

09249

1-08440

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत

FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 640570

Handwritten notes: 1/0910, 8-3-10

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

*[Signature]*  
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:



0105 932 8

108347



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

Jain  
(PREM LAL JAIN)

V.C. 6187

Jain

V.C.

6193

Rishi Jain

V.C.

6188

Jain  
(SHRAYANS JAIN)

V.C.

6194

Pramita Jain



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

9 SEP 2010



3.1 **MRS. LALITA DEVI AGARWAL**, wife of Kunj Behari Agarwal by faith Hindu, by Nationality Indian, by occupation House wife residing at 3, Alipore Road, Police Station Alipore, Kolkata 700027

3.2 **MRS. SEEMA AGARWAL**, wife of Mukesh Agarwal by faith Hindu, by Nationality Indian, by occupation House wife residing at 12, Sunny Park Police Station Ballygunge, Kolkata 700019.

(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**

3.3 **PREM LAL JAIN**, son of Late Madan Lal Jain of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.4 **MRS. PRAMILA JAIN** wife of Prem Lal Jain, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.5 **SHRAYANS JAIN** son of Prem Lal Jain, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.6 **RISHI JAIN** son of Prem Lal Jain, of 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.7 **ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.8 **DUBSON DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

3.9 **JAINEX COMMERCE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

Agar Investments & Commercial (P) Ltd.

*Jain*  
Director

For DUBSON DEALCOM (P) LTD.

*Jain*  
Director

For Jainex Commerce Private Limited

*Jain*  
Director

For INKUSOFT INVESTMENTS  
& PROPERTIES (P) LTD.

*Jain*  
Director

MANIK FINTRADE PVT. LTD.

*Jain*  
Director

IFC Hire Purchase Pvt. Ltd.

*Jain*  
Director

For PARAS FINVEST PVT. LTD.

*Jain*  
Director

SORTEL DEALCOM PVT. LTD.

*Jain*  
(Director)

For DOLPHIN AGENTS PVT. LTD.

*Jain*  
Director

For DREAM APPLICATION SOFTWARE PVT. LTD.

*Jain*  
Director

DREAM NISHAN PVT. LTD.

*Jain*  
Director

For Biswadi Properties Pvt. Ltd.

*Jain*  
Director

For Jaimata Creations Pvt. Ltd.

*Jain*  
Director

For U R Creation Pvt. Ltd.

*Jain*  
Director



*Jain*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
- 9 SEP 2010

- 3.10 **PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.11 **MANIK FINTRADE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.12 **JFC HIRE PURCHASE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.13 **PARAS FINVEST PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.14 **NORTEL DEALCOM PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.15 **DOLPHIN AGENTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.16 **DREAM APPLICATION SOFTWARE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.17 **DREAM NIRMAN PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.18 **BISWAPITA PROPERTIES PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1,





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

- 3.19 **JAIMATA CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.20 **U.S.CREATION PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.21 **BAJRANG CREATIONS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.22 **RISU IMPEX PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.23 **SYMPHONIC VANIJYA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.24 **DAMODAR TRADING PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.25 **DREAM ENCLAVE PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.26 **DREAM DEVELOPERS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.27 **JAIN PLAZA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and

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

- 3.28 **DREAM TOWER KOLKATA PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.29 **GROWWELL VYAPAAR PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.
- 3.30 **JAIN GROUP PROJECTS PRIVATE LIMITED**, a private limited company incorporated under the provision of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013.

[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:**

##### **Subject Matter of Conveyance:**

- 4.1 **Said Land:** All that piece and parcel of Land measuring 11 decimal more or less comprised in R.S. Dag No. 249, L.R. Khatian Nos. 786 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 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

##### **Representations, Warranties and Covenants of the Vendors:**

- 5.1 Representations, Warranties and Covenants on Chain of Title:



5.1.1 **Ownership of Lalita Devi Agarwal [Vendor No. 3.1 herein]** : Lalita Devi 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. 249, L.R. Khatian Nos. 786 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 [**First Land**] by virtue of Purchase Deed dated 7<sup>th</sup> September 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 7212 for the 2007 from [1] Ram Pada Mondal, [2] Smt. Sita Rani Mondal [3] Smt. Subhadra Naskar [4] Smt. Kamini Mondal, [5] Bikash Mondal [6] Ms. Basana Mondal [ 7] Ms. Minu Mondal and Lalita Devi Agarwal [**Vendor No. 3.1 herein**] mutated her name under the L.R. Khatian No. 786.

