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IV 410/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

SYMPHONIC VANILYA PVT. LTD.  
1553751  
80AA

12/10/14  
10/10/14



DEED OF DECLARATION

THIS DECLARATION made this the 17<sup>th</sup> day of October Two Thousand and Fourteen

I hereby declare that the document is admitted for registration and the photostatic copy of this document is attached with this document as part of this document.

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

Kanstar  
Addl. Dist. Sub-Registrar,  
Bishnupur, Bishnupur P.S.

Kanstar  
Addl. Dist. Sub-Registrar, Bishnupur

30 OCT 2014

L.R. 1117  
V.C  
1069

29710

27 AUG 2014

No.....Rs 10/- Date.....

Name: **SK. SABIR ALI**

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipore Police Court, Kol - 27

Vendor.....

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**SYMPHONIC VANIJYA PVT. LTD.**

Fairdeal Enclave Private Limited

Fairdeal Infra Ventures Private Limited

*[Handwritten signature]*  
Director



V.E.T. 1  
2514

**SYMPHONIC VANIJYA PVT. LTD.**

Fairdeal Enclave Private Limited

Fairdeal Infra Ventures Private Limited

*[Handwritten signature]*  
Director

*[Handwritten signature]*  
A.D.S.R. Dushnupur  
Dist: Sub...

12.10.14

Identified by me:-  
Murlidhar Jagwan (MURLIDHAR JAGWANI)  
s/o Lt. C.R. Jagwan  
22/5 Sahapur Colony (West)  
Kolkata - 53

10 OCT 2014

BY

**(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 DECLARANT.

**WHEREAS:**

By a registered Deed of Conveyance dated 3<sup>rd</sup> June 2014, registered at the office of the Additional District Sub Registrar, South 24 Parganas, Bishnupur in Book No.1 CD Volume No. 10 Pages 1415 to 1433 Being No. 02861 for the year 2014, made 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, therein referred to as the Vendor of the One Part

Continued in page 3



V.C. 71  
2515

**Fairdeal Skyrise Private Limited**  
**Fairdeal Infra Builders Private Limited**  
**NOBARI TOWER KOLKATA PVT. LTD.**

*Shayali* Director



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

17.10.14

Identified by no:-  
Munishkar Duggan  
40 Lt. L.R. Duggan  
22/15, Sahayni Colony (West)  
Kolkata 53.

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, 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, therein referred to as the Purchaser of the Other Part.

The Vendor therein and the Declarant herein sold conveyed to purchaser, all that piece and parcel of undivided Sali land 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), TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto more fully and particularly mentioned and described in the **SCHEDULE B**

A) Through inadvertence the following typographical errors had crept in the said Deed of Conveyance Being Deed No. 02861 for the year 2014, dated 3<sup>rd</sup> June, 2014:

In the table in SCHEDULE B SAID LAND, a column showing the entitlement of purchaser is missing;

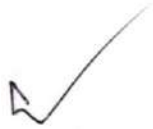
B) The Declarant is desirous of correcting the above errors by executing this declaration.

NOW THIS DECLARATION WITNESSETH as follows:

1. It is recorded confirmed and declared that in the said Deed of Conveyance Being Deed No. 02861 for the year 2014, dated 3<sup>rd</sup> June, 2014,

In the table in SCHEDULE B SAID LAND, "**Entitlement of Purchaser (in dec.)**" will be inserted and the schedule "B" shall always be read as follows;

**Continued in page 4**



A.D.S.R. Bishnupur  
Dist: Sonapatna 24 Pura

17.10.14

R.S./ L.R. Dag No.	Total Plot Area (in dec.)	L.R. Khatian no.	Convey ed Area (in dec.)	Vendor / Owner	Purchaser	Entitlement of Purchaser (in dec.)	Nature of Land
265	90	532, 533, 534 and 1262	11.21	Dream Tower Pvt. Ltd.	Palanhare Developers Pvt. Ltd.	10 (10 of Dag No.265)	Sali
263	126	488, 554, 555, 961, 962 and 963	3.49	Dream Tower Pvt. Ltd.	R. J. Realtors Pvt. Ltd.	10 (1.21 of Dag No.265 8.79 Dag No.263)	Sali
			5.3	Symphonic Vanijya Pvt. Ltd.			
266	18	585	4	Fairdeal Skyrise Pvt. Ltd., Fairdeal Infra Builders Pvt. Ltd., Fairdeal Enclave Pvt. Ltd., Fairdeal Infra Ventures Pvt. Ltd.	Dream Gateway Hotels Pvt. Ltd.	9 (4 of Dag No.266 5 of Dag No.266/692)	Sali
266/ 692	21	585	5	Fairdeal Skyrise Pvt. Ltd., Fairdeal Infra Builders Pvt. Ltd., Fairdeal Enclave Pvt. Ltd., Fairdeal Infra Ventures Pvt. Ltd.			Sali
Total =			29				

2. Save as aforesaid all other clauses and terms & conditions of the said Deed of Conveyance Being Deed No. 06962 for the year 2014 dated 29<sup>th</sup> August 2014, remain unchanged.

