

9248


1-08A31



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 640568

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.


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

13 SEP 2010

DEED OF CONVEYANCE

1. Date: 9th September 2010
2. Place: ADSR, BIDHANNAGAR, SALT LAKE CITY
3. Parties:

158349



NAME _____
ADD. ADV. _____
RS. _____
27 AUG 2010
SUNANDA MOHANTY
Licensed Stamp Vendor
203, K. S. Chowdhury
C. S. Court

Jain
(PREMLAL JAIN)
V.C.
Jain 6187

Jagan
V.C.
6188

(SHAYANS JAIN)
6193 V.C.

Pooja Jain
V.C.
6194

Pramila Jain



Add. District Sub-Registrar
Bidhannagar, (Salt Lake City)
- 9 SEP 2010

- 3.1 **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 (**VENDOR**, 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

- 3.2 **PREM LAL JAIN**, son of Late Madan Lal Jain of 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.3 **MRS. PRAMILA JAIN** wife of Prem Lal Jain, of 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.4 **SHRAYANS JAIN** son of Prem Lal Jain, of 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.5 **RISHI JAIN** son of Prem Lal Jain, of 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.6 **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.
- 3.7 **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.
- 3.8 **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.

Asun Investments & Commercial (P) Ltd.

Jain
Director

For DUBSON DE LCOM (P) LTD.

Jain
Director

For Jainex Commerce Private Limited

Jain
Director

For FINKU SONU INVESTMENTS
& PRO SERIES (P) LTD

Jain
Director

IFC Hire Purchase Pvt. Ltd.

Jain
Director

MANIK FINTRADE PVT. LTD.

Jain
Director

For PARAS FINVEST PVT. LTD.

Jain
Director

ORTEL DEALCOM PVT. LTD.

Jain
(Director)

For DOLPHIN / GENTS PVT. LTD.

Jain
Director

For DREAM APPLICATION SOFTWARE PVT. LTD.

Jain
Director

DREAM NIKMAN PVT. LTD.

Jain
Director

For DISWORTH PROPERTIES PVT LTD.

Jain
Director



Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)
9 SEP 2010

- 3.9 **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.
- 3.10 **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.
- 3.11 **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.
- 3.12 **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.
- 3.13 **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.
- 3.14 **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.
- 3.15 **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.
- 3.16 **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.
- 3.17 **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,

For U R Creation Pvt. Ltd.

Jayashree
Director

For Jaimata Creations Pvt. Ltd.

Jayashree
Director

For Mairang Creations Pvt. Ltd.

Jain
Director

For Kisu Images Pvt. Ltd.

Jain
Director

For SYMPHONIC VANUJA PVT. LTD.

Rishi Jain
Director

For DAMODAR TRADING PVT. LTD.

Jain
Director

DREAM ENCLAVE PVT. LTD.

Jain
Director

For DREAM DEVELOPERS PVT. LTD.

Jayashree
Director

JAIN PLAZA PVT. LTD.

Jayashree
Director

TRIPRA TOWER KOLKATA PVT. LTD.

Jayashree
Director

GROWWELL VYAPAAR PVT. LTD.

Jayashree
Director

JAIN GROUP PROJECTS PVT. LTD.

Jayashree
Director



M
Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

9 SEP 2010

Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

- 3.18 **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.
- 3.19 **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.
- 3.20 **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.
- 3.21 **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.
- 3.22 **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.
- 3.23 **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.
- 3.24 **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.
- 3.25 **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.
- 3.26 **JAIN PLAZA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and

Shree Balesaria Construction (P) Ltd.

Balesaria

Director

(SUBHASH CHANDRA BALSARIA)



V.S
6195



স/সে
জয়ন্তী মসজিদ
শ্রীমঙ্গল
পাঠানোর লিখিত
কর্তব্য

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

• 9 SEP 2010

having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.27 **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.

3.28 **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.

3.29 **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.

[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).

