

21/2016

00370/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

MC-65/16

V 744309

Certified that the Document is admitted to Registration. The Stamps (if any) endorsed on the document are the part of this Document.

RNO-1025698/H

*[Signature]*  
 Additional Registrar  
 of Assurances-1, Kolkata

15 JAN 2016

**THIS DEED OF CONVEYANCE** made this 08<sup>th</sup> day of JANUARY Two Thousand and Sixteen **BETWEEN DREAM TOWER KOLKATA PRIVATE LIMITED** (having PAN AACCD4214A), a company within the meaning of Companies Act, 2013 having its registered office at

*[Faint rectangular stamp]*

*[Handwritten notes]*  
 900 2500/-  
 200 1000/-  
 3500/-

PANKAJ SHROFF & CO.  
Government Place (North)  
1st House, 8th Floor,  
Kolkata - 700 001

192913

NAME.....  
ADD.....  
Rs.....  
- 7 JAN 2016  
**S. CHATTERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

07 JAN 2016

07 JAN 2016



2  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 8 JAN 2016

44/2A, Hazra Road, Police Station and Post Office Ballygunge, Kolkata-700019 represented by its Authorized Signatory Mr. Gyan Prakash Sah son of Shankar Sah by faith Hindu, by occupation Service, by citizenship Indian working for gain at 44/2A, Hazra Road, Police Station and Post Office Ballygunge, Kolkata-700019 (having PAN ALHPS2997N) (hereinafter referred to as "the **Vendor**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest) of the **ONE PART AND AARBUR GREEN ESTATES LLP** (having PAN ABCFA3428P), a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 3B Camac Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016 represented by its Designated Partner Mr. Shekhar Burman son of late Ratan Chand Burman residing at Flat No.B4, Sunflower Court, 7 Love Lock Place, Police Station and Post Office Ballygunge, Kolkata-700019 hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being their respective heirs legal representatives executors administrators and/or assigns) of the **OTHER PART:**

**WHEREAS:**

- A. By a Deed of Sale dated 12th April, 2013 made between Nirmalendu Guha Thakurta, Niharendu Guha Thakurta, Sukhendu Guha Thakurta and Sarojendu Guha Thakurta as vendors therein and Dream Tower Kolkata Private Limited, the Vendor hereto, as purchaser therein and one Amir Shake as confirming party therein and registered with Additional Registrar of Assurances-I, Kolkata in Book I, CD Volume No. 8, Pages 3312 to 3333, Being No. 3911 for the year 2013, said Nirmalendu Guha Thakurta, Niharendu Guha Thakurta, Sukhendu Guha Thakurta, Sarojendu Guha Thakurta, for the consideration therein mentioned, granted sold conveyed and transferred unto and to the Vendor hereto, **All That** the piece and parcel of undivided 06.64 Satak land (equivalent to 04.02 Cottahs) more or less out of 104.66 Satak landed property situate lying at and comprised in R.S. Dag Nos. 3325, 3329 and 3334 recorded in R.S. Khatian Nos. 831, 697 and 448 corresponding to L.R. Dag Nos. 3397, 3401, 3406 in

*hje* ✓

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ADDITIONAL MANAGER  
OF ASSURANCES-I, KOLKATA  
- 8 JAN 2016



Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur in the District of South 24-Parganas (morefully described in the **Schedule** hereunder written and hereinafter referred to as "the **said Property**") and the confirming party thereto Amir Shake concurred confirmed and assured the sale made by the vendors thereto in favour of the Vendor hereto as his nominee.

- B. The Vendor has agreed to sell and the Purchaser has agreed to purchase the said Property at or for the consideration of Rs.22,00,000/- (Rupees twenty two lakh) only.

