

3926/10

(64D)

4969



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते
INDIA

796

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

687190

म.र. 1455000
9/11/10

Handwritten signature and date 22.4.10

Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this document.

24/04/10
Additional Registrar of Assurances of Kolkata

CONVEYANCE

1. **Date:** 22nd April 2010
2. **Place:** Kolkata
3. **Parties**
 - 3.1 **Prem Lal Jain**, son of Late Madan Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACVPJ2348D

5715

21 APR 2010

No.....Date.....

Sold to SAHA & RAY

Address Advocates
3/11, 3rd Floor, Haffings Chambers
7C, Kisan, Dr. Rajendra Roy Road
Kolkata - 700001

Amir Say
AMIT SARDA



152A

L. S. VENKAT
HIGH COURT, CALCUTTA

For HANSAPAR DISTRICTS (P) CO.

For Elegent Heights (P) Ltd.

For JAGADISH DATTA & CO.

For SUGGESTION (P) LTD.

Amir Say
Director



1540

for Self and Director
of DUBSON DEALERS (P) LTD.

for Jairoz Group of Private Limited

Rishi Jain
Director



1541

for Self and Director
JFC Hire Purchase Pvt. Ltd.

Arun Investments & Commercial Pvt. Ltd.

for PANKAJ...

for PINJU...

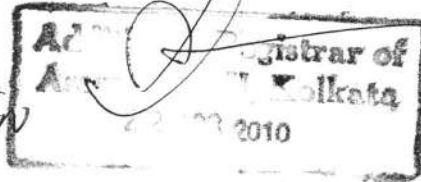


for...

Prem Lal Jain
Director

PREM LAL JAIN

Prem Lal Jain



- 3.2 **Pramila Jain**, wife of Prem Lal Jain, by occupation Housewife, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACOPJ4365K
- 3.3 **Sreyansh Jain**, son of Prem Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AEYPJ9340Q
- 3.4 **Rishi Jain**, son of Prem Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AFNPJ3406K
- 3.5 **Arun Investment And Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AACCA5810F, being represented by its director Prem Lal Jain, son of Late Madan Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACVPJ2348D
- 3.6 **Dubson Dealcom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AABCD1971B, being represented by its director Rishi Jain, son of Prem Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AFNPJ3406K
- 3.7 **Jainex Commerce Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AABCj2570L, being represented by its director Rishi Jain, son of Prem Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AFNPJ3406K
- 3.8 **Pinkusonu Investment And Properties Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AABCP6980A, being represented by its director Prem Lal Jain, son of Late Madan Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACVPJ2348D
- 3.9 **Manik Fintrade Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AADCM2561N, being represented by its director Prem Lal Jain, son of Late Madan Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACVPJ2348D
- 3.10 **JFC Hire Purchase Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AAACJ6819R, being represented by its director Prem Lal Jain, son of Late Madan Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACVPJ2348D
- 3.11 **Paras Finvest Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN AABCP8232F, being represented by its



15A2C

Shrayans

(SHRAYANS SAIN)



15A3C

Pramila Jain

(PRAMILA SAIN)

~~Sain~~

(S.K. Bhattacharya)

S.P. L.N.C. Bhattacharya

1, G.R. Avenue

Kolkata-700001



Registrar of Assurances
Kolkata
22 APR 2010

director Prem Lal Jain, son of Late Madan Lal Jain, by occupation Business, residing at 4th Floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata-700013, PAN ACVPJ2348D
(collectively **Vendors**, includes successors-in-interest)

And

- 3.12 **Sugandh Dealers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Police Station Hare Street, Kolkata-700069, PAN AAKCF0438B, being represented by its director Amit Sarda, son of Jugal Kishore Sarda, by occupation Business, of 11, Crooked Lane, Police Station Hare Street, Kolkata-700069
- 3.13 **Jagkalyan Marketing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Police Station Hare Street, Kolkata-700069, PAN AABCJ7022P, being represented by its director Amit Sarda, son of Jugal Kishore Sarda, by occupation Business, of 11, Crooked Lane, Police Station Hare Street, Kolkata-700069
- 3.14 **Hamsafar Distributors Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Police Station Hare Street, Kolkata-700069, PAN AABCH7200F, being represented by its director Amit Sarda, son of Jugal Kishore Sarda, by occupation Business, of 11, Crooked Lane, Police Station Hare Street, Kolkata-700069
- 3.15 **Elegents Heights Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 11, Crooked Lane, Police Station Hare Street, Kolkata-700069, PAN AABCE7399G, being represented by its director Amit Sarda, son of Jugal Kishore Sarda, by occupation Business, of 11, Crooked Lane, Police Station Hare Street, Kolkata-700069
(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance:

- 4.1 **Said Property:** *Sali* (agricultural) 7 (seven) *cottah* and 6 (six) *chittack*, more or less, contained in R.S *Dag* No. 521, recorded in R.S *Khatian* No. 153, *Mouza* Salua, J.L No. 3, Police Station Airport, within Ward No. 3 of Rajarhat- Gopalpur Municipality (**RGM**), District North 24 Parganas, more fully described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance (**Said Property**).