Continued in page 5



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

17.10.14



IN WITNESS WHEREOF the Declarant has set and subscribed its hands and seals the day  
month and year first above written

SIGNED AND DELIVERED BY THE DECLARANT

At Kolkata in the presence of

SYMPHONIC VANIJYA PVT. LTD.

Fairdeal Enclave Private Limited

Fairdeal Infra Ventures Private Limited



Director

Fairdeal Skyrise Private Limited

Fairdeal Infra Builders Private Limited

DREAM TOWER KOLKATA PVT. LTD.



Director

1) Muralidhar Tagore  
s/o Lt. C.R. Tagore  
22/5, Sahapur Colony (West)  
Kolkata - 75

2) Anub Dey  
s/o - Nirmal K. Dey  
44/2A, Hazra Road.  
Kolkata - 75

Drafted by :-

Jayanta Roy

Advocate

High Court, Calcutta



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

Endorsement For Deed Number : IV - 00410 of 2014  
(Serial No. 05443 of 2014 and Query No. 1613L000012808 of 2014)

On 17/10/2014

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

Presented for registration at 14.20 hrs on :17/10/2014, at the Private residence by Sri Premlal Jain ,Executant.

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

Execution is admitted on 17/10/2014 by

1. Sri Premlal Jain

Director, Symphonic Vanijya Private Limited, 44/2a , Hazra Road,, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-19.

Director, Fairdeal Enclave Pvt Ltd, 44/2a , Hazra Road,, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-19.

Director, Fairdeal Infra Ventures Pvt Ltd, 44/2a , Hazra Road,, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-19.

, By Profession : Others

Identified By Murlidhar J, son of C R J, 22/5 S L (west), District:-Kolkata, WEST BENGAL, India, Pin :-53, By Caste: Hindu, By Profession: Others.

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

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 : 4 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. 7.00/-, on 30/10/2014

( Under Article : ,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.- /-

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

  
( Kaustava Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

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

Government of West Bengal - 2014  
No. 10045 of 2014 and Query No. 10131/2014 of 2014



*[Handwritten Signature]*  
A.D.S.R. Bishnupur  
Dist: South 24 Prga

30 OCT 2014



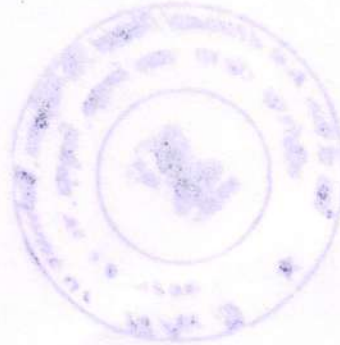
**Government Of West Bengal**  
**Office Of the A.D.S.R. BISHNUPUR**  
**District:-South 24-Parganas**

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**Endorsement For Deed Number : IV - 00410 of 2014**  
**(Serial No. 05443 of 2014 and Query No. 1613L000012808 of 2014)**

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( Kaustava Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR



A.D.S.R. Bishnupur  
District:-South 24 Parganas

30 OCT 2014

( Kaustava Dey )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR**

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

Department for Food Supplies - IV - 00470 of 1974

Order No. 80443 of 2014 and Enquiry No. 1474/2014 dated 30.10.14

(Enquiry No.)  
Additional District Magistrate  
Bishnupur



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

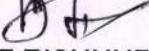
30 OCT 2014

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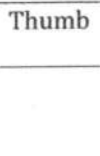

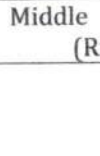
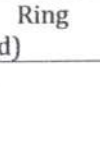

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 2  
Page from 803 to 813  
being No 00410 for the year 2014.



(Abu Hena Mobassir) 07-November-2014   
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal

## SPECIMEN FORM FOR TEN FINGERPRINTS

	 <b>SYMPHONIC VANUSYA PVT. LTD.</b> Fairdeal Enclave Private Limited Fairdeal Infra Ventures Private Limited 	 Little	 Ring	 Middle (Left Hand)	 Fore (Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Hand)	 Little
Name _____ <small>Authorized Signatory</small> <b>Director</b> Signature _____						
	 <b>Fairdeal Skyrise Private Limited</b> Fairdeal Infra Builders Private Limited <b>NEAR TOWNER KOLKATA PVT. LTD.</b> 	 Little	 Ring	 Middle (Left Hand)	 Fore (Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Hand)	 Little
Name _____ <small>Authorized Signatory</small> <b>Director</b> Signature _____						
		 Little	 Ring	 Middle (Left Hand)	 Fore (Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Hand)	 Little
Name _____ Signature _____						

\*\*\*\*\*

THIS DATED 17<sup>th</sup> DAY OF October, 2014

\*\*\*\*\*

**BETWEEN**

**SYMPHONIC VANIJYA PVT. LTD. & ORS.**

**VENDORS**

**AND**

**PALANHARE DEVELOPERS PVT. LTD. & ORS.**

**PURCHASERS**

**DEED OF DECLARATION**