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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M/C-2644/16
X 595389

Certified that the Document is subject to Registration. The Stamp and the endorsement sheets attached to this document are the part of this Document.

17 DEC 2016

[Signature]
Additional Registrar
of Assurances-1, Kolkata

DMO-135648/16
MR-80250808

THIS DEED OF SALE made this 13th day of DECEMBER Two Thousand and Sixteen **BETWEEN (1) (SM.) CHAITALI GUHA THAKURTA** (having PAN AYBPG1476F) wife of late Bimalendu Guha Thakurta residing at 48B, Dr. Suresh Sarkar Road, Police Station - Beniapurkur, Post Office - Entally, Kolkata-

[Signature]

[Signature]

90 250/-
90 200/-
550/-
[Signature]

Sl. No. 23491 Date 30 NOV 2016

Name.....

Add.....

AMT..... 1001

PANKAJ SHROFF & CO.
4, Commercial Place (North)
Delta House, 2nd Floor
Park Road, 700 001


SOUMITRA CHANDA
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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 DEC 2016

700014, **(2) SAPTADEEP GUHA THAKURTA** son of late Bimalendu Guha Thakurta (having PAN AGAPT5095Q) residing at 48B, Dr. Suresh Sarkar Road, Police Station - Beniapukur, Post Office - Entally, Kolkata-700014 and **(3) (SM.) JAITA BASAK** wife of Nirmal Basak and daughter of late Bimalendu Guha Thakurta (having PAN AEEP9364E) residing at P-12, C.I.T. Road, Scheme VIM, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata-700054, (hereinafter referred to as "the **Vendors**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and legal representatives) of the **FIRST 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, Post Office -Park Street, Police Station - Shakespeare Sarani, Kolkata - 700016 represented by its Designated Partner **Mr. Shekhar Burman** son of late Ratan Chand Burman residing at Flat 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 **SECOND PART AND AMIR SHAKE (alias AMIR SHEKH)** (having PAN BDPPS5184J) son of late Moslem Shake residing at Village Khodar Bajar, Uttarpara, Police Station and Post Office - Baruipur, Kolkata-700144 (hereinafter referred to as "the **First Confirming Party**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs executors administrators and legal representatives) of the **THIRD PART AND DREAM TOWER KOLKATA PRIVATE LIMITED** (having PAN AACCD4214A), a company incorporated under the Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Police Station and Post Office - Ballygunge, Kolkata-700019 represented by its Constituted Attorney Mr. Satyajeet Burman son of late Ratan Chand Burman by faith Hindu, by occupation Business, working for gain at 3B, Camac Street, Post Office - Park Street, Police Station - Shakespeare Sarani, Kolkata - 700016 (hereinafter referred to as "the **Second Confirming Party**", 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 **FOURTH PART AND (1) U.S. CREATIONS PRIVATE LIMITED** (having PAN AAACU7820P), **(2) JAIMATA CREATIONS PRIVATE LIMITED** (having PAN AABCJ6049G), **(3) BISWAPITA PROPERTIES PRIVATE LIMITED** (having PAN AACCB7272J), **(4) DOLPHIN AGENTS PRIVATE LIMITED** (having PAN AABCD1177D), **(5) JAIN**






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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 DEC 2016

PLAZA PRIVATE LIMITED (having PAN AABCJ7122Q), **(6) DREAM DEVELOPERS PRIVATE LIMITED** (having PAN AACCD0167A), **(7) BAJRANG CREATIONS PRIVATE LIMITED** (having PAN AACCB7273K), **(8) RISU IMPEX PRIVATE LIMITED** (having PAN AADCR1403N), **(9) PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED** (having PAN AABCP6980A), **(10) JAINEX COMMERCE PRIVATE LIMITED** (having PAN AABCJ2570L), **(11) MANIK FINTRADE PRIVATE LIMITED** (having PAN AADCM2561N), **(12) PARAS FINVEST PRIVATE LIMITED** (having PAN AABCP8232F), **(13) JFC HIRE PURCHASE PRIVATE LIMITED** (having PAN AAACJ6819R) and **(14) NORTEL DEALCOM PRIVATE LIMITED** (having PAN AABCN6151B), all fourteen companies incorporated under the Companies Act, 1956 having their common registered office at 44/2A, Hazra Road, Police Station and Post Office - Ballygunge, Kolkata-700019 represented by their Constituted Attorney Mr. Satyajeet Burman son of late Ratan Chand Burman by faith Hindu, by occupation Business, working for gain at 3B, Camac Street, Post Office - Park Street, Police Station - Shakespeare Sarani, Kolkata - 700016 (hereinafter collectively referred to as "the **Third Confirming Parties**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest) of the **FIFTH PART**:

WHEREAS:

- A. The Vendors hereto along with (1) Amalendu Guha Thakurta son of late Sushil Kumar Guha Thakurta, (2) Niharendu Guha Thakurta son of late Sushil Kumar Guha Thakurta, (3) Sukhendu Guha Thakurta son of late Sushil Kumar Guha Thakurta, (4) Sarojendu Guha Thakurta son of late Sushil Kumar Guha Thakurta, and (5) Nirmalendu Guha Thakurta, were the absolute owners of **All Those** pieces and parcels of contiguous landed property containing an area of 104.66 Satak (equivalent to 63.32 Cottahs) more or less situate lying at and comprised in R.S. Dag Nos. 3325 (Part), 3329 and 3334 recorded in R.S. Khatian Nos. 832, 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 together with buildings sheds and structures thereat (morefully described in the **First Schedule** hereunder written hereinafter referred to as "the **Larger Property**") in the following shares and proportions **subject to** the tenancies of monthly tenants occupying certain portions of the Larger Property including Messrs. Aarbur and Messrs. Aparajita occupying major portions thereof (hereinafter referred to as the "**said Tenants**"):   

