



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A.D.S.R. Bishnupur
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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 Vendors 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 Purchasers shall have and hold forever hereafter.

D. Representations and Warranties of the Vendors:

D.1. The Vendors herein have 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 dispendens, 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 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 Vendors declare and affirm 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 Vendors 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 Vendors herein, and the Vendors further undertakes to pay all



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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 Purchasers.



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

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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 - Bishmupur, 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 - Bishmupur, 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 - Bishmupur, 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.




A.D.S.R. Bishnappa
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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.	R. J. Realtors 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.	Sali
Total =			29			



A.D.S.R. Bishnupur
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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.




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

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RRECEIPT AND MEMO OF CONSIDERATION

Vendor has received from the Purchaser the amount of **Rs. 23,20,000/- (Rupees Twenty Three Lac Twenty Thousand 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
829688	31.05.14	ICICI Bank, Calcutta	Dream Tower Kolkata Pvt Ltd	Rs. 3,76,000/-
829687	31.05.14	ICICI Bank, Calcutta	Symphonic Banijya Pvt. Ltd.	Rs. 4,24,000/-
000008	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
488142	31.05.14	ICICI Bank, Calcutta	Fairdeal Infra Builders Pvt. Ltd.	Rs. 1,80,000/-
488141	31.05.14	ICICI Bank, Calcutta	Fairdeal Skyrise Pvt. Ltd.	Rs. 1,80,000/-
488138	31.05.14	ICICI Bank, Calcutta	Fairdeal Infra Ventures Pvt. Ltd.	Rs. 1,80,000/-
488140	31.05.14	ICICI Bank, Calcutta	Fairdeal Enclave Pvt. Ltd.	Rs. 1,80,000/-
Total: (Rupees Twenty Three Lac Twenty Thousand Only)				

~~Fairdeal Infra Builders Private Limited~~ ~~Fairdeal Skyrise Private Limited~~ ~~SYMPHONIC VANIJYA PVT.~~
~~DREAM TOWER KOLKATA PVT. LTD.~~ ~~Fairdeal Enclave Private Limited~~ ~~Fairdeal Infra Ventures Private Limited~~
 Director  Director

(VENDOR)

Witnesses:

Sampat Kumari Porel
Advocate, High Court - Calcutta.
(1)

Mamoj Kumar Kasari
Kelil Amalaka
(2)




A.D.S.R. Bishnupur
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:

SYMPHONIC VANIJYA PVT. LTD.
Fairdeal Enclave Private Limited

Fairdeal Infra Ventures Private Limited

 Director

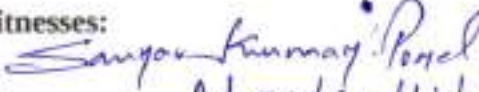
Fairdeal Skyrise Private Limited DREAM TOWER KOLKATA PVT. LTD.

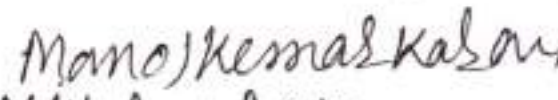
Fairdeal Infra Builders Private Limited

 Director

(VENDORS)

Witnesses:

(1)  Advocate, High Court - Calcutta.

(2) 
Vill. Anantapur.....

Drafted & prepared by me:

