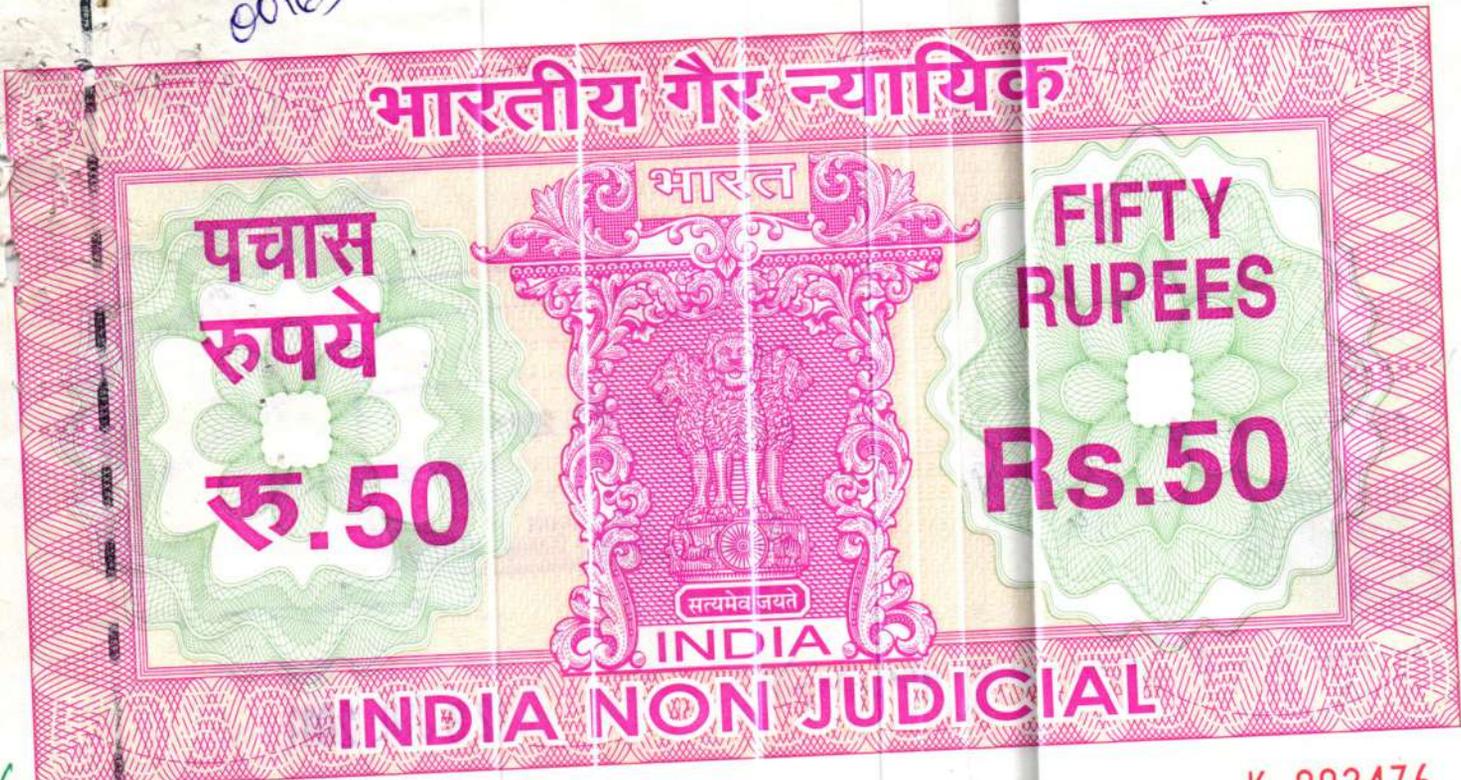


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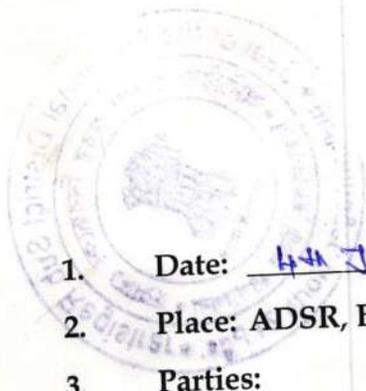
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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