5. Background, Representations, Warranties and Covenants:

- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Satish Chandra Ganguly:** By a Deed of Conveyance dated 28th May, 1974, registered in the Office of the Sub Registrar, Cossipur Dum Dum, in Book No. I, Volume No. 79, Pages 135 to 138, being Deed No. 4376 for the year 1974, Jagannath Roy sold, conveyed and transferred land measuring 46 (forty six) decimal, more or less, contained in R.S *Dag* No. 521, recorded in R.S *Khatian* No. 153, *Mouza*

- Salua, J.L No. 3, Police Station Airport, within Rajarhat- Gopalpur Municipality, District North 24 Parganas, to Satish Chandra Ganguly (**Satish Chandra's Land**).
- 5.1.2 **Sale to Gouri Rani Dey:** By a Deed of Conveyance dated 15th February, 1984, registered in the Office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 2, Pages 35 to 38, being Deed No. 10 for the year 1984, Satish Chandra Ganguly sold, conveyed and transferred land measuring 6.61 (six point six one) decimal equivalent to 4 (four) *cottah*, more or less, formed out of Satish Chandra's Land, to Gouri Rani Dey (**Gouri's Land**).
- 5.1.3 **Sale to Kalyan Kumar Majumder:** By a Deed of Conveyance dated 19th July, 1991, registered in the Office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 116, Pages 43 to 50, being Deed No. 6435 for the year 1991, Gouri Rani Dey sold, conveyed and transferred land measuring 5.57 (five point five seven) decimal equivalent to 3 (three) *cottah* and 6 (six) *chittack*, more or less, formed out of Gouri's Land, to Kalyan Kumar Majumder (**Kalyan's Land**).
- 5.1.4 **Demise of Kalyan Kumar Majumder:** Kalyan Kumar Majumder, a Hindu governed the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his wife, Pratima Majumder and his only son Anupam Majumder, as his only legal heir and heiresses (collectively **Legal Heirs Of Kalyan Kumar Majumder**), who inherited the entire right, title and interest of Kalyan Kumar Majumder in the Kalyan's Land.
- 5.1.5 **Sale to The Hooghly Flour Mills Company Limited:** By a Deed of Conveyance dated 6th September, 2006, registered in the Office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 3, Pages 2547 to 2558, Being No. 4017 for the year 2006, the Legal Heirs Of Kalyan Kumar Majumder jointly sold, conveyed and transferred the entirety of the Kalyan's Land, to The Hooghly Flour Mills Company Limited.
- 5.1.6 **Sale to the Vendors:** By a Deed of Conveyance dated 13th December, 2007, registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 9, Pages 8050 to 8065, being Deed No. 04041 for the year 2009, The Hooghly Flour Mills Company Limited sold, conveyed and transferred the entirety of the Kalyan's Land, to the Vendors.
- 5.1.7 **Sale to Jiten Kumar Das:** By a Deed of Conveyance dated 13th March, 1984, registered in the Office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 23, Pages 289 to 295, being Deed No. 817 for the year 1984, Satish Chandra Ganguly sold, conveyed and transferred land measuring 6.61 (six point six one) decimal equivalent to 4 (four) *cottah*, formed out of Satish's Land, to Jiten Kumar Das (**Jiten's Land**).
- 5.1.8 **Sale to Branolia Chemical Works:** By a Deed of Conveyance dated 13th March, 1985, registered in the Office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 351, Pages 473 to 482, Being No. 1837 for the year 1985, Jiten Kumar Das sold, conveyed and transferred the entirety of Jiten's Land, to Branolia Chemical Works.
- 5.1.9 **Sale to Partha Sarathi Pain:** By a Deed of Conveyance dated 6th December, 2007, registered in the Office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 5, Pages 7012 to 7025, being Deed No. 06630 for the year 2007, Branolia Chemical Works sold, conveyed and transferred the entirety of Jiten's Land, to Partha Sartha Pain.