5.1.2 **Ownership of Mrs. Seema Agarwal [ Vendor No. 3.2 herein]** : Mrs. Seema Agarwal was the sole and absolute owner of the piece and parcel of Land measuring 5 decimal more or less **comprised** in R.S. Dag No. 249, L.R. Khatian No. 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 Panchayat [**Second Land**] by virtue of Purchase Deed dated 8<sup>th</sup> May, 2007 registered in the office of the DSR-II, Barasat, North 24, Parganas In Book No. I, being Deed No. 4378 for the 2007 from [1] Swapan Naskar, [2] Nimai Chandra Naskar [3] Asta Pada Naskar and another Purchased Deed dated 8<sup>th</sup> May, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas in Book No. I, being Deed No. 4416 for the year 2007 from [1] Swapan Naskar [2] Nimai Chandra Naskar [3] Asta Pada Naskar and Mrs. Seema Agarwal [**Vendor No. 3.2 herein**] mutated her name under the L.R. Khatian No. 785.

5.1.3 **Said Land** : The First Land and the Second Land Collectively Said Land, described in the Schedule below and free from all encumbrances.

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

5.1.5 **Absolute Owner:** In the manner stated above, the Vendors have 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 Vendors/ Owners 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 Vendors/Owners 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 disclosure.**

5.1.6 **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 5.1.5 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 as far as Vendors are 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 Vendors :** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.3 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchasers.
- 5.2.4 **Free from all Encumbrances:** The 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 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 Vendors have 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 Vendors hereby sell, convey and transfer 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 11 decimal more or less comprised in R.S. Dag No. 249, L.R. Khatian Nos. 786 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 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. 20,00,000/- (Rupees Twenty Lac 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 admit and acknowledge the same.
8. **Terms of Transfer:**
- 8.1 **Salient Terms:** The transfer being affected by this Conveyance is:
- 8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** Absolute, irreversible and perpetual.
- 8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, 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 **Indemnification:** Indemnification by the Vendors about the correctness of the ' title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendors 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 Vendors 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 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 handed over by the Vendors 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.
- 8.7 **Indemnity:** The Vendors hereby covenants that the Vendors or any person claiming under the Vendors 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 Vendors or any of the Representations being found to be untrue.
- 8.8 **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 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 11 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 Vendor sold the Said Land by this Deed of Conveyance to Purchasers Said Land in decimal. And /or cottah
249	786	Sali	30	6 decimal
249	785	Sali	30	5 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



9. Execution and Delivery:

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

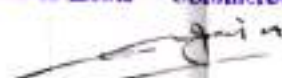


Pramila Jain



Rishu Jain

**Arun Investments Commercial (P) Ltd.**



**Director**

**For DUBSON DEALCOM (P) LTD.**



**Director**

**For Jainex Commerce Private Limited**



**Director**

**For INKUSOM INVESTMENTS & PROPERTIES (P) LTD.**



**Director**

**MANIK FINTRADE PVT. LTD.**



**Director**

**IFC Hire Purchase Pvt. Ltd.**



**Director**

**FOR PARAS FINVEST PVT. LTD.**



**Director**

**ORTEL DEALCOM PVT. LTD.**



**(Director)**

**For DOLPHIN / GENTS PVT. LTD.**



**Director**

[Signature]  
Director

DREAM NIMBAN PVT. LTD.  
[Signature]  
Director

For DISWADIA PROPERTIES PVT. LTD.  
[Signature]  
Director

For JIMETA CREATIONS PVT. LTD.  
[Signature]  
Director

For U. R. CREATION PVT. LTD.  
[Signature]  
Director

For NIKRANG CREATIONS PVT. LTD.  
[Signature]  
Director

For KANU IMPRES PVT. LTD.  
[Signature]  
Director

Rishi Jain  
For SYMPHONIC VANIJYA PVT. LTD.  
[Signature]  
Director

For DAMODAR TRADING PVT. LTD.  
[Signature]  
Director

DREAM ENCLAVE PVT. LTD.  
[Signature]  
Director

For UNLAM DEVELOPERS PVT. LTD.  
[Signature]  
Director

RAIN PLAZA PVT. LTD.  
[Signature]  
Director

DREAM TOWER KOLKATA PVT. LTD.  
[Signature]  
Director

RAIN GROUP PROJECTS PVT. LTD.  
[Signature]  
Director

BROWWELL VYAPAR PVT. LTD.

Lalita Agarwal, [Signature] Director

Seema Agarwal.  
[Vendors]

\_\_\_\_\_  
[Purchasers]

Witnesses:

1. [Signature]  
[Name]

2. [Signature]  
Narayan Puro.

