

00129

1-00446



Handwritten notes in green ink:
 01.01.12
 7-15
 2-20148

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 002477

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

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

16 JAN 2012

DEED OF CONVEYANCE

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



Faint handwritten text and a stamp at the bottom left, including the words 'SALT LAKE CITY'.

59398

Mani Sankar Roychowdhury
Advocate
High Court, Calcutta

N. ME.
AL/D/ADV.
RS
28 JUL 2011	
SU RANJA
Litigant
21, 22, 23

28 JUL 2011

✓ Lalita Devi Agarwal.

v. c. g.
32

DEPARTMENT OF REVENUE, GOVT. OF WEST BENGAL
OFFICE OF THE DISTRICT REGISTRAR, HOCHCHUKRA
DARJILING DISTRICT, WEST BENGAL
TO THE DISTRICT REGISTRAR, HOCHCHUKRA

Lalita Devi Agarwal.

v. c. g.
33

✓ श्रीमती ललिता देवी अग्रवाल

v. c. g.
34

✓ M. Agarwal (HRIDUL AGARWAL)



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

- 4 JAN 2012

P. T. O.

- ✓ 3.1 ✓ **MRS. LALITA DEVI AGARWAL**, wife of Kunj Behari 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 Prahlad Rai Agarwal, by faith Hindu, by occupation House wife residing at 12, Sunny Park, Police Station Ballygunge, Kolkata 700019.
- ✓ 3.3 ✓ **MRS. PUSHPA DEVI AGARWAL**, wife of Ghanshyam Prasad Agarwal, by faith Hindu, by occupation House wife residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.
- 3.4 ✓ **MRS. MRIDUL AGARWAL**, wife of Ravi Agarwal, by faith Hindu, by occupation House wife residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.
- ✓ 3.5 **MRS. SEEMA AGARWAL**, wife of Mukesh Agarwal, by faith Hindu, by occupation House wife residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027.
- ✓ 3.6 **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 office and/or assigns).

AND

- 3.7 **PREM LAL JAIN**, son of Late Madan Lal Jain by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. ACVPJ 2348D).
- 3.8 **MRS. PRAMILA JAIN** wife of Prem Lal Jain, by faith Hindu, by Nationality Indian, by occupation House wife/Business residing

v.e.g.

35

Shree Balasaria Construction (P) Ltd.

Balooce
Director

(Subhash chandn Balasaria)

v.e.g.

36

✓ पुष्पा देवी अग्रवाल

v.e.g.

37

✓ Seema Agarwal

- 1st wish Bansal
sto shri kedar North Bansal
1, Ho, Ch Mish Sansani
uol-71
occupation- service

• 4 Jan 2012



Add. District Sub-Registrar
Bahammagar, (Salt Lake City)

at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. ACOPJ 4365K).

- 3.9 **SHRAYANS JAIN** son of Prem Lal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AEYPJ 9340Q).
- 3.10 **RISHI JAIN** son of Prem Lal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AFNPJ 3406K).
- 3.11 **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 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCA 5810F).
- 3.12 **DUBSON DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1971B).
- 3.13 **JAINEX COMMERCE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 2570L).
- 3.14 **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 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 6980A).
- 3.15 **MANIK FINTRADE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh

Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
(Having PAN No. AADCM 2561M).

- 3.16 **JFC HIRE PURCHASE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACJ 6819R).
- 3.17 **PARAS FINVEST PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 8232F).
- 3.18 **NORTEL DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCN 6151B).
- 3.19 **DOLPHIN AGENTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1177D).
- 3.20 **DREAM APPLICATION SOFTWARE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCD 3527B).
- 3.21 **DREAM NIRMAN PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4215B).
- 3.22 **BISWAPITA PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the

Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7272J).

- 3.23 **JAIMATA CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 6049G).
- 3.24 **U.S.CREATION PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACU 7820P).
- 3.25 **BAJRANG CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7273K).
- 3.26 **RISU IMPEX PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCR 1403N).
- 3.27 **SYMPHONIC VANIJYA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAJCS 4763L).
- 3.28 **DAMODAR TRADING PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4213M).