- 5.1.10 **Sale to the Vendors:** By a Deed of Conveyance dated 9th January, 2008, registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1, Pages 1 to 19, being Deed No. 904 for the year 2008, Partha Sarathi Pain sold, conveyed and transferred the entirety of Jiten's Land, to the Vendors.
- 5.1.11 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint owners of the Kalyan's Land and the Jiten's Land, collectively being the Said Property.
- 5.1.12 **True and Correct Representations:** The Vendors are the joint and undisputed owners of the Said Property as mentioned above and such representation of the Vendors is true and correct.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **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, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **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 Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever has/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* 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 Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **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 Property or any part thereof.

6. Basic Understanding

6.1 **Agreement to Sell and Purchase:** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), have agreed to purchase the Said Property from the Vendors.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of their right title and interest of whatsoever or howsoever nature in the Said Property, *sali* (agricultural) 7 (seven) *cottah* and 6 (six) *chittack*, more or less, contained in R.S *Dag* No. 521, recorded in R.S *Khatian* No. 153, *Mouza* Salua, J.L No. 3, Police Station Airport, within Ward No. 3 of Rajarhat- Gopalpur Municipality, District North 24 Parganas, more fully described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.14,75,000/- (Rupees fourteen lac and seventy five thousand) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected 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, *debulters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** indemnification by the Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title and the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

- 8.2.2 **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.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, 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.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and their assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and their assigns and/or their successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their names in all records of the concerned authorities and to pay tax or taxes and all other impositions in their own name. The Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or their 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 Property.

Schedule
(Said Property)

Sali (agricultural) 7 (seven) *cottah* and 6 (six) *chittack*, more or less, contained in R.S *Dag* No. 521, recorded in R.S *Khatian* No. 153, *Mouza* Salua, J.L No. 3, Police Station Airport, within Ward No. 3 of Rajarhat- Gopalpur Municipality, District North 24 Parganas, more fully described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance and the said *Dag* is butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> Nos. 522 and 535
On the East	: By R.S./L.R. <i>Dag</i> No. 538
On the South	: By R.S./L.R. <i>Dag</i> No. 520
On the West	: By R.S./L.R. <i>Dag</i> No. 518


Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



(Prem Lal Jain)



(Pramila Jain)



(Sreyansh Jain)



(Rishi Jain)

Arun Investment And Commercial Private Limited
Pinkusonu Investments And Properties Private Limited


Manik Fintrade Private Limited
JFC Hire Purchase Private Limited
Paras Finvest Private Limited



(Prem Lal Jain)
Director

Dubson Dealcom Private Limited

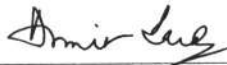
Jainex Commerce Private Limited



(Rishi Jain)
Director
[Vendors]

Sugandh Dealers Private Limited
Jagkalyan Marketing Private Limited

Hamsafar Distributors Private Limited
Elegents Heights Private Limited



(Amit Sarda)
Director
[Purchasers]

Witnesses:

Signature Somiraj Jain

sName ~~S/Lt~~ Mritunjay Jain

Father's Name S/Lt Mritunjay Jain

Address Rajahat Kol-136

Signature 

Name S.K. Bhawanik


Father's Name U.N.C. Bhawanik

Address 1, G.C. Avenue
Kolkata-700 013

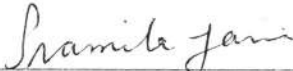
Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.14,75,000/- (Rupees fourteen lac and seventy five thousand) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

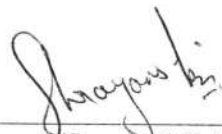
Mode	Date	Bank	Amount (Rs.)	Favouring
Cheque No.166377	21.04.10	Vijaya Bank	1,22,924/-	Prem Lal Jain
Cheque No.166378	21.04.10	Vijaya Bank	1,22,924/-	Pramila Jain
Cheque No.166379	21.04.10	Vijaya Bank	1,22,924/-	Sreyansh Jain
Cheque No.166380	21.04.10	Vijaya Bank	1,22,924/-	Rishi Jain
Cheque No.166381	21.04.10	Vijaya Bank	1,22,924/-	Arun Investment and Commercial Private Limited
Cheque No.166382	21.04.10	Vijaya Bank	1,22,924/-	Dubson Dealcom Private Limited
Cheque No.166383	21.04.10	Vijaya Bank	1,22,924/-	Jainex Commerce Private Limited
Cheque No.166384	21.04.10	Vijaya Bank	1,22,924/-	Jainex Commerce Private Limited
Cheque No.166385	21.04.10	Vijaya Bank	1,22,924/-	Pinkusonu Investment and Properties Private Limited
Cheque No.166386	21.04.10	Vijaya Bank	1,22,924/-	Manik Fintrade Private Limited
Cheque No.166387	21.04.10	Vijaya Bank	1,22,924/-	JFC Hire Purchase Private Limited
Cheque No.166388	21.04.10	Vijaya Bank	1,22,924/-	Paras Investment Private Limited
		Total	14,75,000/-	