Vendor 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 3 decimal more or less comprised in R.S. Dag No. 247, L.R. Khatian Nos. 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 24Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

5. Representations, Warranties and Covenants of the Vendor:

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 **Ownership of Balasaria Construction Private Limited [Vendor No. 3.1 herein] : Balasaria Construction Private Limited** was the sole and absolute owner of the piece

and parcel of Land measuring 3 decimal more or less **comprised** in R.S. Dag No. 247, L.R. Khatian No. 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**] by virtue of Purchase Deed dated 8th May 2007 registered in the office of the DSR- II, Barasat, North 24, Parganas, In Book No. I, being Deed No. 4417 for the 2007 from Swapan Naskar, Nimai Chandra Naskar and Astapada Naskar and **Balalaria Construction Private Limited [Vendor No. 3.1 herein]** mutated their name under the L.R. Khatian No. 779, described in the Schedule below and free from all encumbrances.

5.1.2 **Absolute Owner:** In the manner stated above, the Vendor has become the absolute owner of the Said Land and are in Possession of the Said Land. The witness and identifier of this Agreement/Conveyance declares that the Vendor/ Owner of the Said Land is well known to them and further declared that she/ he/they take the responsibility that if at the time of delivery of Possession from the Vendor/Owner to Purchasers any dispute arises with regard to the delivery of peaceful possession, the witness and identifier will face the consequences and take suitable step to meet up the problem. This liability is binding upon him/them. And **the witnesses and identifier will be liable to refund the advance/consideration money to the Purchasers if at any point of time the executed Document presented before the Purchasers proved as false or fraud in future of such incident takes place the said refund will be made by the witnesses and identifier with all cost within 15 days from the date of discloser.**

5.1.3 **True and Correct Representations:** The Vendor is the sole and absolute owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.2 above, the contents of which are all true and correct.

Representations, Warranties and Covenants on Encumbrances:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition

of the Said Land and declare that the Said Land as far as Vendor is aware 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 Vendor :** The Vendor has 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 Vendor has 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 Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the ' predecessors-in-title and the title of the Vendor 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 Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

5. Background:

- 6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchasers being prima-facie satisfied with the title in respect of the documents produced before me/purchasers and based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
- 9 SEP 2010 -

7. Transfer:

7.1 Conveyance: The Vendor hereby sells, conveys and transfers to the Purchasers, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being **All that** piece and parcel of Land measuring 3 decimal more or less comprised in R.S. Dag No. **247**, L.R. Khatian Nos. 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. 5,45,454/- (Rupees Five Lac Forty Five Thousand Four Hundred and Fifty Four only)** paid to the Vendor the entirety of which has been received by the Vendor and the Vendor has 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 Vendor has 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 **Indemnification:** Indemnification by the Vendor about the correctness of the ' title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
 - 8.3.2 **Transfer of Property Act:** All obligations and duties of Vendor 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 handed over by the Vendor to the Purchasers, which the Purchasers admit, acknowledge and accept.
- 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 Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor 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 Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or its successors-in-interest, of, from and against

any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, 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 3 decimal more or less [but as per parcha land measuring 26 decimal more or less] comprised in in Mouza Kadampukur, J.L. No. 25, Touzi 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 Purchasers Said Land in decimal. And/or cottah |
|-------------------|------------------------|------------------------|------------------------------|---|
| 247 | 779 | Sali | 3 | 3 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 : Vacant Land
 On the North : Vacant Land
 On the East : Vacant Land
 On the West : Vacant Land

for U R Creation Pvt. Ltd.

Jayanti
Director

of Bhairav Creations Pvt. Ltd.

Jain
Director

For SYMPHONIC MANIYA PVT. LTD.

Kushi Jain
Director

for DAMODAR TRADING PVT. LTD.

Jain
Director

for UHLAM DEVELOPERS PVT. LTD.

Jayanti
Director

JAIN PLAZA PVT. LTD.

Jayanti
Director

WREATH TOWER KOLKATA PVT. LTD.

Jayanti
Director

GROWWELL VYAPAAR PVT. LTD.

Jayanti
Director

Shree Balasaria Construction (P) Ltd.

Balasaria
Director

[Vendor]

for Jaimata Creations Pvt. Ltd.

Jayanti
Director

for Kishu Impex Pvt. Ltd.

Jain
Director

WREATH ENCLAVE PVT. LTD.

Jain
Director

JAIN GROUP PROJECTS PVT. LTD.