*[Handwritten Signature]*

Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)

5 JAN 2012



DEED OF CONVEYANCE

1. Date: 4th January 2012
2. Place: ADSR, BIDHANNAGAR, SALT LAKE CITY
3. Parties:

ADDL. DISTRICT SUB-REGISTRAR  
 BIDHANNAGAR (SALT LAKE CITY)  
 5 JAN 2012

*[Faint handwritten notes and signatures]*

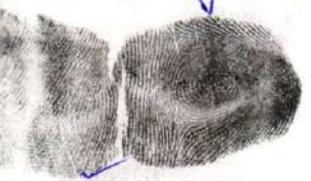
59399

Mani Bankar Roychowdhury  
Advocate  
High Court, Calcutta

NAME.....  
ADD/ADV.....  
RS.....  
28 JUL 2011  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road

28 JUL 2011

✓  
M. Agarwal  
v. c. g.  
34



M. Agarwal (MRIDUL AGARWAL)

✓  
33



✓ शशि कृष्ण अहिरवार

v. e. g.  
35



✓ Shree Balasaria Construction (P) Ltd.

*Balasar*  
Director

(Subhash chandra Balasaria)

Manish Bansal  
S/o Shri Kedar Nath Bansal  
Occupation - Service  
1 No ch Mikh Serani  
kol-71

Only the person who has signed this document is responsible for its contents. The signatory shall be liable for any loss or damage caused by this document.



Add. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
4 JAN 2012

- 3.1 **MRS. MRIDUL AGARWAL**, wife of Ravi Agarwal by faith Hindu, by occupation House wife residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.
- 3.2 **MRS. SHANTI DEVI AGARWAL**, wife of Prahad Rai Agarwal by faith Hindu, by occupation House wife residing at 12, Sunny Park, Police Station Ballygunge, Kolkata 700019
- 3.3 **SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED**, having its office at 20, Mullick Street, Police Station Barrabazar, Kolkata 700007, represented by its Director **Subhash Chandra Balasaria** son of Late Suraj Mal Balasaria by faith Hindu, by occupation Business, residing at Ambika Tower, 40 Dobson Road, Police Station Golabari, Howrah 711101.

(Collectively **Vendors**, which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included its successors-in-interest, successors-in interest and/or its successor-in-office and/or assigns).

**AND**

- 3.4 **PREM LAL JAIN**, son of Late Madan Lal Jain by faith Hindu, by Nationality Indian, by occupation Business residing at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. ACVPJ 2348D).
- 3.5 **MRS. PRAMILA JAIN** wife of Prem Lal Jain, by faith Hindu, by Nationality Indian, by occupation House wife/Business residing at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. ACOPJ 4365K).
- 3.6 **SHRAYANS JAIN** son of Prem Lal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AEYPJ 9340Q).
- 3.7 **RISHI JAIN** son of Prem Lal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AFNPJ 3406K).
- 3.8 **ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED**, a private limited company incorporated under the

- provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCA 5810F).
- 3.9 **DUBSON DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1971B).
- 3.10 **JAINEX COMMERCE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 2570L).
- 3.11 **PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 6980A).
- 3.12 **MANIK FINTRADE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCM 2561M).
- 3.13 **JFC HIRE PURCHASE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACJ 6819R).
- 3.14 **PARAS FINVEST PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 8232F).
- 3.15 **NORTEL DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCN 6151B).
- 3.16 **DOLPHIN AGENTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies

Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1177D).

- 3.17 **DREAM APPLICATION SOFTWARE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCD 3527B).
- 3.18 **DREAM NIRMAN PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4215B).
- 3.19 **BISWAPITA PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7272J).
- 3.20 **JAIMATA CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 6049G).
- 3.21 **U.S.CREATION PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACU 7320P).
- 3.22 **BAJRANG CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7273K).
- 3.23 **RISU IMPEX PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCR 1403N).
- 3.24 **SYMPHONIC VANIJYA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies

Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAJCS 4763L).

- 3.25 **DAMODAR TRADING PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4213M).
- 3.26 **DREAM ENCLAVE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4217D).
- 3.27 **DREAM DEVELOPERS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 0167A).
- 3.28 **JAIN PLAZA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 7122Q).
- 3.29 **DREAM TOWER KOLKATA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4214A).
- 3.30 **GROWWELL VYAPAAR PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCG 8455A).
- 3.31 **JAIN GROUP PROJECTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCCJ 1203D).