Sl. No.	Name	Share
1a.	Chaitali Guha Thakurta	1/18th
1b.	Saptadeep Guha Thakurta	1/18th
1c.	Jaita Basak	1/18th
2.	Amalendu Guha Thakurta	1/6th
3.	Niharendu Guha Thakurta	1/6th
4.	Sukhendu Guha Thakurta	1/6th
5.	Sarojendu Guha Thakurta	1/6th
6.	Nirmalendu Guha Thakurta	1/6th

For the sake of brevity, the said (1) Amalendu Guha Thakurta, (2) Niharendu Guha Thakurta, (3) Sukhendu Guha Thakurta, (4) Sarojendu Guha Thakurta, and (5) Nirmalendu Guha Thakurta, are hereinafter collectively referred to as "the **Remaining Owners**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives.




Facts about devolution of title to the Larger Property in favour of the Vendors and the Remaining Owners are mentioned in the **Third Schedule** hereunder written.

- B. By three several Agreements for Sale, two dated 15th December 2012 and one dated 08th January 2013 (hereinafter referred to as "the **said Three Sale Agreements**"), the Vendors and the Remaining Owners agreed to sell and the First Confirming Party agreed to purchase the Larger Property from the Vendors and the Remaining Owners at and for the consideration calculated at the rate of Rs.5,00,000/- (Rupees five lakh only) Per Cottah of land comprised in the Larger Property free from all encumbrances mortgages charges liens lis pendens tenancies occupancies and liabilities whatsoever in the name of himself and/or his nominee or nominees.
- C. Pursuant to the said Three Sale Agreements, the First Confirming Party, from time to time, paid a total sum of Rs.21,40,000/- (Rupees twenty-one lakh forty thousand only) to the Vendors and the Remaining Owners as part

payment of the consideration payable to them for purchase of the Larger Property.

D. The First Confirming Party not being desirous of completing the purchase of the Larger Property, in the month of February 2013 nominated the Second Confirming Party and the Third Confirming Parties to the Vendors and the Remaining Owners to complete the sale of the Larger Property in favour of them in place and stead of and as the nominee of the First Confirming Party, which nomination was duly accepted by the Vendors and the Remaining Owners, and in pursuance of such nomination:

- (i) the Second Confirming Party and the Third Confirming Parties agreed to pay to the First Confirming Party a total consideration of Rs.95,00,000/- for such nomination;
- (ii) in addition to the said consideration of Rs.95,00,000/- the Second Confirming Party and the Third Confirming Parties also agreed to reimburse to the First Confirming Party the amount of Rs.21,40,000/- paid by him to the Vendors and the Remaining Owners;
- (iii) the Second Confirming Party paid a sum of Rs.50,000/- (Rupees fifty thousand only) to the First Confirming Party as part payment of the said total consideration of Rs.95,00,000/- (the receipt whereof the First Confirming Party doth hereby admit and acknowledge);
- (iv) four of the Remaining Owners namely the said Niharendu Guha Thakurta, Sukhendu Guha Thakurta, Sarojendu Guha Thakurta and Nirmalendu Guha Thakurta, for the consideration of Rs.20,00,000/- received by them in equal shares from the Second Confirming Party, with the consent and concurrence of the First Confirming Party granted sold conveyed and transferred unto and to the Second Confirming Party **All That** undivided 06.64 Satak landed property (equivalent to 04.02 Cottahs) more or less out of their respective undivided shares in the said 104.66 Satak landed property comprised in the Larger Property (details whereof are mentioned in the table below), absolutely and forever by a Deed of Sale dated 12th April, 2013 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 (hereinafter referred to as "**the said Deed of Sale**"):

Sl. No.	R.S. Dag Nos.	L.R. Dag Nos.	Nature of Use	Larger Property (in Satak)	Land conveyed by said Deed of Sale (in Satak)
1.	3325	3397	Sali	15.66 (out of total area of 127 in the Dag)	01.66
2.	3329	3401	Bastu	77.00	03.32
3.	3334	3406	Sali	12.00	01.66
Total:				104.66	06.64

- (v) the Vendors hereto and the Remaining Owners, individually and severally, with the consent and concurrence of the First Confirming Party, by 14 (fourteen) several Agreements for Sale all registered with the Additional Registrar of Assurances-I, Kolkata, agreed to complete the sale of **All That** the remaining undivided 98.02 Satak landed property (equivalent to 59.30 Cottahs) more or less out of their respective undivided share in the said 104.66 Satak landed property comprised in the Larger Property (which 98.02 Satak Property is for brevity's sake hereinafter referred to as "the **said Property**") in favour of the Third Confirming Parties as nominees and in place and stead of the First Confirming Party free from all encumbrances and liabilities whatsoever for the consideration calculated at the rate of Rs.5,00,000/- (Rupees five lakh only) Per Cottah of land comprised in the said Property (hereinafter referred to as "the **said Fourteen Sale Agreements**"). Particulars of the undivided share in the said Property agreed to be conveyed respectively by the Vendors and the Remaining Owners in favour of the Third Confirming Parties, individually and/or severally, alongwith the date of the agreement and the details of the registration particulars of each sale agreements are mentioned in the Table below:

Sl. No.	Agreement Date & Registration Particulars	Name of Vendor	Name of Purchaser being the Third Confirming Parties hereto	Undivided Share in the said Property (in Satak)
1.	12.04.2013	Sarojendu Guha	U.S. Creations Private Limited	