**1. NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.22,00,000/- (Rupees twenty two lakh) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser), the Vendor hereto doth hereby grant sell convey transfer assign and assure unto and to the Purchaser hereto **ALL THAT** the piece and parcel of undivided 06.64 Satak landed property (equivalent to 04.02 Cottahs) more or less out of 104.66 Satak landed property situate lying at and comprised in R.S. Dag Nos. 3325, 3329 and 3334 recorded in R.S. Khatian Nos. 831, 697 and 448 respectively corresponding to L.R. Dag Nos. 3397, 3401 and 3406 respectively in Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur in the District of South 24-Parganas (morefully described in the **Schedule** hereunder written and hereinafter referred to as "the **said Property**") **TOGETHER WITH** all and singular tangible and intangible assets edifices fixtures gates courts courtyards compound walls areas sewers drains ways paths passages fences hedges ditches trees water water-courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used

occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest inheritance use trust possession easements quasi easements privileges claims and demands whatsoever of the Vendor into and upon the said Property **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the said Property or any part or share thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession **subject to** the existing tenants.

**2. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or its predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary, the Vendor as per the above-recited Deed of Sale dated 12th April 2013 is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties hereby granted conveyed transferred assigned and assured or expressed or intended so to be without the Vendor creating any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties hereby granted conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor hath now in himself good right, full power and absolute authority and indefeasible title to grant sell convey

transfer assign and assure the properties hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;

- (iv) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties hereby granted conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor.
- (v) **AND THAT** the Vendor at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties hereby granted and conveyed or expressed or intended so to be or any part thereof unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO:**

**(said Property)**

**ALL THAT** the piece and parcel of undivided 06.64 Satak landed property (equivalent to 04.02 Cottahs) more or less out of 104.66 Satak landed property situate lying at and comprised in R.S. Dag Nos. 3325, 3329 and 3334 recorded in R.S. Khatian Nos. 831, 697 and 448 corresponding to L.R. Dag Nos. 3397, 3401, 3406 in Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur in the District of South 24-Parganas, Revenue Survey No. 233, Touzi Nos. 47, 49, 63, 64 and 68 within Police Station Sonarpur, Post Office Dakshin Jagaddal, Holding Nos. 408 and 450 Dwarir Road, Pin Code - 700151, within Rajpur Sonarpur Municipality in the District of South 24 Parganas.

Sl. No.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Use	Total Land Area (in Satak)	Land Area being hereby conveyed (in Satak)
1.	3325	831	3397	566, 1590, 2375	Sall	15.66 (out of total area of 127 in the Dag)	01.66
2.	3329	697	3401	75, 1664	Bastu	77.00	03.32
3.	3334	448	3406	75	Sall	12.00	01.66
Total:						<b>104.66</b>	<b>06.64</b>

The entire 104.66 Satak landed property is delineated in the plan annexed hereto duly bordered thereon in '**Red**' and is butted and bounded as follows:

On the **North** : Partly by each of R.S. Dag Nos. 3330, 3331, 3332 and 3333 of Mouza Jagaddal.

On the **South** : Partly by municipal road known as Dwarir Road and partly by Proposed Road (acquired from a portion of R.S. Dag No. 3325 of Mouza Jagaddal);

On the **East** : Partly by each of R.S. Dag Nos. 3331, 3332, 3333 and 3335 of Mouza Jagaddal.;

On the **West** : By Proposed Road (acquired from a portion of R.S. Dag No. 3325 of Mouza Jagaddal).

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

*[Handwritten signature]*



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED** on behalf of the abovenamed **VENDOR, DREAM TOWER KOLKATA PRIVATE LIMITED** by its Authorized Signatory Mr. Gyan Prakash Sah authorized vide board resolution dated 02-01-2016 at Kolkata in the presence of:

DREAM TOWER KOLKATA PVT. LTD.

Gyan Prakash Sah

Authorized Signatory

Sumanā Kā  
44/2A Hazra Road.  
Kolkata 19.