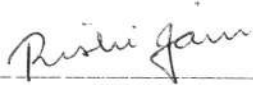
 (Prem Lal Jain)



 (Pramila Jain)



 (Sreyansh Jain)



 (Rishi Jain)

Arun Investment And Commercial Private Limited
Pinkusonu Investments And Properties Private Limited

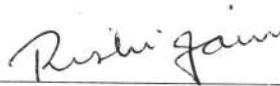
Manik Fintrade Private Limited
JFC Hire Purchase Private Limited
Paras Finvest Private Limited



(Prem Lal Jain)
Director

Dubson Dealcom Private Limited

Jainex Commerce Private Limited




(Rishi Jain)
Director
[Vendors]

Witnesses:

Signature Samiran Jain

Name Samiran Jain


Signature _____

Name S.K. Bhawanik

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



[Handwritten signature]







[Handwritten signature]



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

SPECIMEN FORM TEN FINGER PRINTS

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



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04969 of 2010
(Serial No. 03926 of 2010)

On 22/04/2010

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

Presented for registration at 16.02 hrs on :22/04/2010, at the Private residence by Amit Sarda ,Claimant.

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

Execution is admitted on 22/04/2010 by

1. Rishi Jain
Director, Dubson Dealcom Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- ,
, By Profession : Others
2. Rishi Jain
Director, Jainex Commerce Pvt Ltd, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- ,
, By Profession : Others
3. Prem Lal Jain, son of Late Madan Lal Jain , 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
4. Prem Lal Jain
Director, Arun Investment & Commercial Pvt Ltd, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- .

Director, Paras Finvest Pvt Ltd, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- .

Director, Jfc Hire Purchase Pvt Ltd, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- .

Director, Pinkusonu Investment & Properties Pvt Ltd, 4th Floor, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- .
, By Profession : Others
5. Pramila Jain, wife of Prem Lal Jain , 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
6. Sreyansh Jain, son of Prem Lal Jain , 4th Floor, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others



(Tarak Baran Mukherjee)
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Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04969 of 2010
(Serial No. 03926 of 2010)

7. Amit Sarda

Director, Sugandh Dealers Pvt Ltd, 11, Crooked Lane, Cal, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069 .

Director, Jagkalyan Marketing Pvt Ltd, 11, Crooked Lane, Cal, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069 .

Director, Hamsafar Distributors Pvt Ltd, 11, Crooked Lane, Cal, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069 .

Director, Elegents Heights Pvt Ltd, 11, Crooked Lane, Cal, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069 .
, By Profession : Others

Identified By S K Bhowmik, son of Late N C Bhowmik, 1, Ganesh Chandra Avenue, Cal, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 , By Caste: Hindu, By Profession: Others.

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

On 23/04/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1475000/-

Certified that the required stamp duty of this document is Rs.- 88510 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

On 26/04/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 16214/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 26/04/2010

Deficit stamp duty



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Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04969 of 2010
(Serial No. 03926 of 2010)

Deficit stamp duty Rs. 83530/- is paid 04465921/04/2010 State Bank of India, ESPLANADE, received on 26/04/2010

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ADDL. REGISTRAR OF ASSURANCES-II

26/04/10

Dated this 22nd day of April, 2010

Between

**Prem Lal Jain & Ors.
... Vendors**

And

**Sugandh Dealers Private Limited & Ors.
... Purchasers**

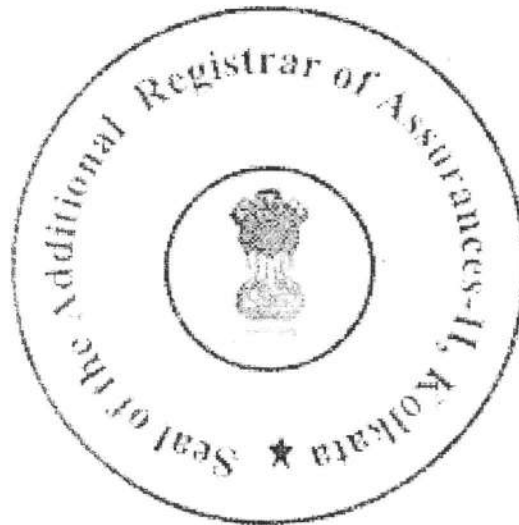
CONVEYANCE

R.S/L.R *Dag* No. 521
Mouza Salna
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 3883 to 3901
being No 04969 for the year 2010.



(Tarak Baran Mukherjee) 29-April-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

As per copy of R.A. Kolkata no memo no :
no 5 of 11.6.10, this page must be
treated as original.

11.8.10