	Book I, CD Volume No. 8, Pages 3477 to 3492, Being No.03915 for the year 2013	Thakurta		07.892
2.	12.04.2013 Book I, CD Volume No. 8, Pages 3493 to 3508, Being No.03916 for the year 2013		Jaimata Creations Private Limited	07.892
3.	12.04.2013 Book I, CD Volume No. 8, Pages 3509 to 3524, Being No.03917 for the year 2013	Nirmalendu Guha Thakurta	Biswapita Properties Private Limited	07.892
4.	12.04.2013 Book I, CD Volume No. 8, Pages 3525 to 3540, Being No.03918 for the year 2013		Dolphin Agents Pvt. Ltd.	07.892
5.	12.04.2013 Book I, CD Volume No. 8, Pages 3541 to 3555, Being No.03919 for the year 2013	Sukhendu Guha Thakurta	Jain Plaza Pvt. Ltd	07.892
6.	12.04.2013 Book I, CD Volume No. 8, Pages 3556 to 3570, Being No.03920 for the year 2013		Dream Developers Pvt. Ltd.	07.892
7.	12.04.2013 Book I, CD Volume No. 8, Pages 3571 to 3586, Being No.03921 for the year 2013	Niharendu Guha Thakurta	Bajrang Creations Private Limited	07.892
8.	12.04.2013 Book I, CD Volume No. 8, Pages 3587 to 3602, Being No.3922 for the year 2013		Risu Impex Private Limited	07.892

9.	13.04.2013 Book I, CD Volume No. 8, Pages 3432 to 3446, Being No.03912 for the year 2013	Amalendu Guha Thakurta	Pinku Sonu Investments and Properties Pvt. Ltd.	05.813
10.	13.04.2013 Book I, CD Volume No. 8, Pages 3447 to 3461, Being No.03913 for the year 2013		Jainex Commerce Pvt. Ltd.	05.813
11.	13.04.2013 Book I, CD Volume No. 8, Pages 3462 to 3476, Being No.03914 for the year 2013		Manik Fintrade Pvt. Ltd.	05.814
12.	29.04.2013 Book I, CD Volume No. 11, Pages 1835 to 1849, Being No.05465 for the year 2013	Saptadeep Guha Thakurta	Paras Finvest Private Limited	05.813
13.	29.04.2013 Book I, CD Volume No. 11, Pages 1850 to 1864, Being No.05466 for the year 2013	Chaitali Guha Thakurta	JFC Hire Purchase Private Limited	05.813
14.	29.04.2013 Book I, CD Volume No. 11, Pages 1865 to 1879, Being No.05467 for the year 2013	Jalita Basak	Nortel Dealcom Private Limited	05.814
			Total:	98.02

- E. Pursuant to the said Fourteen Sale Agreements, the Third Confirming Parties, from time to time, paid an aggregate sum of Rs.78,50,000/- to the Vendors and the Remaining Owners for purchase of the said Property. In terms of the said Fourteen Sale Agreements, the Vendors and the

Remaining Owners delivered peaceful vacant possession of those portions of the said Property which were lying vacant with them to the Third Confirming Parties for being held jointly with the Vendors and the Remaining Owners.

- F. The Vendors and the Remaining Owners having failed to evict the tenants occupying portions of the said Property as agreed under the said Fourteen Sale Agreements, the Third Confirming Parties decided not to complete the purchase of the said Property, and in or about April 2015, nominated the Second Confirming Party to the Vendors and the Remaining Owners to complete the sale of the said Property in favour of the Second Confirming Party in place and stead of and as nominee of the Third Confirming Parties at the same rate of Rs.5,00,000/- per Cottah of land comprised in the said Property and the Vendors and the Remaining Owners agreed to complete the sale of the said Property in favour of the Second Confirming Party, and pursuant to such nomination:
- (a) the Second Confirming Party reimbursed to the Third Confirming Parties (i) the entire part payments of Rs.78,50,000/- made by them to the Vendors and the Remaining Owners under the said Fourteen Sale Agreements and (ii) the costs of Rs.17,73,966/- incurred by the Third Confirming Parties towards stamp duty, registration fees, etc. in connection with the said Property, aggregating to Rs.96,23,966/=;
 - (b) the Third Confirming Parties delivered possession of the said Property to the Second Confirming Party for being held along with the Vendors and the Remaining Owners; and
 - (c) the Second Confirming Party agreed to make payment of the balance consideration of Rs.94,50,000/- payable to the First Confirming Party as aforesaid.
- G. The Vendors and the Remaining Owners having failed to evict the tenants occupying portions of the said Property as agreed under the said Fourteen Sale Agreements, the Second Confirming Party also decided not to complete the purchase of the said Property, and in or about January 2016, nominated the Purchaser hereto to the Vendors and the Remaining Owners to complete the sale of the said Property in favour of the Purchaser in place and stead of and as nominee of the Second Confirming Party at the same rate of Rs.5,00,000/- per Cottah of land comprised in the said Property and the Vendors and the Remaining Owners agreed to complete the sale of the said Property in favour of the Purchaser and pursuant to such nomination:

- (a) the Purchaser paid the agreed consideration of Rs.1,80,00,000/- (Rupees one crore eighty lakh) only to the Second Confirming Party {(which inter-alia included reimbursement of (i) all part payments made by the Second Confirming Party to the First Confirming Party for purchase of the said Property, (ii) all part payments made by the Second Confirming Party through the Third Confirming Parties to the Vendors and the Remaining Owners and (iii) all expenses incurred by the Second Confirming Party towards development of land, registration of the said Fourteen Sale Agreements, etc.) and the Second Confirming Party doth hereby admit and acknowledge receipt of the said sum of Rs.1,80,00,000/- from the Purchaser and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the said Property in favour of the Purchaser};
- (b) the Second Confirming Party delivered originals of all documents connected with the Larger Property (including the said Fourteen Sale Agreements and the said Deed of Sale) to the Purchaser;
- (c) the Purchaser agreed to make payment of the balance consideration of Rs.94,50,000/- payable to the First Confirming Party as aforesaid;
- (d) the Second Confirming Party hereto, by a Deed of Conveyance dated 08th January, 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.1901-2016, Pages 15407 to 15434, Being No.190100370 for the year 2016, for the consideration therein mentioned granted sold conveyed and transferred unto and to the Purchaser hereto, **All That** the said piece and parcel of undivided 06.64 Satak land (equivalent to 04.02 Cottahs) more or less out of the Larger Property measuring 104.66 Satak, absolutely and forever, which was purchased by the Second Confirming Party by the aforesaid Deed of Sale dated 12th April, 2013.
- H. Prior to contracting with the Second Confirming Party as aforesaid, the Purchaser approached the First Confirming Party who agreed (i) not to enforce his nomination contract entered with the Second Confirming Party and the Third Confirming Parties in respect of the Larger Property and (ii) not to claim any consideration from the Second Confirming Party or the Third Confirming Parties or any right or interest whatsoever in the Larger

Property or any part thereof, subject to payment of consideration of Rs.30,00,000/- (Rupees thirty lakh) only and reimbursement of Rs.10,15,000/- which was paid by the First Confirming Party to the Vendors and the Remaining Owners for purchase of the said Property under the above-referred Three Sale Agreements.

- H1. In this regard, it is pertinent to record that out of the part payment of Rs.21,40,000/- paid by the First Confirming Party to the Vendors and the Remaining Owners under the said Three Sale Agreements referred in Recital C above, the Vendors and the Remaining Owners have from time to time refunded to the First Confirming Party a sum of Rs.11,25,000/- and the balance sum of Rs.10,15,000/- is still lying with the Vendors and the Remaining Owners.
- H2. In lieu of the said agreement with First Confirming Party, the Purchaser, from time to time, paid to the First Confirming Party the entire agreed consideration of Rs.30,00,000/- and also reimbursed to the First Confirming Party the part payments of Rs.10,15,000/- made by the First Confirming Party to the Remaining Owners for purchase of the said Property under the said Three Sale Agreements (and the First Confirming Party doth hereby admit and acknowledge receipt of the said sum of Rs.40,15,000/- from the Purchaser and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the Larger Property in favour of the Purchaser).
- H3. The registration fees payable on the said consideration of Rs.30,00,000/- received by Amir Shake has been paid at the time of registration of the Deed of Sale dated 06th May 2016 with the Additional Registrar of Assurances-I, Kolkata in Book I vide Being No.1901-03643 for the year 2016, whereby said Sarojendu Guha Thakurta conveyed his entire 15.785 Satak undivided share of and in the said Property measuring 98.02 Satak more or less together with his 1/6th undivided share in the buildings sheds and structures at the Larger Property in favour of the Purchaser, and as such the same is not being paid at the time of registration of this Deed.



I. Pursuant to the aforesaid nominations, the Vendors are hereby conveying their entire **17.44 Satak** undivided share of and in the said Property measuring 98.02 Satak more or less in favour of the Purchaser at and for the mutually revised enhanced consideration of Rs.80,25,000/- (Rupees eighty lakh twenty five thousand) only free from all encumbrances mortgages charges attachments liens lis pendens leases tenancies occupancy-rights bargadars uses debutters trusts acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever **subject to** the tenancies of the said Tenants.


1. **NOW THIS DEED WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the said sum of Rs.80,25,000/- (Rupees eighty lakh twenty five thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser partly through the Third Confirming Parties to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do 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 the Vendors, the First Confirming Party, the Second Confirming Party and the Third Confirming Parties 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 Vendors hereby grant sell convey transfer assign and assure unto and to the Purchaser hereto and the First Confirming Party, the Second Confirming Party and the Third Confirming Parties do hereby concur confirm and assure unto and to the Purchaser hereto **ALL THAT** the Vendors' entire undivided **17.44 Satak** land (equivalent to **10.55 Cottahs**) more or less out of 98.02 Satak land situate lying at and comprised of R.S. Dag Nos. 3325(P), 3329 and 3334 corresponding to L.R. Dag Nos. 3397(P), 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 **Second Schedule** hereunder written and hereinafter referred to as "the **said share in the said Property**") **TOGETHER WITH** entire share right title and interest in 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 Vendors and all rights and interest whatsoever of the First Confirming Party, the Second Confirming Party and the Third Confirming Parties into and upon the Larger Property **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the Larger Property or any part or share thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors 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 without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges attachments liens lis pendens leases tenancies occupancy-rights bargadars uses debutters trusts acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever (save the said Tenants).

2. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done omitted executed or knowingly permitted or suffered to the contrary, the Vendors are 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 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 Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the 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 Vendors have now in themselves 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 properties hereby granted conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, lis-pendens, uses, *debutters*, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment 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 their predecessors-in-title.
- (v) **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 Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former or other estate right title interest claims, demands, encumbrances, mortgages, charges, leases, tenancies, occupancy-rights, *bargadars*, *bhagchasis*, liens, attachments, lis-pendens, uses, *debutters*, trusts, wakf, *devseva*, benami-transaction, right of residence or maintenance under any testamentary disposition/settlement, acquisition, requisition, vesting, alignment and liabilities whatsoever or howsoever made done occasioned or suffered by the Vendors or their predecessors-in-title or any person or persons having



or lawfully rightfully or equitably claiming as aforesaid (save the said Tenants).

- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties hereby granted conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and 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.

3. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- (a) **THAT** the properties hereby granted and conveyed or expressed or intended so to be or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Government or any other Public body or authorities.
- (c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force.



- (d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- (e) **AND THAT** there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending in any court of law and that no person has claimed any right title interest or possession whatsoever in or in respect of the properties hereby granted and conveyed or expressed or intended so to be or on any part or share thereof and save and except the Vendors no other person can claim any right title or interest whatsoever in the properties hereby granted and conveyed or expressed or intended so to be or any part thereof.

4. THE FIRST CONFIRMING PARTY DOTH HEREBY COVENANT WITH THE PURCHASER THAT the First Confirming Party has divested all his right and interest whatsoever in the Larger Property in favour of the Purchaser **AND THAT** the First Confirming Party does not have any right or interest whatsoever in the Larger Property or any part thereof **AND THAT** the First Confirming Party does not have any claim against the Purchaser, the Second Confirming Party, the Third Confirming Parties, the Vendors or the Remaining Owners whatsoever or howsoever.

5. THE SECOND CONFIRMING PARTY AND THE THIRD CONFIRMING PARTIES DO HEREBY COVENANT WITH THE PURCHASER THAT the Second Confirming Party and the Third Confirming Parties have divested all their right and interest whatsoever in the said Property in favour of the Purchaser **AND THAT** the Second Confirming Party and the Third Confirming Parties do not have any right or interest whatsoever in the said Property or any part thereof **AND THAT** the Second Confirming Party and the Third Confirming Parties do not have any claim against the Purchaser, the First Confirming Party, the Vendors or the Remaining Owners whatsoever or howsoever.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Larger Property)

ALL THAT the piece and parcel of land measuring 104.66 Satak more or less (equivalent to **63.32 Cottahs**) more or less situate lying at and comprised in

the Dags mentioned in the table hereinbelow, all in Mouza Jagaddal, J.L. No. 71, under Police Station Sonarpur in the District of South 24-Parganas within the jurisdiction of Rajpur Sonarpur Municipality together with buildings sheds and structures thereat:

Sl. No.	R.S. Dag Nos.	L.R. Dag Nos.	R.S. Khatian Nos.	L.R. Khatian Nos.	Nature Of Land	Total Area In Each Dag (in Satak)	Area comprised in each Dag constituting the Larger Property (in Satak)
1.	3325 (Part)	3397 (Part)	832	566 1590 2375	Sali	127	15.66
2.	3329 (Full)	3401 (Full)	697	75 1664	Bastu	77	77.00
3.	3334 (Full)	3406 (Full)	448	75	Sali	12	12.00
Total:						216	104.66

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 R.S. Dag Nos. 3330, 3331, 3332 and 3333 of Mouza Jagaddal.
- On the **South** : Partly by municipal road Dwarir Road and partly by Proposed Road (acquired for road from a portion of R.S. Dag No. 3325 of Mouza Jagaddal);
- On the **East** : Partly by each R.S. Dag Nos. 3331, 3332, 3333 and 3335 of Mouza Jagaddal.;
- On the **West** : By Proposed Road (acquired for road 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.

BE IT MENTIONED THAT the constructed area of the buildings sheds and structures at the said 104.66 Satak landed property is about 24,000 Square feet.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(said share in the said Property)

ALL THAT undivided **17.44 Satak** (equivalent to **10.55 Cottahs**) in the piece and parcel of land measuring 98.02 Satak more or less out of 104.66 Satak more or less land situate lying at and comprised in the Dags mentioned in the table hereinbelow, all in Mouza Jagaddal, J.L. No. 71, under Police Station Sonarpur in the District of South 24-Parganas within the jurisdiction of Rajpur Sonarpur Municipality together with entire 1/6th undivided share of and in the buildings sheds and structures lying at the Larger Property:

Sl. No.	R.S. Dag Nos.	L.R. Dag Nos.	R.S. Khatian Nos.	L.R. Khatian Nos.	Nature Of Land	Area of each Dag constituting the said Property (in Satak)	Area being hereby conveyed by the Vendors (in Satak)
1.	3325	3397	832	566 1590 2375	Sall	14.00	02.61
2.	3329	3401	697	75 1664	Bastu	73.68	12.83
3.	3334	3406	448	75	Sall	10.34	02.00
Total:						98.02	17.44

BE IT MENTIONED THAT undivided 1/6th share of the constructed area of the buildings sheds and structures at the Larger Property being hereby conveyed in favour of the Purchaser is 4,000 Square feet.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Facts about devolution of title of the Larger Property in favour of the Vendors and the Remaining Owners)

A. Title Relating to 15.66 Satak landed property comprised in R.S. Dag No. 3325 corresponding to L.R. Dag No. 3397:

- (i) One Sm. Asha Ghosh wife of Bidhubhushan Ghosh was the absolute owner of **All That** piece and parcel of land containing an area of 127 Decimals more or less situate lying at and comprised of entire R.S. Dag No. 3325

recorded in R.S. Khatian No.832 in Mouza - Jagaddal, J.L. No. 71, Police Station - Sonarpur, District South 24-Parganas (for the sake of brevity hereinafter referred to as "the **Dag 3325 Property**").