[Collectively PURCHASERS which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included its successors-in-interest, successors-in- office and/or assigns).

Vendors and Purchasers collectively Parties.

**NOW THIS CONVEYANCE WITNESSES:**

**4. Subject Matter of Conveyance:**

**4.1 Said Land:** All that piece and parcel of Land measuring 5.6 decimal more or less **comprised** in R.S./L.R. Dag No. 250, L.R. Khatian Nos. 249, 376/1, 651, 56, 316, 78, 242, 116, 25, 614 and 78 corresponding to L.R. Khatian Nos. 789, 787 and 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

**5. Representations, Warranties and Covenants of the Vendors:**

5.1 Representations, Warranties and Covenants on Chain of Title:

**5.1.1 Ownership of Mrs. Mridul Agarwal [Vendor No. 3.1 herein]:** **Mridul Agarwal** was the sole and absolute owner of the piece and parcel of Land measuring 1 decimal more or less **comprised** in R.S. Dag No. 250, L.R. Khatian No. 249 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R. S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat [First Land]** by virtue of Purchase Deed dated 8<sup>th</sup> May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas, recorded in Book No. I, being Deed No. 4364 for the 2007. Subsequently, Mrs. Mridul Agarwal [Vendor No. 3.1 herein] has duly entered her name in the L.R. Record-of-Right, vide L.R. Khatian No. 789 in respect of the said **First Land**.

**5.1.2 Ownership of Mrs. Shanti Devi Agarwal [Vendor No. 3.2 herein] :** **Mrs. Shanti Devi Agarwal** was the sole and absolute owner of the piece and parcel of Land measuring 1 decimal more or less **comprised** in R.S. Dag No. 250, L.R. Khatian No. 376/1, in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S.

No.83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata GramPanchayat [**Second Land**] by virtue of Purchase Deed dated 11<sup>th</sup> May, 2007 registered in the office of the DSR-II, Barasat North 24, Parganas, recorded in Book No. I, being Deed No. 4365 for the 2007, executed by and between [1] MontuNaskar, [2] PrasantaNaskar in one part and **Mrs. Shanti Devi Agarwal [Vendor No. 3.2 herein]** in other part. Subsequently, Mrs. Shanti Devi Agarwal [Vendor No. 3.2 herein] has duly entered her name in the L.R. Record-of-Right, vide L.R. Khatian No. 787 in respect of the said **Second Land**.

- 5.1.3 **Ownership of Balasaria Construction Private Limited [Vendor No. 3.3 herein]:** Balasaria Construction Private Limited was the sole and absolute owner of the piece and parcel of Land measuring 3.6 decimal more or less **comprised** in R.S./L.R. Dag No. 250, L.R. Khatian Nos. 651, 56, 316, 78, 242, 116, 25, 614 and 78 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata GramPanchayat [**Third Land**] by virtue of the [1] Purchase Deed dated 8<sup>th</sup> May, 2007 registered in the office of the DSR- II, Barasat, North 24 Parganas, recorded in Book No. I, being Deed No. 4417 for 2007, executed by and between Swapan Naskar, Nimai Chandra Naskar and Astapada Naskar in one part as vendors and Balasaria Construction Private Limited in other part as purchaser in respect of the land measuring 1.5 decimal more or less [2] another Purchase Deed dated 6<sup>th</sup> October, 2007, registered in the office of the DSR-II, Barasat North 24 Parganas, recorded in Book no. I, being Deed No. 393 for the year 2008 and executed by and between Smt. Jashoda Bala Naskar, Dukhiram Naskar and Durjadhan Naskar in one part as vendors and Balasaria Construction Private Limited in other part as purchaser in respect the land measuring 11 chittak more or less and [3] another Purchase Deed dated 1<sup>st</sup> October, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas in Book No. I, being Deed No. 392 for the year 2008 and executed by and between Khitish Chandra Mondal in one part as vendor and Balasaria Construction Private Limited in other part as purchaser in respect of the Land measuring 1 decimal more or less.

- 5.1.4 **Said land:** The First Land, Second Land and Third Land are collectively the said Land.