Jayanti
Director

[Purchasers]

Witnesses:

1. *Jyoti Kumar*
Jain

2. *Mr Tajuddin*
Murayankar

Receipt And Memo of Consideration

Received from the Purchasers the sum of Rs. 5,45,454/- (Rupees Five Lac Forty Five Thousand Four Hundred and Fifty Four only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:


| Mode | Date | Bank | Amount[Rs.] | Favouring |
|--------|------------|---------------|----------------|---|
| 159744 | 09-09-2010 | ICICI Bank | Rs. 5,45,454/- | SHREE CONSTRUCTION LIMITED BALASARIA PRIVATE |
| | | | | |
| | | | | |
| | | | | |

Shree Balasaria Construction (P) Ltd.


Director

[Vendor]












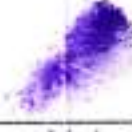



























Witnesses:

1. 
2. Md Tajuddin
Narayana pur












Drafted by

Mani Sankar Roy Chowdhury
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|---|--------------|---|---|--|---|---|
|  | Pramila Jain |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |
|  | Rishi Jain |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |
|  | Jyoti Jain |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |
|  | Jatin Jain |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (Left Hand) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (Right Hand) | | | | |

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|--|---|---|---|---|---|
|  <i>Balwan</i> |  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) | | | | | |



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Handwritten text in blue ink, possibly a date or reference number.



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

Endorsement For Deed Number : I - 09431 of 2010
(Serial No. 09248 of 2010)

On 09/09/2010

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

Presented for registration at 20.35 hrs on :09/09/2010, at the Private residence by Prem Lal Jain , one of the Claimants.

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

Execution is admitted on 09/09/2010 by

1. 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
2. Prem Lal Jain, son of Lt. Madan Lal Jain , 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Others
3. Pramila Jain, wife of Prem Lal Jain , 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Others
4. Shrayans Jain, son of Prem Lal Jain , 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 . By Caste Hindu, By Profession : Others
5. Rishi Jain, son of Prem Lal Jain , 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Others



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

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 4




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

Endorsement For Deed Number : I - 09431 of 2010
(Serial No. 09248 of 2010)

6. Prem Lal Jain
Director, Arun Investments And Commercial Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue,
Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Pinku Sonu Investments And Properties Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue,
Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, J F C Hire Purchase Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Manik Fintrade Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Paras Finvest Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Nortel Dealcom Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Dolphin Agents Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Dream Application Software Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Dream Nirman Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Biswapita Properties Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Bajrang Creations Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Risu Impex Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Damodar Trading Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
- Director, Dream Enclave Pvt. Ltd. 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Others




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

(Rajendra Prasad Upadhyay)



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

Endorsement For Deed Number : I - 09431 of 2010

(Serial No. 09248 of 2010)

7. Shrayans Jain

Director, Dubson Dealcom Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Jainex Commerce Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, U. S. Creation Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Jaimata Creations Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Dream Developers Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Jain Plaza Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Dream Tower Kolkata Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Growwell Vyapaar Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Jain Group Projects Pvt. Ltd., 4th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Others

8. Rishi Jain

Director, Symphonic Vanijya Pvt. Ltd., 4 Th Floor, 1, Ganesh Ch. Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Others

Identified By Jayanta Mondal, son of Dhananjay Mondal, Jyotbhim, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Hatgacha Pin :-700059 , By Caste: Hindu, By Profession: Others.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/09/2010

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-545454/-

Certified that the required stamp duty of this document is Rs.- 27293 /- and the Stamp duty paid as: Impressive Rs.- 50/-



(Signature)
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 3 of 4



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

Endorsement For Deed Number : I - 09431 of 2010
(Serial No. 09248 of 2010)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 13/09/2010

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.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5995/- ,E = 14/- on 13/09/2010

Deficit stamp duty

Deficit stamp duty Rs. 27293/- is paid 05570413/09/2010 State Bank of India, CALCUTTA MAIN
BRANCH, received on 13/09/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
Addt. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 4 of 4

DATED _____ DAY OF _____, 2010

Between

SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED
... Vendor

And

PREM LAL JAIN AND ORS
... Purchasers

DEED OF CONVEYANCE

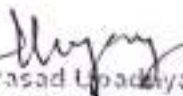
Land at Mouza Kadampukur
District North 24, Parganas

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 15
Page from 13308 to 13333
being No 09431 for the year 2010.




(Rajendra Prasad Upadhyay) 14-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR,
West Bengal