- (ii) By a Kobala (Deed of Sale in Bengali language) dated 16th January, 1970 made between said Sm. Asha Ghosh as vendor therein and Sm. Joysree Dutta wife of Ajay Kumar Dutta and Sm. Aruna Chowdhury wife of Krishna Kanta Chowdhury as purchasers therein and registered with the Additional District Sub-Registrar, Sonarpur in Book I, Volume No. 4, Pages 154 to 161, Being No. 86 for the year 1970, Sm. Asha Ghosh for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of said Sm. Joysree Dutta and Sm. Aruna Chowdhury, amongst other properties, **All That** piece and parcel of land containing an area of 63 decimals more or less situate lying at and comprised of divided demarcated eastern and south-eastern portion of the Dag 3325 Property, absolutely and forever.
- (iii) By a Kobala (Deed of Sale in Bengali language) dated 16th February, 1972 made between said Sm. Joysree Dutta and Sm. Aruna Chowdhury as vendors therein and Nirmalendu Guha Thakurta, Bimalendu Guha Thakurta, Amalendu Guha Thakurta, Niharendu Guha Thakurta, Shukhendu Guha Thakurta and Sarojendu Guha Thakurta as purchasers therein and registered with the Additional District Sub-Registrar, Sonarpur in Book I, Volume No. 9, Pages 182 to 187, Being No. 446 for the year 1972, said Sm. Joysree Dutta and Sm. Aruna Chowdhury for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of the said Nirmalendu Guha Thakurta and five others **All That** piece and parcel of land containing an area of 15.66 decimal (equivalent to 09 Cottahs 07 Chittacks 26 Square feet) more or less situate lying at and comprised of divided demarcated south-eastern portion of said Dag 3325 Property (for the sake of brevity hereinafter referred to as "the **said 15.66 Decimal Property**"), absolutely and forever.
- (iv) The said Bimalendu Guha Thakurta, a Hindu governed by Dayabhaga School of Hindu Law died intestate on 15th October, 1998 leaving him surviving his wife Sm. Chaitali Guha Thakurta, son Saptadeep Guha Thakurta and daughter Sm. Jaita Basak as his only legal heiresses and heir who all upon





his death inherited became entitled to his undivided 1/6th part or share in the said 15.66 Decimal Property, absolutely in equal 1/18th shares each.

- (v) In the premises the said Nirmalendu Guha Thakurta, Niharendu Guha Thakurta, Shukhendu Guha Thakurta, Sarojendu Guha Thakurta, Sm. Chaitali Guha Thakurta, Saptadeep Guha Thakurta, Sm. Jalta Basak and Amalendu Guha Thakurta became the owners of the said 15.66 Decimal Property in the shares and proportion recited in Recital A hereinabove.

B. Title Relating to R.S. Dag No. 3329 corresponding to L.R. Dag No.3401 and R.S. Dag No. 3334 corresponding to L.R. Dag No.3406:

- (i) One Amber Ali Molla son of late Nani Molla and Surja Bibi wife of Ambar Ali Molla were the absolute owners **All That** piece and parcel of land containing an area of 77 decimals (equivalent to 46 Cottahs 09 Chittacks 16 Square feet) more or less situate lying at and comprised of entire R.S. Dag No. 3329 recorded in R.S. Khatian No. 697 and L.R. Khatian Nos.75, and 1664 in Mouza - Jagaddal, J.L. No.71, Police Station - Sonarpur, District South 24-Parganas (hereinafter referred to as "**the said Dag 3329 Property**"), and their names were recorded as raiyats in the finally published R.S. Records of Rights in respect of the said R.S. Dag No. 3329 under the said R.S. Khatian No. 697.
- (ii) The said Amber Ali Molla was also the absolute owner **All That** piece and parcel of land containing an area of 12 decimals (equivalent to 07 Cottahs 04 Chittacks 07 Square feet) more or less comprised of entire R.S. Dag No. 3334 recorded in R.S. Khatian No. 448 and L.R. Khatian No.75 in Mouza - Jagaddal, J.L. No. 71, Police Station - Sonarpur, District South 24-Parganas (hereinafter referred to as "**the said Dag 3334 Property**").
- (iii) By a Kobala (Deed of Sale in Bengali language) dated 16th April, 1962 made between said Amber Ali Molla and Surja Bibi as vendors therein and Usha Rani Guha Thakurta as purchaser therein and registered with the Sub-Registrar, Barulpur in Book I, Volume No. 47, Pages 92 to 97, Being No. 3663 for the year 1962:
- (a) said Amber Ali Molla and Surja Bibi for the consideration therein mentioned granted sold conveyed and transferred unto and in favour