- 3.29 **DREAM ENCLAVE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4217D).
- 3.30 **DREAM DEVELOPERS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 0167A).
- 3.31 **JAIN PLAZA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 7122Q).
- 3.32 **DREAM TOWER KOLKATA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4214A).
- 3.33 **GROWWELL VYAPAAR PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCG 8455A).
- 3.34 **JAIN GROUP PROJECTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCG 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: By virtue of Purchased Deeds Land measuring 83.6 Decimal more or less **comprised** in R.S. /L.R. Dag No. 251, L.R. Khatian Nos. 779, 786, 787 789, 788, and 785, 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 24Parganas (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 Smt. Lalita Devi Agarwal [Vendor No. 3.1 herein] : Smt. Lalita Devi Agarwal was the sole and absolute owner of the piece and parcel of total Land measuring 13.866 decimal more or less including [1] Land measuring 10 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 464/1 and 376/1. By virtue of Purchased Deed dated 11th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas in Book No. I, being Deed No. 4367 for the 2007 from [1] Montu Naskar and [2] Prasanta Naskar, and [2] Land measuring 3.866 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 40,528 and 566 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 24Parganas (North), under the **Patharghata Gram Panchayat**. By Virtue of [2] Purchased Deed dated 17th July, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas in Book No. I, being Deed No. 6240 for the 2007 from [1] Harish Chandra Naskar, Ramesh Chandra Naskar and Smt. Amala Bala Naskar, and thus the **Smt. Lalita Devi Agarwal [Vendor No. 3.1 herein]** mutated her name under the L.R. Khatian No. 786 [First Land]

- 5.1.2 **Ownership of Smt. Shanti Devi Agarwal [Vendor No. 3.2 herein] :** Smt. Shanti Devi Agarwal was the sole and absolute owner of the piece and parcel of total Land measuring 12.866 decimal more or less including [1] Land measuring 9 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 464/1 and 376/1 By virtue of Purchased Deed dated 11th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4365 for the 2007 from [1] Montu Naskar and [2] Prasanta Naskar, and [2] Land measuring 3.866 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 40,528 and 566 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 24Parganas (North), under the **Patharghata Gram Panchayat**. By Virtue of [2] Purchased Deed dated 17th July, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 6240 for the 2007 from [1] Harish Chandra Naskar, Ramesh Chandra Naskar and Smt. Amala Bala Naskar, and thus the **Smt. Shanti Devi Agarwal [Vendor No. 3.2 herein]** mutated her name under the L.R. Khatian No. 787 [Second Land].
- 5.1.3 **Ownership of Smt. Pushpa Devi Agarwal [Vendor No. 3.3 herein] :** Smt. Pushpa Devi Agarwal was the sole and absolute owner of the piece and parcel of total Land measuring 13.866 decimal more or less including [1] Land measuring 10 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 464/1 and 376/1 By virtue of Purchased Deed dated 11th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4366 for the 2007 from [1] Montu Naskar and [2] Prasanta Naskar, and [2] Land measuring 3.866 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 40,528 and 566 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 24Parganas (North), under the **Patharghata Gram Panchayat**. By virtue of [2] Purchased Deed dated 17th July, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 6240 for the 2007 from [1] Harish Chandra

9

Naskar, Ramesh Chandra Naskar and Smt. Amala Bala Naskar, and thus the **Smt. Pushpa Devi Agarwal [Vendor No. 3.3 herein]** mutated her name under the L.R. Khatian No. 788 [Third Land].

5.1.4 **Ownership of Mridul Agarwal [Vendor No. 3.4 herein]** : **Mridul Agarwal** was the sole and absolute owner of the piece and parcel of Land measuring 6 decimal more or less **comprised** in R.S. Dag No. 251, R.S. Khatian No. 339 corresponding 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 24Parganas (North), under the **Patharghata Gram Panchayat**. By virtue of Purchase Deed dated 11th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4364 for the 2007 from [1] Montu Naskar, [2] Prasanta Naskar, [3] Smt. Aloka Naskar, [4] Smt. Jaya Mondal and [5] Sumitra Mondal and thus the **Smt. Mridul Agarwal [Vendor No. 3.4 herein]** mutated her name under the L.R. Khatian No. 789 in respect of Land measuring 6 decimal more or less [Fourth Land].

5.1.5 **Ownership of Mrs. Seema Agarwal [Vendor No. 3.5 herein]** : **Mrs. Seema Agarwal** was the sole and absolute owner of the piece and parcel of total Land measuring 17 decimal more or less including [1] Land measuring 10 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 651, 56 and 316 By virtue of Purchased Deed dated 8th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4378 for the 2007 from [1] Swapan Naskar [2] Nimai Chandra Naskar [3] Astapada Naskar and [2] Land measuring 7 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 651, 56 and 316 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 24Parganas (North), under the **Patharghata Gram Panchayat** By virtue of [2] Purchased Deed dated 8th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4416 for the 2007 from [1] Swapan

Naskar [2] Nimai Chandra Naskar [3] Astapada Naskar and thus the Mrs. Seema Agarwal [Vendor No. 3.5 herein] mutated her name under the L.R. Khatian No. 785 [Fifth Land].

