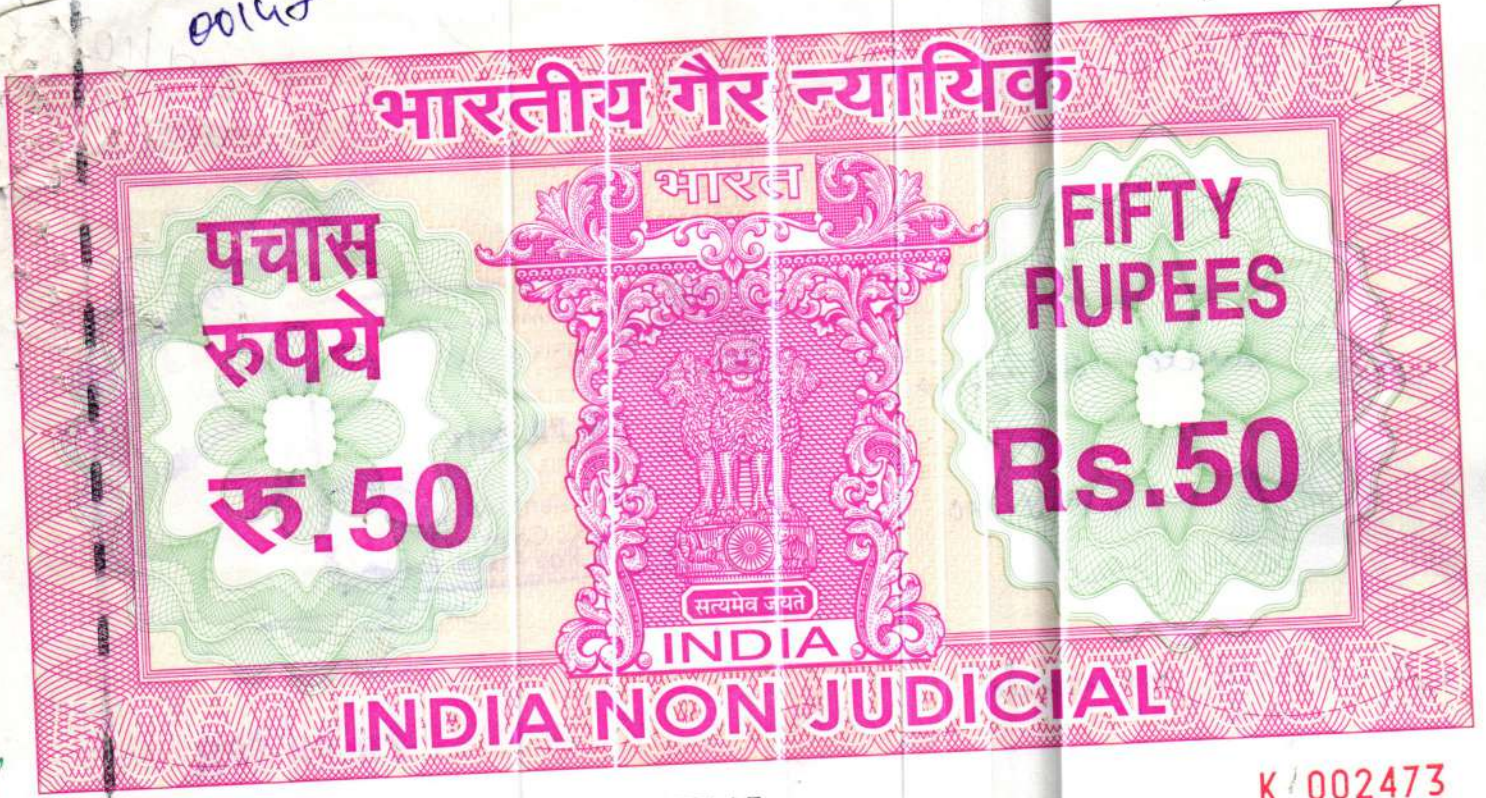


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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

[Handwritten Signature]

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

5 JAN 2012



DEED OF CONVEYANCE

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

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

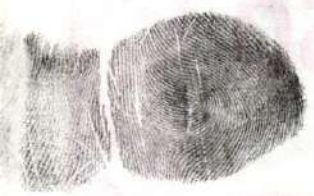
SALE DEED

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59402

Mani Bankar Roychoudhary
Advocate
High Court, Calcutta

✓ Swati Balasaria



n.c.s 40

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

✓ Swati Balasaria

28 JUL 2011

Originality of the document is guaranteed
by the signature sheet
The signature sheet
will be endorsed in the document
and the document is the part
of the document

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



Manish Bansal
s/o Shri Kedar Nath Bansal
Occupation - services
1 No. Ch. Mkh. Sarani
kol - 71

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

4 JAN 2012

- 2
- 3.1 **SMT. SWATI BALASARIA**, wife of Bijay Balasaria, by faith Hindu, by Nationality Indian, by occupation House wife, residing at 23, Raja Santosh Road, 'Ambika Gardens" Police Station Alipore, Kolkata 700027 (**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

- 3.2 **PREM LAL JAIN**, son of Late MadanLal Jain by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (**Having PAN No. ACVPJ 2348D**).
- 3.3 **MRS. PRAMILA JAIN** wife of PremLal Jain, by faith Hindu, by Nationality Indian, by occupation House wife/Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (**Having PAN No. ACOPI 4365K**).
- 3.4 **SHRAYANS JAIN** son of PremLal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (**Having PAN No. AEYPJ 9340Q**).
- 3.5 **RISHI JAIN** son of PremLal Jain, by faith Hindu, by Nationality Indian, by occupation Business residing at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (**Having PAN No. AFNPJ 3406K**).
- 3.6 **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. (**Having PAN No. AACCA 5810F**).
- 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. (**Having PAN No. AABCD 1971B**).
- 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.
(Having PAN No. AABCJ 2570L).

- 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. (Having PAN No. AABCP 6980A).
- 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. (Having PAN No. AADCM 2561M).
- 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. (Having PAN No. AAACJ 6819R).
- 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. (Having PAN No. AABCP 8232F).
- 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. (Having PAN No. AABCN 6151B).
- 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. (Having PAN No. AABCD 1177D).
- 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. (Having PAN No. AADCD 3527B).
- 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.
(Having PAN No. AACCD 4215B).

- 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. (Having PAN No. AACCB 7272J).
- 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. (Having PAN No. AABCJ 6049G).
- 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. (Having PAN No. AAACU 7820P).
- 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. (Having PAN No. AACCB 7273K).
- 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. (Having PAN No. AADCR 1403N).
- 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. (Having PAN No. AAJCS 4763L).
- 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. (Having PAN No. AACCD 4213M).
- 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.
(Having PAN No. AACCD 4217D).

- 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. (Having PAN No. AACCD 0167A).
- 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. (Having PAN No. AABCJ 7122Q).
- 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. (Having PAN No. AACCD 4214A).
- 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. (Having PAN No. AACCG 8455A).
- 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. (Having PAN No. AACCG 1203D).

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

Vendor and Purchasers collectively **Parties** and individually **Party**

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

4.1 Said Land: by virtue of Purchased Deed Land measuring **11.5** decimal more or less **comprised** in R.S./L.R. Dag No. **244**, L.R. Khatian Nos. 198 and 408, corresponding to present L.R. Khatian No. 780, in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station: Rajarhat, ADSR, Bidhannagar, Salt Lake City, District Sub Registry Office, Barasat, District: 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, described in the **Schedule** below.

5. Representations, Warranties and Covenants of the Vendor:

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 Ownership of Amjed Ali Mondal, Ahed Ali Mondal, Sahad Ali Mondal, Rahaman Ali Mondal and Jamat Ali Mondal all sons of Late Soleman Mondal : Amjed Ali Mondal, Ahed Ali Mondal, Sahad Ali Mondal, Rahaman Ali Mondal and Jamat Ali Mondal were joint owners of the piece and parcel of Land measuring **16** decimal more or less comprised in R.S./L.R. Dag No. 244, R.S. Khatian Nos. 544, 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 [Mother Land].

5.1.2 Sale to Asutosh Naskar : By a Deed of Sale dated 1st November, 1962, registered in the office of the Sub Registrar at Cossipore Dum Dum in recorded Book No. I, Volume No. 124, Pages 156 to 159 being Deed No. 8690 for the year 1962, **Amjed Ali Mondal, Ahed Ali Mondal, Sahad Ali Mondal, Rahaman Ali Mondal and Jamat Ali Mondal all sons of Late Soleman Mondal** sold, transferred, conveyed and Assigned the Land measuring 16 decimal more or less comprised in R.S./L.R. Dag No. 244, R.S. Khatian Nos. 544, 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 to

Asutosh Naskar, thus the Asutosh Naskar became the sole and absolute owner of the Land.

- 5.1.3 Demise of Asutosh Naskar & Devolution of Interest :** **Asutosh Naskar** died intestate, leaving behind his legal heirs, his widow namely Smt. Sumitra Naskar and 3 sons namely [1] Bipin Behari Naskar, [2] Gobinda Chandra Naskar and [3] Bijay Naskar and 4[four] daughters namely [1] Jashobala Naskar, [2] Indubala Naskar, [3] Phul Kumari Naskar and [4] Sandhya Naskar jointly inherited his right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Smt. Sumitra Naskar	Wife
Bipin Behari Naskar,	Son
Gobinda Chandra Naskar	Son
Bijay Naskar	Son
Jashobala Naskar,	Daughter
Indubala Naskar	Daughter
Phul Kumari Naskar	Daughter
Sandhya Naskar	Daughter

- 5.1.4 Demise of Smt. Sumitra Naskar & Devolution of Interest :** Smt. Sumitra Naskar died intestate, leaving behind her legal heirs, her 3 sons namely [1] Bipin Behari Naskar, [2] Gobinda Chandra Naskar and [3] Bijay Naskar and 4[four] daughters namely [1] Jashobala Naskar, [2] Indubala Naskar, [3] Phul Kumari Naskar and [4] Sandhya Naskar and they inherited Smt. Sumitra Naskar's right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Bipin Behari Naskar,	Son
Gobinda Chandra Naskar	Son
Bijay Naskar	Son
Jashobala Naskar,	Daughter
Indubala Naskar	Daughter
Phul Kumari Naskar	Daughter
Sandhya Naskar	Daughter

- 5.1.5 **Demise of Indubala Naskar & Devolution of Interest :** Indubala Naskar died intestate, leaving behind her legal heirs, her 2 sons namely Kanai Naskar and Nemai Naskar her right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Kanai Naskar,	Son
Nemai Naskar	Son

- 5.1.6 **Demise of Gobinda Chandra Naskar & Devolution of Interest :** Gobinda Chandra Naskar died intestate, leaving behind his legal heirs, his widow Smt. Shibani Naskar and 3 daughters namely [1] Smt. Deepa Naskar [2] Smt. Shefali Naskar and [3] Smt. Shyamali Naskar his right, title and interest in the Land in accordance with Hindu Law in the following Manner :

Name of heir	Relationship
Smt. Shibani Naskar,	Wife
Smt. Deepa Naskar	Daughter
Smt. Shefali Naskar	Daughter
Smt. Shyamali Naskar	Daughter

- 5.1.7 **Ownership of [1] Bipin Behari Naskar,[2] Bijay Naskar , [3] Jashobala Naskar, [4] Phul Kumari Naskar[Sardar], [5] Sandhya Naskar[Mondal], [6] Kanai Naskar, [7] Nemai Naskar, [8] Smt. Shibani Naskar, [9] Smt. Deepa Naskar, [10] Smt. Shefali Naskar and [11] Smt. Shyamali Naskar :** In the aforesaid circumstance [1] Bipin Behari Naskar,[2] Bijay Naskar , [3] Jashobala Naskar, [4] Phul Kumari Naskar[Sardar], [5] Sandhya Naskar[Mondal], [6] Kanai Naskar, [7] Nemai Naskar, [8] Smt. Shibani Naskar, [9] Smt. Deepa Naskar, [10] Smt. Shefali Naskar and [11] Smt. Shyamali Naskar **are joint** owner of the piece and parcel of Land measuring 16 decimal more or less comprised in R.S./L.R. Dag No. 244, R.S. Khatian Nos. 544, 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.

- 5.1.8 Sale to Vendor No. 3.1 herein:** By a Deed of Sale dated 18th day of June, 2007, registered in the office of the District Sub Registrar- II, Barasat, North 24, Parganas in recorded Book No. I, being Deed No. 7087 for the year 2007, [1] Bijay Naskar, [2] Jashobala Naskar, [3] Phul Kumari Naskar[Sardar], [4] Sandhya Naskar[Mondal], [5] Kanai Naskar, [6] Nemai Naskar, [7] Smt. Shibani Naskar, [8] Smt. Deepa Naskar, [9] Smt. Shefali Naskar and [10] Smt. Shyamali Naskar sold, transferred, conveyed and Assigned the Land measuring 11.5 decimal more or less comprised in R.S. /L.R. Dag No. 244, R.S. Khatian Nos. 544, 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] out of Mother Land to **Vendor No. 3.1 herein**, **thus the Vendor No. 3.1 herein became the sole and absolute owner of the Said Land and mutated her name under the L.R. Khatian Nos. 780 in respect of land measuring 11 decimal more or less.**
- 5.1.9 Ownership of Vendor:** In the manner stated above, the Vendor has become the sole and absolute owner of the Said Land and is in Possession of the Said Land.
- 5.1.10 True and Correct Representations:** The Vendor is the undisputed sole and absolute owner of the Said Land, such ownership have been acquired in the manner stated in Clauses 5.1.1 to 5.1.9 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 declares that the Said Land is not affected by any scheme of the Gram Panchayat/ Municipal Authority or Government or any Statutory Body.
- 5.2.2 No Encumbrance by Act of 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 Purchasers had themselves and/or through their representative(s), search, inspected and verified the said land along with documents of said land/property in all the concern departments /offices and authorities and found the title, ownership, possession of the said land belong to the vendor and declaration of Vendor is true. Purchasers are fully satisfied with the title, possession and other related aspects of the said land. The Said Land is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispensens, uses, debutters, will, 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 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 purchasers have approached and offered to purchase the Said Land and the Purchasers after their entire satisfaction, based on the representations, warranties and covenants mentioned in Clause 5

and its sub-clauses above (collectively **Representations** have agreed to purchase the Said Land.

7. Transfer:

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being by virtue of Purchased Deed Land measuring 11.5 decimal more or less **comprised** in R.S. /L.R. Dag No. **244**, L.R. Khatian Nos. 198 and 408, corresponding to present L.R. Khatian No. 780, corresponding to L.R. Khatian No. 780 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. 27,88,000/- (Rupees Twenty Seven Lac and eighty eight thousand 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, Will, 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 **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 already been handed over by the Vendor to the Purchasers, which the Purchasers admit, acknowledge and accept.
- 8.5 **Holding Possession:** The Vendor hereby covenants 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.
- 8.6 **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.

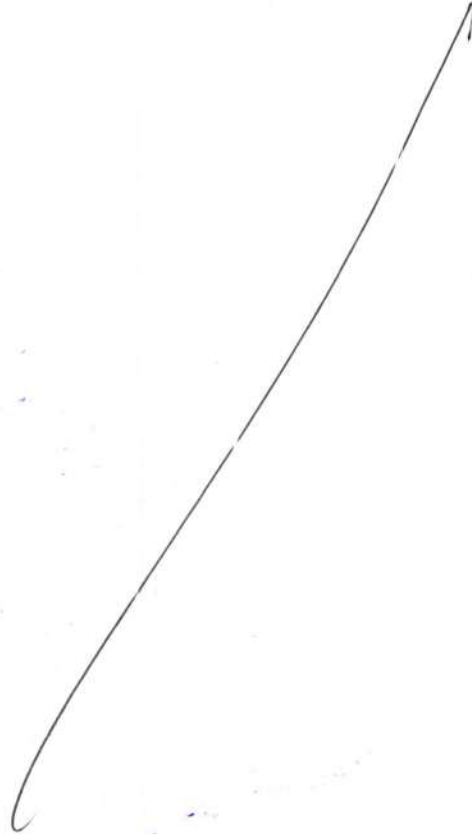
Schedule

(Said Land)
[Subject Matter of Sale]

All that piece and parcel of Land by virtue of Purchased Deed for the Land measuring 11.5 decimal more or less **comprised** in R.S./L.R. Dag No. **244**, L.R. Khatian Nos. 198 and 408, corresponding to present L.R. Khatian No. 780, 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**.

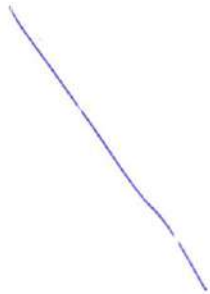
Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said **Land and butted and bounded as follows:**

On the South	:	MUNICIPAL ROAD.
On the North	:	R.S. DAG NOS. 243
On the East	:	R.S. DAG NOS. 243
On the West	:	R.S. DAG NOS. 243



9. Execution and Delivery:

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



Sruati Balasaria

[Vendor]

Witnesses:

1. Mavish Bansal
1 Ho Chi Minh Serai
KOL-71
2. Rabi Narayan Tripathy
Rupa & Co. Ltd.
1 Ho Chi Minh Serai
KOLKATA-71

Receipt And Memo of Consideration

Received from the Purchasers the sum of **Rs. 27,88,000/- (Rupees Twenty Seven Lac and eighty eight thousand 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.]
246570	03.01.2012	ICICI BANK	Rs.20,00,000 /-
246572	03.01.2012	ICICI BANK	Rs.7,88,000 /-

Swati Balabaria

[Vendor]

Witnesses:

1. *Mouish Bansaeh*

2. *Rabi Narayan Tripathy*

Drafted by me as per documents produce before me

Mani Sankar Roy Chowdhury

Mani Sankar Roy Chowdhury

Advocate

High Court, Calcutta



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

Endorsement For Deed Number : I - 00169 of 2012
(Serial No. 00147 of 2012)

On

Payment of Fees:

On 04/01/2012

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

Presented for registration at 19.17 hrs on :04/01/2012, at the Private residence by Swati Balasaria ,Executant.

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

Execution is admitted on 04/01/2012 by

1. Swati Balasaria, wife of Bijay Balsaria , 23 Raja Santosh Srd, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste Hindu, By Profession : House wife

Identified By Manish Bansal, son of K N Bansal, 1 C Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/01/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

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

Amount by Draft

Rs. 30668/- is paid, by the draft number 155753, Draft Date 04/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

(Under Article : A(1) = 30657/- ,E = 14/- on 05/01/2012)

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.-2788000/-

Certified that the required stamp duty of this document is Rs.- 167300 /- and the Stamp duty paid as: Impresive Rs.- 50/-

Deficit stamp duty



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

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2




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

Endorsement For Deed Number : I - 00169 of 2012
(Serial No. 00147 of 2012)

Deficit stamp duty Rs. 167280/- is paid, by the draft number 155642, Draft Date 03/01/2012, Bank Name State Bank of India, JEEVAN DEEP, received on 05/01/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




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

(Debasish Dhar)

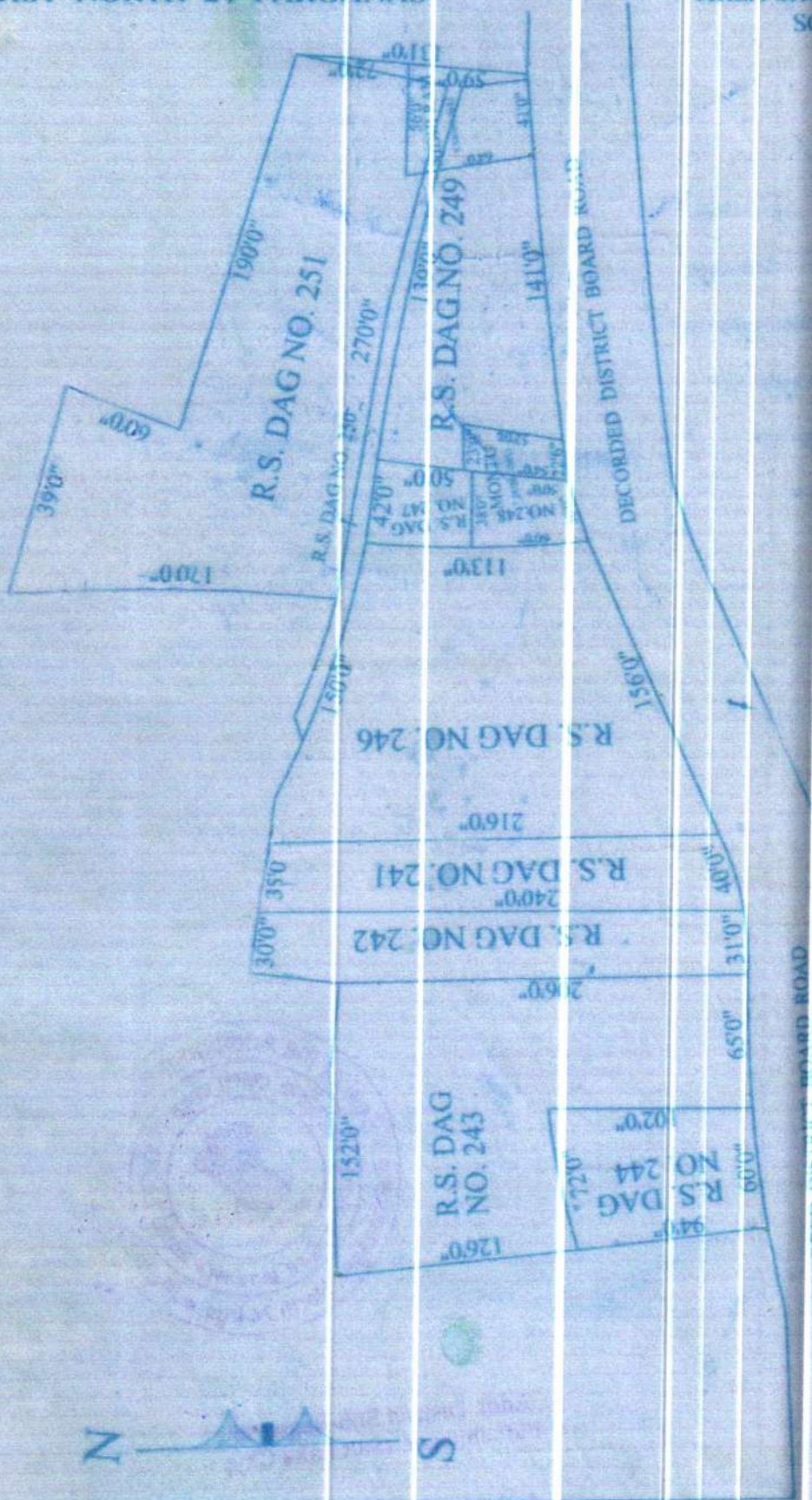
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

5 JAN 2012

SITE PLAN OF R.S. DAG NO. 241; 242; 243; 244; 246; 247; 248; 249; 250
 251; L R KHATION NO. AT MOUZA KADAM PUKUR J.L. NO. 25
 R.S. NO 83 TOUZI NO 145. P.S. RAJARHAT NOW UNDER, NEW TOWN
 DIST. NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
 SCALE 10' = 1"




































Swati Belarola













Drawn By :
Swati Belarola

MEGA CITY SIX LANE

Page No.
SPECIMEN FORM TEN FINGERPRINTS

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

Page No.
SPECIMEN FORM TEN FINGERPRINTS

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 7615 to 7637
being No 00169 for the year 2012.



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

DATED _____ DAY OF _____, 2012

Between

SMT. SWATI BALASARIA

... Vendor

And

PREM LAL JAIN AND ORS

... Purchaser

DEED OF CONVEYANCE

Land at Mouza Kadampukur
District North 24, Parganas

Mani Sankar Roychowdhury












Advocate

Raja Chambers

4, Kiran Sankar Roy Road

Kolkata-700 001

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Swati Balawica</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)				