Advocate  
Advocate

**EXECUTED** on behalf of the abovenamed **PURCHASER, AARBUR GREEN ESTATES LLP** by its Designated Partner Mr. Shekhar Burman at Kolkata in the presence of:

For AARBURGREEN ESTATES LLP  
Shekhar Burman  
Partner / Authorised Signatory

Advocate  
Advocate

Pankaj Chatterjee & Co.  
4, Govt. Place (North),  
8<sup>th</sup> floor, Kolkata - 700001.

Sumanā Kā

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.22,00,000/- (Rupees twenty two lakh) only being the consideration in full payable under these presents as per the memo written below:

**MEMO OF CONSIDERATION:**

Sl. No.	Cheque No.	Date	Bank	Amount (Rs. P.)
1.	000018	06.11.2015	HDFC Bank, Camac Street, Kolkata	3,00,000.00
2.	000024	10.12.2015	-do-	10,00,000.00
3.	000028	17.12.2015	-do-	9,00,000.00
				<b>22,00,000.00</b>

(Rupees twenty-two lakh) only

DREAM TOWER KOLKATA PVT. LTD.

*Ngan Bhowmik*

Authorised Signatory  
(VENDOR)

**Witnesses:**

*Ankit Shroff*  
Advocate

*Smriti Kaur*

**Drafted by me:**

*Ankit Shroff*  
Ankit Shroff, Advocate  
C/o. Pankaj Shroff & Company, Advocates  
4, Government Place (North)  
8<sup>th</sup> floor, Kolkata-700001  
Enrolment No. F/66/2008

LAND OF MOUZA- JAGA DDAL J.LNO 71 - R.S. DAG. NO - 3325 - AREA - 15 - DECIMAL = R.S. DAG. NO - 3329 -

AREA - 77 - DECIMAL MOR/ R.S. DAG. NO - 3334 - AREA - 12 - DE MOR/ RED BORDER - UNDER - RAZ PUR - (SONAR PUR.)  
MUNJ. CIPALITY - WARD - NO - 23 T.S. SONAR PUR

DIST/SOUTH 24 PARAGANAS -

SCALE 1" IN = 50 FT.



MUNICIPAL

ROAD

TRACED BY

DRAWN BY LOCAL SURVEYA

G.M. Khan  
**Golam Mohammad Khan**  
 SURVEYOR  
 Govt. Regd. No.-2715/86058 at 1997  
 VII, Khodar Bazar, Baruipur, Kol-144

11/4/13

for AARBURGREN ESTATES LLP












*Shekhar Kumar*  
 Partner / Authorised Signatory

TREASURY TOWER KOLKATA PVT. LTD.

*Wijaya Ramakrishna*  
 Authorised Signatory

Authorised Signatory

*Finger prints of the above executant*

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

*Finger prints of the above executant*

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



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1901000065/2016	Date of Application	08/01/2016
Query No / Year	19010001075698/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org Pankaj Shroff And Co		
Stampduty Payable	Rs.1,32,384/-		
Registration Fees Payable	Rs.24,364/-		
Applicant Name of the Visit Commission	Mr Pradeep Yadav		
Applicant Address	4, Govt Place ( North), Kol - 1		
Place of Commission	4, Govt Place ( North), KOI -1		
Expected Date and Time of Commission	08/01/2016 6:00 PM		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001075698/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr GYAN PRAKASH SAH 44/2A, HAZRA ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Seller [DREAM TOWER KOLKATA PRIVATE LIMITED]		 118	 08/01/2016
2	Mr SHEKHAR BURMAN 53C, SAPTAPARNI, 58/3, BALLYGUNGE CIRCULAR ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [AARBUR GREEN ESTATES LLP]		 116	 08/01/2016
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr PRADEEP YADAV Son of Mr SHRIKRISHNA YADAV 4, GOVERNMENT PLACE NORTH, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr GYAN PRAKASH SAH, Mr SHEKHAR BURMAN		 08/01/2016	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

DREAM TOWER KOLKATA PRIVATE  
LIMITED



26/06/2006  
Filing Date

AACCD4214A

1401037

DREAM TOWER KOLKATA PVT. LTD.