- 5.1.6 **Ownership of Balasaria Construction Private Limited**[Vendor No. 3.6 herein] : Balasaria Construction Private Limited was the sole and absolute owner of the piece and parcel of total Land measuring 20 decimal more or less including [1] Land measuring 10 decimal more or less **comprised** in R.S. Dag No. 251, L.R. Khatian Nos. 651, 56 and 316 By virtue of Purchased Deed dated 8th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4377 for the 2007 from [1] Swapan Naskar [2] Nimai Chandra Naskar [3] Astapada Naskar and [2] Land measuring 10 decimal more or less comprised in R.S. Dag No. 251, L.R. Khatian Nos. 651, 56 and 316 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**. By virtue of [2] Purchased Deed dated 8th May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4379 for the 2007 from [1] Swapan Naskar [2] Nimai Chandra Naskar [3] Astapada Naskar and thus the Shree Balasaria Construction Private Limited [Vendor No. 3.6 herein] mutated her name under the L.R. Khatian No. 779 [Sixth Land].

- 5.1.7 **Said Land** : The First Land, the Second Land , the Third Land, the Fourth Land, the Fifth Land and the Sixth Land Collectively Said Land, described in the Schedule below and free from all encumbrances.

- 5.1.8 **Vendors**: The Vendor No. 3.1 herein, the Vendor No. 3.2 herein, the Vendor No. 3.3 herein, the Vendor No. 3.4 herein, the Vendor No. 3.5 herein and Vendor No. 3.6 herein collectively Vendors.

- 5.1.9 **Ownership of Vendors**: In the aforesaid circumstances, Vendors are the Joint owners of the Said Land.

5.1.10 **Absolute Owners:** In the manner stated above, the Vendors have become the absolute owner of the Said Land and are in Possession of the Said Land.

5.1.11 **True and Correct Representations:** The Vendors are the undisputed joint owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.10 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 the Said Land is not 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 Purchaser.

5.2.4 **Free from all Encumbrances:** The Purchasers had themselves and/or through their representative(s), search, inspected and verify 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 are belongs 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 or 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 Purchaser after their entire satisfaction, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**) and, has agreed to purchase the Said Land.

7. Transfer:

7.1 **Conveyance:** The Vendors hereby sell, convey and transfer to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being By virtue of Purchased Deeds Land measuring 83.6 Decimal more or less **comprised** in R.S. /L.R. Dag No. 251, L.R. Khatian Nos. 779, 786, 787 789, 788, and 785, 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 24Parganas (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. 2,02,68,000/- (Rupees Two core two lac Sixty eight thousand only) paid to the Vendor the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admits 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, mortgages, charges, liens, attachments, lis pendens, 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 been already handed over by the Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors hereby covenant that the Purchaser 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.
- 8.7 **Further Acts:** The Vendors hereby covenants 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 Purchaser 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 83.6 Decimal more or less comprised in in Mouza Kadampukur, J.L. No. 25, Totuzi No. 173, R.S. 83, Police Station Rajarhat, Sub Registry Office ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office Barasat, District 24 Parganas (North), under the Patharghata Gram Panchayat in various Dag Nos. and Khatian Nos. as follows

R.S./L.R. Dag No.	R. S./L.R. Khatian No.	Classification of Land	Area of total Dag in decimal	Ownership of Vendor sold the Said Land by this Deed of Conveyance to Purchaser Said Land in decimal more or less
251	789	Sali	87	6 decimal ✓
251	787	Sali	87	12 decimal ✓
251	788	Sali	87	14 decimal ✓
251	779	sali	87	20 decimal ✓
251	786	sali	87	14 decimal ✓
251	785	sali	87	18 decimal ✓

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 : Dag No. 250
 On the North : Dag No. 252, 253, 237
 On the East : Dag No. 238, 239
 On the West : Dag No. 334, 252

9. Execution and Delivery:

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

Lalita Devi Agarwal

✓ शालि देवी अग्रवाल

पुष्पा देवी अग्रवाल

M. Agarwal (Meidul Agarwal)

Seema Agarwal

Shree Balasaria Construction (P) Ltd.

Balasaria

Director

[Vendors]

Witnesses:

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

2. Rabi Narayan Tripathy
Rupa & Co. Ltd
1 Ho-Chi-Minh Sarani
KOLKATA-71

Receipt And Memo of Consideration

Received from the Purchaser the sum of **Rs. 2,02,68,000/- (Rupees Two core two lac Sixty eight 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.]
246580	03.01.2012	ICICI Bank	Rs.9,69,780/-
246576	03.01.2012	ICICI Bank	Rs.24,24,400/-
246577	03.01.2012	ICICI Bank	Rs.9,69,780/-
246581	03.01.2012	ICICI Bank	Rs.24,24,400/-
246578	03.01.2012	ICICI Bank	Rs.16,97,080/-
246583	03.01.2012	ICICI Bank	Rs.24,24,400/-
246582	03.01.2012	ICICI Bank	Rs.21,81,960/-
246584	03.01.2012	ICICI Bank	Rs.8,72,780/-
246579	03.01.2012	ICICI Bank	Rs.16,54,640/-
246566	03.01.2012	ICICI BANK	Rs. 24,24,400/-
246585	03.01.2012	ICICI BANK	Rs. 24,24,400/-
			Total Rs. 2,02,68,000/-

Lalita Devi Agarwal.
ललिता देवी अग्रवाल

यशो देवी अग्रवाल
Seema Agarwal
M. Agarwal

Shree Balasaria Construction (F) Ltd.