Debi Karan
Vill - Daulatabad
Lic No - G.N.P-65

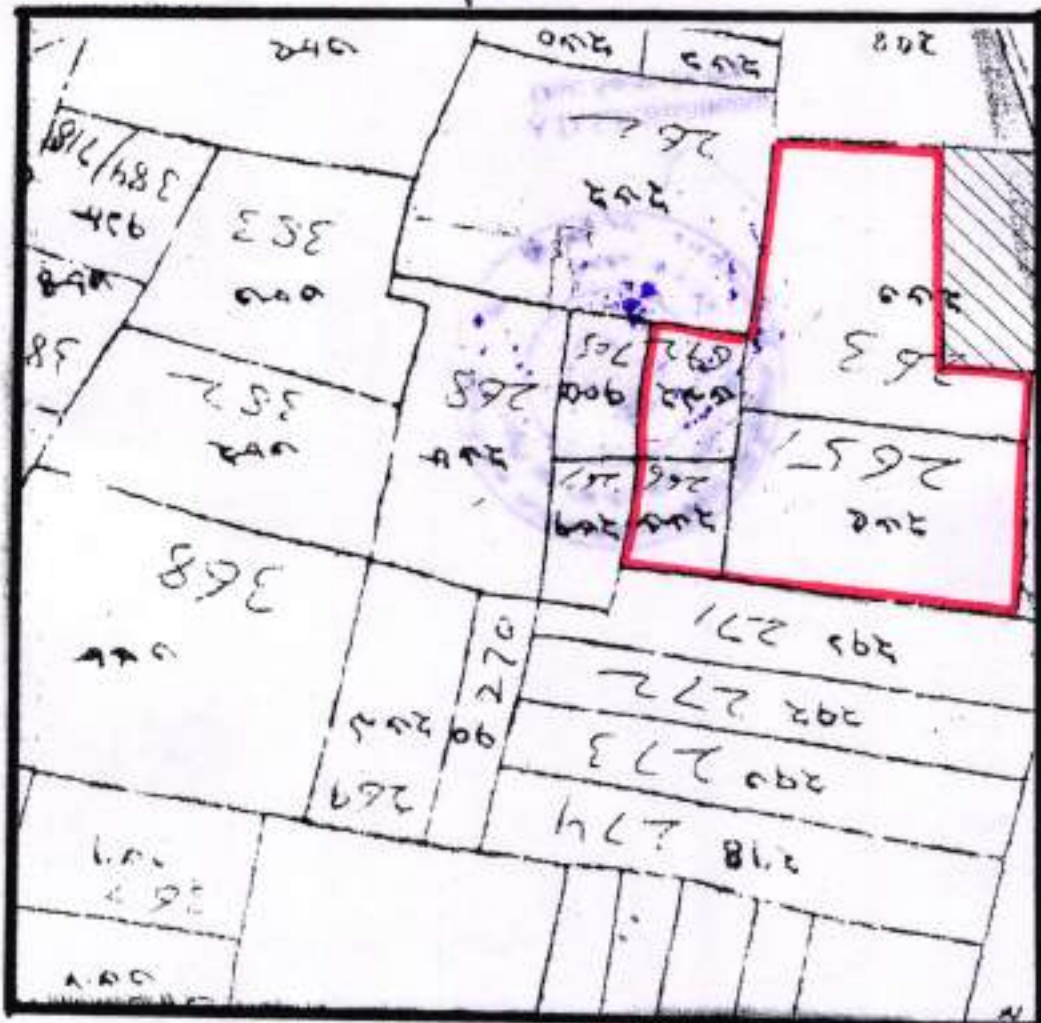


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A.D.S.R. Bishnupur
Dist: South 24 Prga

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**SAYD LAND AS PER SCHEDULE-B
 UNDIVIDED 11.21 SATAK IN R.S./
 L.R.DAG NO.265, 8.79 SATAK IN R.S./
 L.R.DAG NO.263, 4 SATAK IN R.S./
 L.R.DAG NO.266, 5 SATAK IN R.S./L.R.
 DAG NO.266/692; TOTAL = 29 SATAK.**



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 - 02861 of 2014
(Serial No. 02741 of 2014 and Query No. 1613L000005262 of 2014)

On 02/06/2014

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

Presented for registration at 17.20 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. Sri Premlal Jain

Director, Symphonic Vanijya Private Limited, 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Fairdeal Enclave Pvt. Ltd., 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

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

2. Mr. Shrayans Jain

Director, Fairdeal Skyrise Pvt. Ltd., 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Fairdeal Infra Builders Pvt. Ltd., 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.

Director, Dream Tower Kolkata Pvt. Ltd. (Dream Tower 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 Behgal 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

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



A.D.S.R. Vishnupur
Dist: South 24 Pgsr

03 JUN 2014



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

Endorsement For Deed Number : I - 02861 of 2014
(Serial No. 02741 of 2014 and Query No. 1613L000005262 of 2014)

Rs. 25516/- is paid , by the draft number 845842, Draft Date 27/05/2014, Bank Name State Bank of India, JEEVAN DEEP, received on 03/06/2014

(Under Article : A(1) = 25509/- ,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.-23,20,000/-

Certified that the required stamp duty of this document is Rs.- 116010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 116010/- is paid , by the draft number 845951, 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

03/06/2014 17:25:00

03/06/2014

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

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

03 JUN 2014

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.

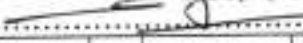


(Abu Hena Mobassir) 03-June-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS

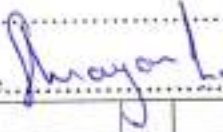
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature..... 

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

Name.....

Signature..... 

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

Name.....

Signature..... 




A.D.S.R. Bishnupur
Dist: South 20 Pgs

02 JUN 2014

THIS DATED DAY OF APRIL, 2014

BETWEEN

SYMPHONIC VANIJYA PVT. LTD. & ORS.
VENDORS

AND

PALANHARE DEVELOPERS PVT. LTD. & ORS.
PURCHASERS

DEED OF CONVEYANCE

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