Authorised Signatory



PERMANENT ACCOUNT NUMBER  
ALHPS2997N

19-8

BY NAME  
GYAN PRAKASH SAH

FATHER'S NAME  
SHANKAR SAH

DATE OF BIRTH  
07-01-1965

PHOTO

SIGNATURE  
Gyan Prakash Sah

COMMISSIONER IN CHARGE INCOME TAX, W.D. VI

*Gyan Prakash Sah*



For AARBURGEEEN ESTATES LLP  
  
Partner / Authorised Signatory

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SHEKHAR BURMAN**  
**RATAN CHAND BURMAN**

**14/11/1956**  
 Permanent Account Number  
**AFOPB3326M**

  
 Signature



यदि इस कार्ड को खोने / किसी के पास से मिलने / खोने पर  
 खोज करने के लिए सूचनाएं, कृपया हमसे संपर्क करें  
 यदि संभव हो तो कृपया निम्न सूचनाएं प्रदान करें: नाम / पता,  
 संबंधित कार्ड नंबर, टीआन नंबर आदि।  
 धन्यवाद - 411 016

If this card is lost / someone's else card is found,  
 please inform / return to  
 Income Tax PAN Services Unit, NSDL,  
 3rd Floor, Market Street,  
 Plot No. 341, Survey No. 9078,  
 Model Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016.

Tel: 91-20-2722 8888, Fax: 91-20-2722 8881  
 e-mail: [nsdl@pan.ernet.in](mailto:nsdl@pan.ernet.in)

*Handwritten signature*

  
भारतके निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WKJ1484732



निर्वाचक नाम : प्रदीप यादव  
Elector's Name : Pradeep Yadav  
पिता नाम : श्रीकृष्ण यादव  
Father's Name : Srikrishna Yadav  
लिंग/Sex : पुरु/ M  
जन्म तिथि  
Date of Birth : 16/03/1991

Pradeep yadav

WKJ1484732

Serial  
No. 100 post office 100, Kolkata (Kolkata  
West, India 700001)

Address:  
10, OLD POST OFFICE STREET,  
KOLKATA MUNICIPAL  
CORPORATION, HARE STREET,  
KOLKATA-700001

Date: 29/09/2010



162-শ্রীলক্ষ্মী নগর পুরসভা কলকাতা  
কলকাতা-৭০০০০১

Facsimile Signature of the Electoral  
Registration Officer for  
162-Chowrangee Constituency

Serial number 100 post office 100, Kolkata (Kolkata  
West, India 700001)

In case of change in address mention this Card No.  
in the application Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

2010

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201516-002902364-1

Payment Mode Online Payment

GRN Date: 07/01/2016 18:34:54

Bank: HDFC Bank

BRN: 197733613

BRN Date: 07/01/2016 18:42:38

DEPOSITOR'S DETAILS

Id No. : 19010001075698/1/2015

(Query No./Query Year)

Name : AARBUR GREEN ESTATES LLP

Contact No. : 07890752405

Mobile No. : +91 0789075240

E-mail :

Address : 38, CAMAC STREET  
KOLKATA - 16

Applicant Name : Org Pankaj Shroff And Co

Office Name :

Office Address :

Status of Depositor : Solicitor firm

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19010001075698/1/2015	Property Registration- Registration Fees	0030-03-104-001-18	24304
2	19010001075698/1/2015	Property Registration- Stamp duty	0030-02-100-003-02	132284
<b>Total</b>				<b>156588</b>