Director

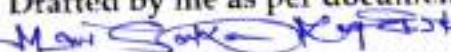
[Vendors]

Witnesses:

1. Manish Banskari

2. Rabi Narayan Tripathi



























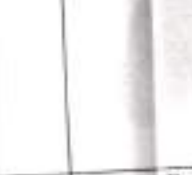






Drafted by me as per documents produce before me


Mani Sankar Roy Chowdhury






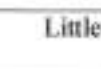
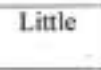


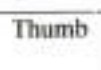


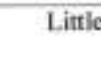
Advocate












High Court, Calcutta

Page No.
SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Jayanti</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Samle Jain</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Ruthi Jain</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little

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

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name CSUBHASH CHANDRA SALLASARIA
 Signature *[Handwritten Signature]*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

SPECIMEN FORM FOR TEN FINGERPRINTS

	Lalita Devi Agarwal							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	ललिता देवी अग्रवाल							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	ललिता देवी अग्रवाल							
		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)						

SPECIMEN FORM FOR TEN FINGERPRINTS



Seema Agarwal

		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)				
PHOTO						
		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)				



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

Endorsement For Deed Number : I - 00446 of 2012
(Serial No. 00129 of 2012)

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-20268000/-

Certified that the required stamp duty of this document is Rs.- 1216100/- and the Stamp duty paid as Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 1216080/- is paid, by the draft number 155641, Draft Date 03/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 16/01/2012

Certificate of Admissibility(Rule 43,V.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 1399.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 16/01/2012

Payment of Fees:

Exempted (on 16/01/2012)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



16 JAN 2012

16
Addl. District Sub-Registrar
Bidhan Nagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 00446 of 2012
(Serial No. 00129 of 2012)

On 04/01/2012

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

Presented for registration at 19.15 hrs on 04/01/2012, at the Private residence by Lalita Devi 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. Lalita Devi Agarwal, wife of Kunj Behari Agarwal , 3, Alipore Rd., Thana:-Alipore, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
 2. Shanti Devi Agarwal, wife of Prallad Rai Agarwal , 12, Sunny Park, Thana:-Ballygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : House wife
 3. Pushpa Devi Agarwal, wife of Ghanshyam Prasad Agarwal , 3, Alipore Rd., Thana:-Alipore, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
 4. Mridul Agarwal, wife of Ravi Agarwal , 3, Alipore Rd., Thana:-Alipore, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
 5. Seema Agarwal, wife of Mukesh Agarwal , 3, Alipore Rd., Thana:-Alipore, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
 6. Subhash Ch. Balasaria
Director, Shree Balasaria Construction Pvt. Ltd., 20, Mullick St., Thana:-Barabazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 ,
By Profession : Business
- Identified By Manish Bansal, son of Kedar Nath 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

Payment of Fees:

Amount By Cash

Rs. 3/-, on 05/01/2012

Amount by Draft

Rs. 222948/- is paid, by the draft number 192347, Draft Date 04/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

(Under Article : A(1) = 222937/- = 192347 on 05/01/2012)



(Signature)
Addl District Sub-Registrar
Bidhan Nagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

SITE PLAN OF R.S. DAG NO. 241, 242, 243, 244, 246, 247, 248, 249, 250
 251, L. R. KHATION NO. AT M. D. ZA. KADAMTUKUR J.L. NO. 25
 R.S. NO. 83 TOLUZI NO. 145, P. S. RAJAP. KHATION UNDER NEW TOWN
 DIST. NORTH 24 PARIGAN, S.

AREA SHOWN IN RED BORDERS
 SCALE 10" = 1"



Ashta Devi Aggarwal

21/10/2011 3-10-11/11/11

पुनः प्राप्त 3-10-11/11/11

M. Aggarwal

Suma Aggarwal

Shree Balasaria Construction (P) Ltd.
Balances
 Director


Drawn By:
Ashta Devi Aggarwal 3/10

MEGA CITY SIX LANE

Certificate of Registration under section 69 and Rule 19.

Registered in Book - I
CD Volume number 1
Page from 8796 to 8823
being No 00446 for the year 2012.




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