- of said Usha Rani Guha Thakurta **All That** the said Dag 3329 Property, absolutely and forever; and
- (b) said Amber Ali Molla for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of said Usha Rani Guha Thakurta **All That** the said Dag 3334 Property, absolutely and forever.
- (iv) The said Usha Rani Guha Thakurta, a Hindu governed by Dayabhaga School of Hindu Law died intestate on 4th August, 1989 leaving her surviving her husband Sushil Kumar Guha Thakurta and six sons Nirmalendu Guha Thakurta, Bimalendu Guha Thakurta, Amalendu Guha Thakurta, Niharendu Guha Thakurta, Shukhendu Guha Thakurta and Sarojendu Guha Thakurta as her only legal heirs who all upon his death inherited and became entitled to, amongst other properties, the said Dag 3329 Property and said Dag 3334 Property, absolutely in equal shares.
- (v) The said Sushil Kumar Guha Thakurta, a Hindu governed by Dayabhaga School of Hindu Law died intestate on 15th September, 1997 leaving him surviving him abovenamed six sons Nirmalendu Guha Thakurta and five others as his only legal heirs who all upon his death inherited and became entitled to his undivided 1/7th part or share in the said Dag 3329 Property and said Dag 3334 Property, absolutely in equal shares.
- (vi) The said Bimalendu Guha Thakurtha a Hindu governed by Dayabhaga School of Hindu Law died intestate on 15th October, 1998 leaving him surviving his wife Sm. Chaitali Guha Thakurta, son Saptadeep Guha Thakurta and daughter Sm. Jaita Basak as his only legal heiresses and heir who all upon his death inherited became entitled to his undivided 1/6th part or share in the said Dag 3329 Property and said Dag 3334 Property, absolutely in equal shares.
- (vii) In the premises the said Nirmalendu Guha Thakurta, Niharendu Guha Thakurta, Shukhendu Guha Thakurta, Sarojendu Guha Thakurta, Sm. Chaitali Guha Thakurta, Saptadeep Guha Thakurta, Sm. Jaita Basak and Amalendu Guha Thakurta became the owners of the said Dag 3329 Property and said Dag 3334 Property in the shares and proportion recited in Recital A hereinabove.





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 by the abovenamed Vendors, (1) Chaitali Guha Thakurta, (2) Saptadeep Guha Thakurta and (3) Jaite Basak at Kolkata in the presence of:

Chaitali Guha Thakurta

Saptadeep Guha Thakurta

Jaite Basak

1) *Anubhushan* Advocate

2) *Gouram Banik*
3B, Canal Street
Kolkata - 700016

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 / Authorized Signatory

1) *Anubhushan* Advocate
Pankaj Shroff & Co.
4, Government Place (North),
8th floor, Kolkata - 700001.

2) *Gouram Banik*

SIGNED SEALED AND DELIVERED by the abovenamed **FIRST CONFIRMING PARTY, Amir Shake** at Kolkata in the presence of:

- 1) Ankush Chandra Advocate
- 2) Gouram Banik

১৫.১১.২০১৬

Read over and explained the contents of this deed to Amir shake in Bengali language who have fully understood the same.
Gouram Banik

SIGNED SEALED AND DELIVERED on behalf of the abovenamed **SECOND CONFIRMING PARTY, Dream Tower Kolkata Private Limited** by its Constituted Attorney Mr. Satyajee Burman at Kolkata in the presence of:

- 1) Ankush Chandra Advocate
- 2) Gouram Banik

Satyajee Burman Pvt. Ltd.
Sole Constituted Attorney

SIGNED SEALED AND DELIVERED on behalf of the abovenamed **THIRD CONFIRMING PARTIES** by their Constituted Attorney Mr. Satyajee Burman at Kolkata in the presence of:

- 1) Ankush Chandra Advocate
- 2) Gouram Banik

For and on behalf of
U. S. Erwin Pvt. Ltd., Infrate Erwin Pvt. Ltd.,
Bhavita Pvt. Ltd., Infrate Bhavita Pvt. Ltd.,
Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Infrate Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Infrate Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Infrate Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Infrate Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Infrate Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Infrate Infrate Pvt. Ltd., Infrate Infrate Pvt. Ltd.,
Satyajee Burman
Sole Constituted Attorney

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchaser, partly through the Third Confirming Parties, the within mentioned sum of Rs.80,25,000/- (Rupees eighty lakh twenty five thousand) only being the consideration in full payable under these presents as per the memo written below:

MEMO OF CONSIDERATION:

Sl. No.	By or out of Demand Draft/ Cheque No.	Date	Bank	Amount (Rs. P.)
1.	295276	27.04.2013	ICICI Bank	5,00,000.00
2.	846136	30.04.2013	-do-	50,000.00
3.	295264	27.04.2013	ICICI Bank	5,00,000.00
4.	053277	30.04.2013	-do-	50,000.00
5.	295266	27.04.2013	ICICI Bank	5,00,000.00
6.	268118	30.04.2013	-do-	50,000.00
7.	005012	13.12.2016	HDFC Bank	21,03,750.00
8.	005013	13.12.2016	HDFC Bank	21,03,750.00
9.	005014	13.12.2016	HDFC Bank	21,03,750.00
10.	Tax Deducted at Source @1% of Rs.63,75,000/- being the balance consideration:			<u>63,750.00</u>
Total:				80,25,000.00

(Rupees eighty lakh twenty five thousand) only

Witnesses:

> *Ankit Shroff* Advocate
 => *Gouram Banik*

Chaitan Subhakar
Supriya Gupta & Partners
(VENDORS)

Jaita Basak

Drafted by me:

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

DATED THIS 13th DAY OF DECEMBER 2016

BETWEEN

(SM.) CHAITALI GUHA THAKURTA & ORS,
... Vendors

AND

AARBUR GREEN ESTATES LLP
... Purchaser

AND

AMIR SHAKE
... First Confirming Party

AND

DREAM TOWER KOLKATA PRIVATE LIMITED
... Second Confirming Party

AND

U.S. CREATIONS PRIVATE LIMITED & ORS,
... Third Confirming Parties

CONVEYANCE

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

LAND OF MOUZA - JAGA DDAL J.LNO 71 - R.S. DAG. NO -
 3325 - AREA - ~~45.66~~ 45.66 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 P.S. SONAR PUR
 DIST / SOUTH 24 PARAGANAS - SCALE 1" IN = 50 - FT.