- 5.1.5 **Vendors:** The Vendor No. 3.1 herein, the Vendor No. 3.2 herein and the Vendor No. 3.3 herein collectively Vendors.
- 5.1.6 **Ownership of Vendors:** In the manner stated above, the Vendors have become the absolute joint owners of the Said Land and are in Possession of **the Said Land**.
- 5.1.7 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership have been acquired in the manner stated in Clauses 5.1.1 to 5.1.6 above, the contents of which are all true and correct.
- 5.2 Representations, Warranties and Covenants on Encumbrances:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition or requisition of the Said Land and declare that they don't know that the Said Land is affected by any scheme of the Gram Panchayat/ Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchasers.
- 5.2.4 **Free from all Encumbrances:** The Purchasers had themselves and/or through their representative(s), search, inspected and verified the said land along with documents of said land/property in all the concern departments /offices and authorities and found the title, ownership, possession of the said land belong to the vendors and declaration of Vendors are true. Purchasers are fully satisfied with the title, possession and other related aspects of the said land. The Said Land is free from all claims, demands, encumbrances, mortgages, charges,

liens, attachments, lispendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Land or any part thereof.

## 6. Background:

6.1 **Agreement to Sell and Purchase:** The purchasers have approached and offered to purchase the Said Land and the Purchasers after their entire satisfaction, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**) have agreed to purchase the Said Land.

## 7. Transfer:

7.1 **Conveyance:** The Vendors hereby sell, convey and transfer to the Purchasers, free from all encumbrances, the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Land, being **All that** piece and parcel of Land measuring **5.6** decimal more or less **comprised** in R.S./L.R. Dag No. **250**, L.R. Khatian Nos. 249, 376/1, 651, 56, 316, 78, 242, 116, 25, 614 and 78 corresponding to L.R. Khatian Nos. 789, 787 and 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

- 7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of **Rs. 13,56,000/- (Rupees Thirteen Lac and fifty six thousand only)** paid to the Vendors the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admit and acknowledge the same.
8. **Terms of Transfer:**
- 8.1 **Salient Terms:** The transfer being affected by this Conveyance is:
- 8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** Absolute, irreversible and perpetual.
- 8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, will, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.
- 8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.
- 8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:
- 8.3.1 **Transfer of Property Act:** All obligations and duties of Vendors and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Land has already been handed over by the Vendors to the Purchasers, which the Purchasers admit, acknowledge and accept.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.
- 8.6 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

#### Schedule

(Said Land)

[Subject Matter of Sale]

All that piece and parcel of Land measuring 5.6 decimal more or less **comprised** in R.S./L.R. Dag No. 250, L.R. Khatian Nos. 249, 376/1, 651, 56, 316, 78, 242, 116, 25, 614 and 78 corresponding to L.R. Khatian Nos. 789, 787 and 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the Patharghata Gram Panchayat, **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and **butted and bounded as follows:**

On the South	:	R.S. DAG NOS. 249, 247 AND 246
On the North	:	R.S. DAG NO. 251
On the East	:	R.S. DAG NO. 334
On the West	:	R.S. DAG NO. 239

9. Execution and Delivery:

9.1 In witness whereof the Vendors have executed and delivered this instrument of Conveyance on the date given above.

M. Agarwal (Mridul Agarwal)

✓ 21/11/2012  
E. Kanti Devi Agarwal

Shree Balasaria Construction (P) Ltd.

Balasaria  
Director

[Vendors]

Witnesses:

1. Manish Bansal  
1 Ho Chi Minh Sarani  
KOL - 71

2. Rabi Narayan Tripathy,  
Go Rupa & Co. Ltd  
Metro Tower (8th Floor)  
1 Ho-Chi-Minh Sarani  
KOLKATA-71

### Receipt And Memo of Consideration

Received from the Purchasers the sum of **Rs. 13,56,000/- (Rupees Thirteen Lac and fifty six thousand only)** towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
246567	03.01.2012	ICICI, Bank, R.N. Mukherjee , Road, Calcutta	Rs. 2,42,143/-
246575	03.01.2012	ICICI, Bank, R.N. Mukherjee , Road, Calcutta	Rs. 2,42,143/-
246568	03.01.2012	ICICI, Bank, R.N. Mukherjee , Road, Calcutta	Rs. 2,66,360/-
246574	03.01.2012	ICICI, Bank, R.N. Mukherjee , Road, Calcutta	Rs. 3,63,214/-
246569	03.01.2012	ICICI, Bank, R.N. Mukherjee , Road, Calcutta	Rs. 2,41,140/-

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M. Agarwal

Shree Balasaria Construction (F) Ltd.