In Words : Rupees One Lakh Fifty Six Thousand Six Hundred Forty Eight only

Ac

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SHEKHAR BURMAN 53C, SAPTAPARNI, 58/3, BALLYGUNGE CIRCULAR ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	DREAM TOWER KOLKATA PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACCD4214A,; Status : Organization; Represented by representative as given below:-
1(1)	Mr GYAN PRAKASH SAH 44/2A, HAZRA ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Representative; Date of Execution : 08/01/2016; Date of Admission : 08/01/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	AARBUR GREEN ESTATES LLP 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. ABCFA3428P.; Status : Organization; Represented by representative as given below:-
1(1)	Mr SHEKHAR BURMAN 53C, SAPTAPARNI, 58/3, BALLYGUNGE CIRCULAR ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Representative; Date of Execution : 08/01/2016; Date of Admission : 08/01/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr PRADEEP YADAV Son of Mr SHRIKRISHNA YADAV 4, GOVERNMENT PLACE NORTH, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr GYAN PRAKASH SAH, Mr SHEKHAR BURMAN	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 3397(Corresponding RS Plot No:- 3325) , LR Khatian No:- 566	1.66 Dec	5,00,000/-	5,03,030/-	Proposed Use: Bastu, ROR: Shali, Property is on Road



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 3401(Corresponding RS Plot No:- 3329) , LR Khatian No:- 75	3.32 Dec	12,00,000/-	12,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 3406(Corresponding RS Plot No:- 3334) , LR Khatian No:- 75	1.66 Dec	5,00,000/-	5,03,030/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	DREAM TOWER KOLKATA PRIVATE LIMITED	AARBUR GREEN ESTATES LLP	1.66	100
L2	DREAM TOWER KOLKATA PRIVATE LIMITED	AARBUR GREEN ESTATES LLP	3.32	100
L3	DREAM TOWER KOLKATA PRIVATE LIMITED	AARBUR GREEN ESTATES LLP	1.66	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Pankaj Shroff And Co
Address	4, Government Place North, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Office of the A.R.A. - I KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190100370 / 2016

Query No/Year	19010001075698/2015	Serial no/Year	1901000211 / 2016
Deed No/Year	I - 190100370 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr SHEKHAR BURMAN	Presented At	Private Residence
Date of Execution	08-01-2016	Date of Presentation	08-01-2016

Remarks

On 08/01/2016

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

Presented for registration at 15:59 hrs. on : 08/01/2016, at the Private residence by Mr SHEKHAR BURMAN

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 22,06,060/-

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

Execution is admitted on 08/01/2016 by

Mr GYAN PRAKASH SAH Authorized Signatory, DREAM TOWER KOLKATA PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr PRADEEP YADAV, Son of Mr SHRIKRISHNA YADAV, 4, GOVERNMENT PLACE NORTH, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 08/01/2016 by

Mr SHEKHAR BURMAN DESIGNATED PARTNER, AARBUR GREEN ESTATES LLP, 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr PRADEEP YADAV, Son of Mr SHRIKRISHNA YADAV, 4, GOVERNMENT PLACE NORTH, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 13/01/2016

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,364/- ( A(1) = Rs 24,266/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 24,364/- is paid, by online on 07/01/2016 6:42PM with Govt. Ref. No. 192015160029023641 on 07-01-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 197733613 on 07/01/2016, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,384/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,32,284/- is paid, by online on 07/01/2016 6:42PM with Govt. Ref. No. 192015160029023641 on 07-01-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 197733613 on 07/01/2016, Head of Account 0030-02-103-003-02



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 15/01/2016

#### 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 of Indian Stamp Act 1899.

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,384/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 192913, Purchased on 07/01/2016, Vendor named S CHATTERJEE.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

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19/01/2016 Query No:-19010001075698 / 2015 Deed No :1 - 190100370 / 2016, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 15407 to 15434  
being No 190100370 for the year 2016.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2016.01.19 14:11:17 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 19/01/2016 14:11:16  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

DATED THIS 08<sup>th</sup> DAY OF JANUARY 2016

BETWEEN

DREAM TOWER KOLKATA PRIVATE LIMITED

...Vendor

AND

AARBUR GREEN ESTATES LLP

... Purchaser

CONVEYANCE

**PANKAJ SHROFF & COMPANY**  
Advocates  
OLISA HOUSE, 8TH FLOOR,  
4, GOVERNMENT PLACE (NORTH),  
KOLKATA - 700001  
legal@pankajco.com