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9-08438



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 640587

Handwritten signature and date: 8/9/10

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 of 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:

0102 932 5

108346



NAME.....
ADD/AV.....
RS.....
27 AUG 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3 K. S. Roy Road, Bidhannagar

~~Jain~~
(PREMLALJAIN)

6187 v/c

~~Jain~~
v/c

6188

(KAYANS JAIN)

6193 v/c

Rishi Jain

6194 v/c

Ramla Jain



Addl. 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.
- 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


Arun Investments & Commercial (P) Ltd.


Director

For DUBSON DEVLCOM (P) LTD,


Director


For Jainex Commerce Private Limited


Director

For FINEU SONU INVESTMENTS
& PROPERTIES (P) LTD


Director

IFC Hire Purchase Pvt. Ltd.


Director


MANIK FINTRADE PVT. LTD.


Director

For PARAS FINVEST PVT. LTD.


Director

ORTEL DEALCOM PVT. LTD.


(Director)

For ECI FIN / GENTS PVT. LTD.


Director


For DREAM APPLICATION SOFTWARE PVT. LTD.


Director

DREAM NIBHAN PVT. LTD.


Director




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

- 9 SEP 2010

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

For BISWAJYA PROPERTIES PVT. LTD.

Jain
Director

For U. R. Creation Pvt. Ltd.

Jayanti
Director

For Jaimata Creations Pvt. Ltd.

Jayanti
Director

For Nirvana Creations Pvt. Ltd.

Jain
Director

For Risk Index Pvt. Ltd.

Jain
Director

For SYMPHONIC VARIJYA PVT. LTD.

Rishu Jain
Director

For DAMODAR TRADING PVT. LTD.

Jain
Director

DREAM ENCLAVE PVT. LTD.

Jain
Director

For DREAM DEVELOPERS PVT. LTD.

Jayanti
Director

JAIN PLAZA PVT. LTD.

Jayanti
Director

DREAM TOWER KOLKATA PVT. LTD.

Jayanti
Director

GROWWELL VYAPAAR PVT. LTD.

Jayanti
Director



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

9 SEP 2010

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

JAIN GROUP PROJECTS PVT. LTD.

Jaganbhai
Director

Shree Balasaria Construction (P) Ltd.

Balasaria
Director



N/C
6195



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

• 9 SEP 2010

Jaganbhai Masal
S/o Chamanraj Masal
Jathrin Post Holson
Cal- 59
acc. Bhusal

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 7 [seven] decimal more or less out of 14 decimal more or less [but as per parcha land measuring 15 decimal more or less] comprised in R.S. Dag No. 249, L.R. Khatian Nos. 786, 785 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 Second 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 Shree Balasaria Construction Private Limited : Shree Balasaria Construction Private Limited**

was the sole and absolute owner of the piece and parcel of Land measuring 14 decimal more or less **comprised** in R.S. Dag No. 249, 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 by virtue of 2 **[two]** Purchase Deed dated 8th May 2007 registered in the office of the DSR- II, Barasat, North 24, Parganas, In Book No. I, being Deed Nos. 4377 and 4379 for the 2007 from Swapan Naskar, Nimai Chandra Naskar and Astapada Naskar and another Purchase Deed dated 7th September 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas in Book No. I, being Deed No. 391 for the year 2008 from Tarak Nath Mondal and Smt. Asta Bala Mondal and **Shree Balasaria Construction Private Limited** mutated their name under the L.R. Khatian No. 779 in respect of Land measuring 15 decimal more or less **[Mother Land]**, described in the **First Schedule** below

5.1.2 **Ownership of Vendor No. 3.1 herein namely Shree Balasaria Construction Private Limited :** In the aforesaid circumstances, Vendor is the sole and absolute owner **All that** piece and parcel of Land measuring 7 [seven] decimal more or less out of 14 decimal more or less [but as per parcha land measuring 15 decimal more or less] **comprised** in R.S. Dag No. 249, L.R. Khatian Nos. 786, 785 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 24Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Second Schedule** below.

5.1.3 **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 Purchaser 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 Purchaser if at any point of time the executed Document presented before the Purchaser 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 disclosure.

5.1.4 **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 5.1.3 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 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 Purchaser.
- 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, debentures, 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.

6. **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.

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 7 [seven] decimal more or less out of 14 decimal more or less [but as per parcha land measuring 15 decimal more or less] comprised in R.S. Dag No. 249, L.R. Khatian Nos. 786, 785 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 24Parganas (North), under the Patharghata Gram Panchayat [Said Land], described in the Second Schedule below.**

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of **Rs. 12,72,727/- (Rupees Twelve Lac Seventy Two Thousand Seven Hundred and Twenty Seven 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 Purchaser 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 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 Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor 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 Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser 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 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.

**First Schedule
(Mother Land)**

All that piece and parcel of Land measuring 14 decimal more or less[but as per parcha land measuring 15 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 24Parganas (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 SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED |
|----------------------|---------------------------------|---------------------------|---------------------------------------|--------------------------------------------------------------------|
| 249 | 779 | Sali | 30 | 15 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

Second Schedule
(Said Land)
[Subject Matter of Sale]

All that piece and parcel of Land measuring 7 [seven] decimal more or less out of 14 decimal more or less [but as per parcha land measuring 15 decimal more or less] comprised in R.S. Dag No. 249, L.R. Khatian Nos. 786, 785 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**

for U S. Creation Pvt. Ltd.

Jhaganbhai
Director

for Jaimata Creations Pvt. Ltd.

Jhaganbhai
Director

for Hairano Creations Pvt. Ltd.