Receipt And Memo of Consideration

Received from the Purchasers the sum of Rs. 20,00,000/- (Rupees Twenty Lac 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.]	Favouring
848493	09-09-2010	ICICI BANK	Rs. 10,90,909/-	Mrs. Lalita Devi agarwal
848494	09-09-2010	ICICI BANK	Rs. 9,09,091/-	Mrs. Seema Agarwal

Lalita Agarwal.  
Seema Agarwal.  
[Vendors]


Witnesses:

1. [Signature]
2. Md Tajuddin  
Narayampure

Drafted by  
Mani Sankar Roy Chowdhury  
Advocate  
High Court, Calcutta



**SPECIMEN FORM FOR TEN FINGERPRINTS**

	<i>Namida Jami</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Rishi Ram</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Jyoti</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Jyoti</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



**SPECIMEN FORM FOR TEN FINGERPRINTS**



Lalita Agarwal

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



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)				



103 32 P



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

Endorsement For Deed Number : I - 09440 of 2010  
(Serial No. 09249 of 2010)

On 09/09/2010

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

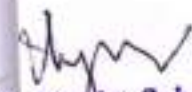
Presented for registration at 20.35 hrs on :09/09/2010, at the Private residence by Prem Lal Jain , one of the Claimants.

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

Execution is admitted on 09/09/2010 by

1. Lalita Devi Agarwal, wife of Kunj Behari Agarwal , 3, Alipore Road, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife
2. Seema Agarwal, wife of Mukesh Agarwal , 12, Sunny Park, Kolkata, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : House wife
3. Prem Lal Jain, son of Late Madan Lal Jain , 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Business
4. Pramila Jain, wife of Prem Lal Jain , 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Business
5. Shrayans Jain, son of Prem Lal Jain , 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Business
6. Rishi Jain, son of Prem Lal Jain , 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Business



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

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 4

13 SEP 2010

13/09/2010 15:44:00






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

Endorsement For Deed Number : I - 09440 of 2010  
(Serial No. 09249 of 2010)

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



  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
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**Government Of West Bengal**  
**Office Of the A. D. S. R. BIDHAN NAGAR**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09440 of 2010**  
**(Serial No. 09249 of 2010)**

8. Shrayans Jain  
 Director, Dubson Dealcom Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Jainex Commerce Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Jaimata Creations Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, U S Creation Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Dream Dev. Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Jain Plaza Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Dream Tower Kolkata Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Growwell Vyapaar Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 Director, Jain Group Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 , By Profession : Business
9. Rishi Jain  
 Director, Symphonic Vanijya Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
 , By Profession : Business  
 Identified By Jayanta Mondal, son of Dhanarajoy Mondal, Jothbhim, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Hatiara Pin :-700059 , By Caste: Hindu, By Profession: Others.

( Rajendra Prasad Upadhyay )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

**On 10/09/2010**

**Certificate of Market Value (With Stamp Duty Rates of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2000000/-

Certified that the required stamp duty of this document is Rs.- 100020 /- and the Stamp duty paid as Impressive Rs.- 50/-



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

( Rajendra Prasad Upadhyay )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

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

Endorsement For Deed Number : I - 09440 of 2010  
(Serial No. 09249 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) = 21989/- ,E = 14/- on 13/09/2010

**Deficit stamp duty**

Deficit stamp duty Rs. 100020/- is paid 05570513/09/2010 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



SPECIMEN FORM FOR TEN FINGERPRINTS



*M. Agarwal*

(Left Hand)				
(Right Hand)				



*Seema Agarwal*

(Left Hand)				
(Right Hand)				

PHOTO

(Left Hand)				
(Right Hand)				

PHOTO

(Left Hand)				
(Right Hand)				



*Handwritten notes and stamps at the bottom of the page.*



DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

Between

MRS. MRIDUL AGARWAL AND MRS. SEEMA AGARWAL  
... Vendors

And

PREM LAL JAIN AND ORS  
... Purchasers

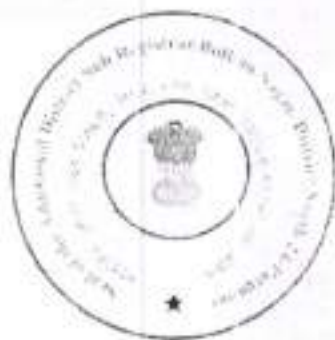
DEED OF CONVEYANCE

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 - I  
CD Volume number 15  
Page from 13211 to 13234  
being No 09440 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