[Vendors]

*Balasar*  
Director

Witnesses:

1. *Manish Bansal*

2. *Rabi Narayan Tripathy*

Drafted by me as per documents produce before me

*Mani Sankar Roy Chowdhury*  
Mani Sankar Roy Chowdhury

Advocate

High Court, Calcutta



Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parqanas

Endorsement For Deed Number : I - 00168 of 2012  
(Serial No. 00169 of 2012)

On

Payment of Fees:

On 04/01/2012

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

Presented for registration at 19.10 hrs. on :04/01/2012, at the Private residence by Mridul Agarwal , one of the Executants.

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

Execution is admitted on 04/01/2012 by

1. Mridul Agarwal, wife of Ravi Agarwal , 3 Alipore Rd, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
2. Shanti Devi Agarwal, wife of Prahad Rai Agarwal , 12 Sunny Park, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hincu, By Profession : House wife
3. Subhash Ch Balasaria  
Director, Shree Balasaria Construction Pvt Ltd, 20 Mullick St, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .  
, By Profession : Business

Identified By Manish Bansal, son of K N Bansal, 1 Ho Chi Minh Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste: Hindu, By Profession: Service.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/01/2012

**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 : 23,4 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. 2489/-, on 05/01/2012

Amount by Draft

Rs. 12430/- is paid, by the draft number 155756, Draft Date 04/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012.

( Under Article : A(1) = 14905/- Fee = 14/- on 05/01/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**



ADDL. District Sub-Registrar  
Bidhanagar, (Salt Lake City)  
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 00168 of 2012  
(Serial No. 00169 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1356000/-

Certified that the required stamp duty of this document is Rs.- 67820 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 67800/- is paid, by the draft number 155643, Draft Date 03/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



5 JAN 2012

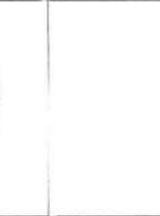
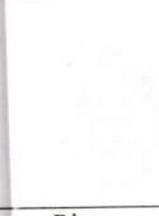
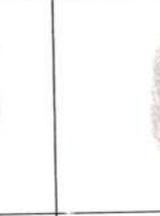
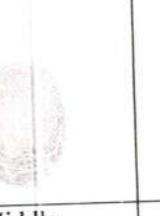
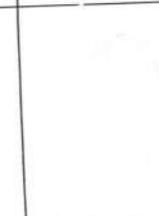
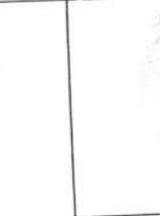
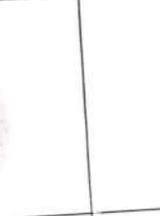
ADDL. District Sub-Registrar  
Bidhanagar, (Salt Lake City)  
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 2 of 2

Page No.  
**SPECIMEN FORM TEN FINGERPRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants					
	  					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Page No.  
SPECIMEN FORM TEN FINGERPRINTS

Sl. N <sup>o</sup> .	Signature of the executants and/or purchaser Presentants					
<i>Jayanti</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
<i>Samila Jain</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
<i>Rishi Jain</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Balooceer*

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



*M. Agarwal*

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



*21/11/18 3/10/19/10*

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

PHOTO

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

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

Between

MRS. MRIDUL AGARWAL [Vendor No. 3.1 herein]

MRS. SHANTI DEVI AGARWAL [Vendor No. 3.2 herein]

SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED [Vendor No.  
3.3 herein]

... Vendors

And

PREM LAL JAIN AND ORS

... Purchaser

DEED OF CONVEYANCE

Land at Mouza Kadampukur

District North 24, Parganas

Mani Sankar Roychowdhury

Advocate

Raja Chambers

4, Kiran Sankar Roy Road

Kolkata-700 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 7594 to 7614  
being No 00168 for the year 2012.



(Debanish Dhar) 16-January-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal