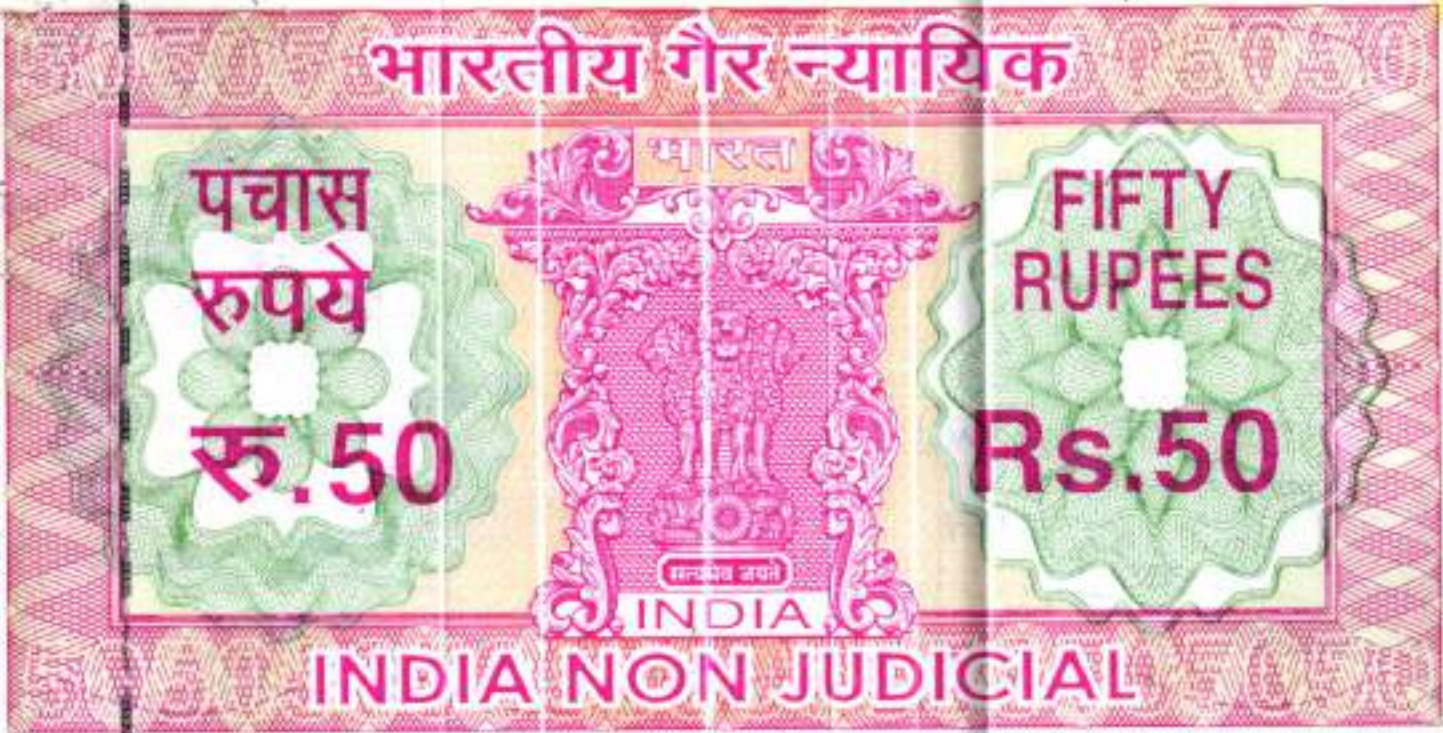


9247

J-08930



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 640561

Handwritten notes on the left margin: '11/9/10' and 'P. 354'.

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

Signature of the District Sub-Registrar, Bidhannagar, Salt Lake City, dated 13 SEP 2010.



DEED OF CONVEYANCE

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

0105 932 8

108356



NAME _____
ADD. ADV. _____
RS. _____
27 AUG 2010
SUF ANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Chaur
2 & 3, H. S. Nay Road, Bidhanagar

~~Jain~~
(PREMLAL JAIN)

G187

Jyotsna
(SHRANU SAIN)

G188 V.C.

Pushti Jain

G199 V.C.

Pranita Jain

G194 V.C.



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

Arun Investments & Commercial (P) Ltd.


Director

For DUBSON DEALCOM (P) LTD.


Director


For Jainex Commerce Private Limited


Director

For HINKU SONU INVESTMENTS
& PROPERTIES (P) LTD.


Director

MANIK FINTRADE PVT. LTD.


Director


IFC Hire Purchase Pvt. Ltd.


Director

For PARAS FINVEST PVT. LTD.


Director


SONTEL DEALCOM PVT. LTD.


(Director)

For DOLPHIN / GENTS PVT. LTD.


Director

For DREAM APPLICATION SOFTWARE PVT. LTD.


Director


DREAM NIRMAL PVT. LTD.


Director

For DISWADIN PROPERTIES PVT. LTD.


Director




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

09 SEP 2010

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 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.

For JAMELA CREATIONS PVT. LTD.

Shayanki
Director

For U. R. CREATION PVT. LTD.

Shayanki
Director

For HIRANO CREATIONS PVT. LTD.

Jain
Director

For KANU IMPRES PVT. LTD.

Jain
Director

For SYMPHONIC VANIYA PVT. LTD.

Rishi Jain
Director

DREAM ENCLAVE PVT. LTD.

Jain
Director

For DREAM DEVELOPERS PVT. LTD.

Shayanki
Director

RAIN PLAZA PVT. LTD.

Shayanki
Director

DREAM TOWER KOLKATA PVT. LTD.

Shayanki
Director

BROWWELL VYAPAAR PVT. LTD.

Shayanki
Director

RAIN GROUP PROJECTS PVT. LTD.

Shayanki
Director

For DAMODAR TRADING PVT. LTD.

Jain
Director



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

- 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.
- 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.

Shree Balasaria Construction (P) Ltd.

Balasaria

Director



U
6195

*for more details
s/r Shree Balasaria Construction
for more details contact
call on 89*



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

• 9 SEP 2010

- 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.
- 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 12 [twelve] decimal more or less out 50 decimal more or less **comprised** in R.S. Dag No. 246, L.R. Khatian No. 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24Parganas (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 34 decimal more or less comprised in R.S. Dag No. 246, 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 [Mother Land] by virtue of 3 [three] 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. 4417, 4377, 4379 for the 2007 from Swapan Naskar, Nimai Chandra Naskar and Astapada Naskar and another 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. 4418 and 4376 for the year 2007 from Tarak Nath Mondal and Astapada Mondal another Purchase Deed dated 17th July, 2007, registered in the office of the DSR-II, Barasat, North 24, Parganas in Book No. I, being Deed No. 7354 for the year 2007 from Harish Chandra Naskar, Ramesh Chandra Naskar, Nidhiram Naskar, Smt. Amala Bala Naskar, and Balasaria Construction Private Limited mutated their name under the L.R. Khatian No. 779, described in the **First Schedule below.**
- 5.1.2 **Ownership of Vendor:** In the aforesaid circumstances, Vendor is the sole and absolute owner of the **All that** piece and parcel of Land measuring 12 [twelve] decimal more or less out 50 decimal more or less **comprised** in R.S. Dag No. 246, L.R. Khatian No. 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 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 is 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, debutters, trusts, prohibitions, bargadars Income Tax Attachment,

Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

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 Purchaser, 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 **12 [twelve]** decimal more or less out 50 decimal more or less comprised in R.S. Dag No. **246**, L.R. Khatian No. 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24 Parganas (North), under the **Patharghata Gram Panchayat [Said Land]**, 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. 21,81,818/- (Rupees Twenty One lac eighty one thousand eight hundred and eighteen 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 Vendors 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 All that piece and parcel of Land measuring 50 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
246	779	Sali	50	34 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 12 [twelve] decimal more or less out 50 decimal more or less **comprised** in R.S. Dag No. 246, L.R. Khatian No. 779 in Mouza Kadampukur, J.L. No. 25, Touzi No. 173, R.S. No. 83, Police Station Rajarhat, ADSR, Bidhannagar, Salt Lake City District Sub Registry Office Barasat, District 24 Parganas (North), under the **Patharghata Gram Panchayat** **Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.

9. Execution and Delivery:

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



Pramila Jain



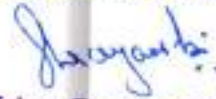
Rishi Jain

Arun Investments Commercial (P) Ltd.



Director

For DUBSON DEALCOM (P) LTD.



Director

For Jainex Commerce Private Limited



Director

For FINKU SONU INVESTMENTS
& PROPERTIES (P) LTD



Director

MANIK FINTRADE PVT. LTD.



Director

IFC Hire Purchase Pvt. Ltd.



Director

FOR PARAS FINVEST PVT. LTD.



Director

FORTEL DEALCOM PVT. LTD.



(Director)

For DOLPHIN / GENTS PVT. LTD.



Director

For DREAM APPLICATION SOFTWARE PVT. LTD.



Director

DREAM NIBHAN PVT. LTD.



Director

For BIRWOODA PROPERTIES PVT LTD.



Director

for Jaimata Creations Pvt. Ltd. for U R Creation Pvt. Ltd.

Jayant
Director

Jayant
Director

of Bairang Creations Pvt. Ltd.

Jain
Director

for Kisu Impex Pvt. Ltd.

Jain
Director

of SYMPHONIC VANIYA PVT. LTD.

Rishi Jain
Director

for DAMODAR TRADING PVT. LTD.

Jain
Director

DREAM ENCLAVE PVT. LTD.

Jain
Director

for DREAM DEVELOPERS PVT. LTD.

Jayant
Director

RAIN PLAZA PVT. LTD.

Jayant
Director

DREAM TOWER KOLKATA PVT. LTD.

Jayant
Director

GROWWELL VYAPAAR PVT. LTD.

Jayant
Director

RAIN GROUP PROJECTS PVT. LTD.

Jayant
Director

Shree Balasaria Construction (P) Ltd.

Balasaria
Director

[Vendor]

[Purchasers]

Witnesses:

- Jyoti Mukherjee*
Porakuria
- Md Tajuddin*
Murayonpur

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 21,81,818/- (Rupees Twenty One Lac eighty one thousand eight hundred and eighteen only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

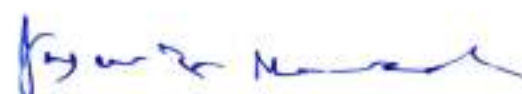
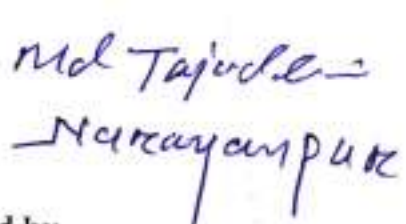
Mode	Date	Bank	Amount[Rs.]	Favouring
189139	09-09-2010	ICICI, Bank	Rs. 21,81,818/-	SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED

Shree Balasaria Construction (F) Ltd.


Director

[Vendor]

Witnesses:

1. 
2. 
Muzayyana

Drafted by

Mani Sankar Roy Chowdhury
Advocate
High Court, Calcutta



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

Endorsement For Deed Number : I - 09430 of 2010
(Serial No. 09247 of 2010)

On 09/09/2010

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

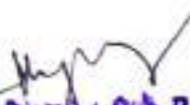
Presented for registration at 20.35 hrs on 09/09/2010, at the Private residence by Prem Lal Jain , one of the Claimants.

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

Execution is admitted on 09/09/2010 by

1. Subhash Ch Balasaria
Director, Shree Balasaria Construction Pvt Ltd, 20 Mullick St, 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 Ch 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 Ch 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 Ch 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 Ch Avenue, Kolkata, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste Hindu, By Profession : Others




Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 1 of 4

13 SEP 2010



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

Endorsement For Deed Number : I - 09430 of 2010
(Serial No. 09247 of 2010)

6. Prem Lal Jain

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

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

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

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

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

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

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

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

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

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

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

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

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

, By Profession : Others



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

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 4



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

Endorsement For Deed Number : I - 09430 of 2010
(Serial No. 09247 of 2010)

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

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

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

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

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

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

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

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

Director, Dream Tower Kolkata Pvt Ltd, 4th Fl 1 Ganesh Ch Avenue, Kolkata, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
. By Profession : Others
8. Rishi Jain
Director, Symphonic Vanijya Pvt Ltd, 4th Fl 1 Ganesh Ch Avenue, Kolkata, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
. By Profession : Business

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

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/09/2010

Certificate of Market Value(WB PUVT No. 101 of 2001)

Certified that the market value of the property in the subject matter of the deed has been
assessed at Rs.-2181818/-

Certified that the required stamp duty of this document is Rs.- 109111 /- and the Stamp duty paid as:
Impresive Rs.- 50/-



13 SEP 2010

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

ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 3 of 4



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

Endorsement For Deed Number : I - 09430 of 2010
(Serial No. 09247 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) = 23991/- ,E = 14/- on 13/09/2010

Deficit stamp duty

Deficit stamp duty Rs. 109111/- is paid 05570813/09/2010 State Bank of India, CALCUTTA MAIN
BRANCH, received on 13/09/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

















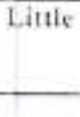









































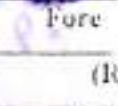
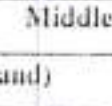
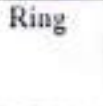



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR












13 SEP 2010

EndorsementPage 4 of 4

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Pramila Jain</i>					
		(Left Hand)				
						
		(Right Hand)				
						
	<i>Rishi Jain</i>					
		(Left Hand)				
						
		(Right Hand)				
						
	<i>Jaayanti Jain</i>					
		(Left Hand)				
						
		(Right Hand)				
						
	<i>Jaayanti Jain</i>					
		(Left Hand)				
						
		(Right Hand)				
						

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Baloo...</i>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

DATED _____ DAY OF _____, 2010

Between:

SHREE BALASARIA CONSTRUCTION PRIVATE LIMITED
... Vendor

And

PREM LAL JAIN AND ORS
... Purchasers

DEED OF CONVEYANCE

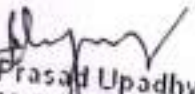
Land at Mouza Kadampukur
District North 24, Parganas

Mani Sankar Roychowdhury
Advocate
Raja Chambers
4, Kiran Sankar Roy Road
Kolkata-700 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 12951 to 12976
being No 09430 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