Jhaganbhai
Director

for Risko Apex Pvt. Ltd.

Jhaganbhai
Director

for DAMODAR TRADING PVT. LTD.

Jhaganbhai
Director

for SYMPHONIC VANIYA PVT. LTD.

Rishu Jain
Director

DREAM ENCLAVE PVT. LTD.

Jhaganbhai
Director

DREAM DEVELOPERS PVT. LTD.

Jhaganbhai
Director

JAIN PLAZA PVT. LTD.

Jhaganbhai
Director

DREAM TOWER PVT. LTD.

Jhaganbhai
Director

GROWWELL VYAPAAR PVT. LTD.

Jhaganbhai
Director

JAIN GROUP PROJECTS PVT. LTD.

Jhaganbhai
Director

Shree Balasaria Construction (P) Ltd.

Balasaria
Director

[Vendor]

[Purchasers]

Witnesses:

1. *Jhaganbhai Mehel*
2. *Mr Tajuddin
Nakoyanpura*

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 12,72,727/- (Rupees Twelve Lac Seventy Two Thousand Seven Hundred and Twenty Seven only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

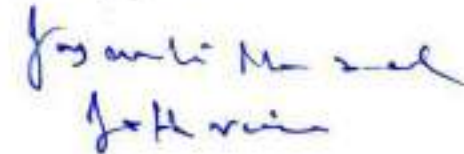
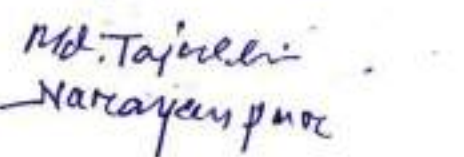
| Mode | Date | Bank | Amount[Rs.] | Favouring |
|--------|----------|------------|-----------------|----------------------------------------------------|
| 318697 | 09-09-20 | ICICI Bank | Rs. 12,72,727/- | SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED |
| | | | | |
| | | | | |
| | | | | |

Shree Balasaria Construction (P) Ltd.



Director

[Vendor]













































Witnesses:

1. 
Joshi Mahesh
Joshi Mahesh
2. 
Md. Tajuddin
Narayana prasad












Drafted by


Mani Sankar Roy Chowdhury
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | <i>Namila Jevan</i> |  |  |  |  |  |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | (Right Hand) | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
|  | <i>Pichigan</i> |  |  |  |  |  |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | (Right Hand) | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
|  | <i>Joseph</i> |  |  |  |  |  |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | (Right Hand) | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
|  | <i>Jatin</i> |  |  |  |  |  |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | (Right Hand) | | | | |
| | | Little | Ring | Middle | Fore | Thumb |

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
|  |  |  |  |  |  | | |
| | | 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) | | | | | | | |

Bal...



8705 932 8



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

Endorsement For Deed Number : I - 09439 of 2010
(Serial No. 09244 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 Chandra Balasaria
Director, Shree Balasaria Construction Pvt Ltd, 20 Mullick St, Kolkata, 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 Fl ,1 Ganesh Chandra Avenue, Kolkata,
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 Fl ,1 Ganesh Chandra Avenue, Kolkata, 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 Fl ,1 Ganesh Chandra Avenue, Kolkata, 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 Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Others




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

13 SEP 2010 ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 09439 of 2010
(Serial No. 09244 of 2010)

6. Prem Lal Jain

Director, Arun Investments And Commercial Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Pinku Sonu Investments And Properties Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Manik Fintrade Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, J F C Hire Purchase Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Paras Finvest Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

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

Director, Dolphin Agents Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Dream Application Software Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

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

Director, Biswapita Properties Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

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

Director, Risu Impex Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

Director, Damodar Trading Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

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

, By Profession : Others

7. Rishi Jain

Director, Symphonic Vanijya Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

, By Profession : Others



(Signature)
Addl. District Sub-Registrar

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

13 SEP 2010

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Government Of West Bengal
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District:-North 24-Parganas

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8. Shrayans Jain

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

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

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

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

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

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

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

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

Director, Jain Group Projects Pvt Ltd, 4th Fl ,1 Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .

, By Profession : Others

Identified By J Mondal, son of Dhannanjoy Mondal, Jothvim, Kolkata, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :-Hatiara Pin :-700059 . By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/09/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-1272727/-

Certified that the required stamp duty of this document is Rs.- 63656 /- and the Stamp duty paid as:
Impresive Rs.- 50/-

On 13/09/2010



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

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

13 SEP 2010

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Government Of West Bengal
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Endorsement For Deed Number : I - 09439 of 2010
(Serial No. 09244 of 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) = 13992/- ,E = 14/- on 13/09/2010

Deficit stamp duty

Deficit stamp duty Rs. 63656/- is paid 05571113/09/2010 State Bank of India, CALCUTTA MAIN BRANCH, received on 13/09/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 4 of 4

13 SEP 2010

DATED 9TH DAY OF September, 2010

Between

SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED
... Vendors

And

PREM LAL JAIN AND ORS
... Purchasers

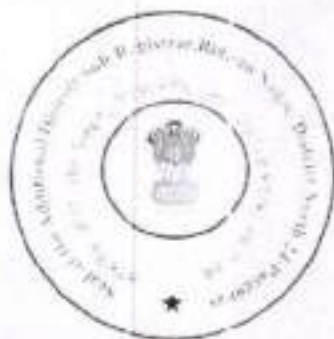
DEED OF CONVEYANCE

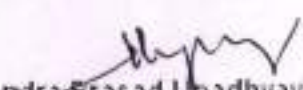
Land at Mouza Kadampukur
District North 24, Parganas

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 - 1
CD Volume number 15
Page from 13185 to 13210
being No 09439 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