on behalf of
 Tower Kolkata Pvt. Ltd.
Ahijajat Khan

Jaito Bazar
 Supradolep lands Mahabub

MUNICIPAL ROAD

TRACED BY
G. M. Khan
Golam Mohammad Khan
 SURVEYOR
 Govt. Regd. No. - 27/S/86058 at 1997
 VII, Khodra Bazar, Barisalpur, Kol-144
 11/4/13

DRAWN BY
 LOCAL SURVEYOR

on behalf of
Ahijajat Khan
 Partner / Authorised Signatory

For AARBURGREN ESTATES LLP
 Partner / Authorised Signatory
Chaitali Ghosh

6271582200

Chaitali Gadhikar



Finger prints of the above executant

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

Sudhanshu Kulkarni



Finger prints of the above executant

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

Jaita Bansk



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

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

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 19010001556431/2016





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	Smt CHAITALI GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD., P.O:- ENTALLY, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Seller		6026 	Chaitali Guha Thakurta 13.12.16.
2	Mr SAPTADEEP GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD., P.O:- ENTALLY, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Seller		6037 	Sapta Deep Guha Thakurta 13.12.2016.
3	Smt JAITA BASAK P-12, CIT ROAD, SCHEME VIM., P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054	Seller		6038 	Jaita Basak 13.12.16.

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
4	Mr AMIR SHAKE Alias Mr AMIR SHEKH VILLAGE-KHODAR BAJAR, UTTARPARA., P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller		6099 	 26/12/2016
5.0	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [BAJRAN G CREATIO NS PRIVATE LIMITED]		 6040	 13/12/16
5.1	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [BISWAPI TA PROPER TIES PRIVATE LIMITED]			 13/12/16.
5.2	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [DOLPHIN AGENTS PRIVATE LIMITED]			 13/12/16.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5.3	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [DREAM DEVELOP ERS PRIVATE LIMITED]			<i>Adityajit Burman</i> 13/12/16.
5.4	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [DREAM TOWER KOLKATA PRIVATE LIMITED]			<i>Adityajit Burman</i> 13/12/16.
5.5	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [JAIMATA CREATIO NS PRIVATE LIMITED]			<i>Adityajit Burman</i> 13/12/16.
5.6	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [JAIN PLAZA PRIVATE LIMITED]			<i>Adityajit Burman</i> 13/12/16.
5.7	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [JAINEX COMMER CE PRIVATE LIMITED]			<i>Adityajit Burman</i> 13/12/16.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5.8	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [JFC HIRE PURCHA SE PRIVATE LIMITED]			 13/12/16.
5.9	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [MANIK FINTRAD E PRIVATE LIMITED]			 13/12/16.
5.10	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [NORTEL DEALCO M PRIVATE LIMITED]			 13/12/16.
5.11	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700016	Represent ative of Seller [PARAS FINVEST PRIVATE LIMITED]			 13/12/16.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5.12	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Seller [PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED]			<i>Satyajit Burman</i> 13/12/16
5.13	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Seller [RISU IMPEX PRIVATE LIMITED]			<i>Satyajit Burman</i> 13/12/16
5.14	Mr SATYAJEET BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Seller [U.S. CREATIONS PRIVATE LIMITED]			<i>Satyajit Burman</i> 13/12/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6 PRESENTANT	Mr SHEKHAR BURMAN UNIT NO. B4, SUNFLOWER COURT, 7, LOVE LOCK PLACE., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [AARBUR GREEN ESTATES LLP]		 6035	<i>Shekhar Burman</i> 13-12-2016

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	Smt CHAITALI GUHA THAKURTA, Mr SAPTADEEP GUHA THAKURTA, Smt JAITA BASAK, Mr AMIR SHAKE, Mr SATYAJEET BURMAN, Mr SHEKHAR BURMAN	<i>Praadeep Yadav.</i> 13/12/2016

(Sujan Kumar Maity)

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

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

GRN: 19-201617-003502051-1 Payment Mode Online Payment
GRN Date: 12/12/2016 17:06:38 Bank : HDFC Bank
BRN : 278298961 BRN Date: 12/12/2016 17:07:43

DEPOSITOR'S DETAILS

Name : AARBURGREN ESTATES LLP Id No. : 19010001556431/3/2016
[Query No./Query Year]
Contact No. : Mobile No. : +91 7890752405
E-mail :
Address : 3B CAMAC STREET, KOLKATA - 700016
Applicant Name : Smt CHAITALI GUHA THAKURTA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001556431/3/2016	Property Registration- Registration Fees	0030-03-104-001-18	88362
2	19010001556431/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	561770

In Words : Rupees Six Lakh Fifty Thousand One Hundred Thirty Two only **Total** 650132

Major Information of the Deed

Deed No :	I-1901-08758/2016	Date of Registration	17/12/2016
Query No / Year	1901-0001556431/2016	Office where deed is registered	
Query Date	24/11/2016 7:58:05 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	CHAITALI GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD., Thana : Beniapukur, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8100637453, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 80,25,000/-	Rs. 80,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,61,870/- (Article:23)	Rs. 88,362/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3397	LR-566	Bastu	Shali	2.61 Dec	11,00,000/-	11,00,000/-	Property is on Road Encumbered by Tenant,
L2	LR-3401	LR-75	Bastu	Bastu	12.83 Dec	48,25,000/-	48,25,000/-	Property is on Road Encumbered by Tenant,
L3	LR-3406	LR-75	Bastu	Shali	2 Dec	9,00,000/-	9,00,000/-	Property is on Road Encumbered by Tenant,
TOTAL :					17.44Dec	68,25,000 /-	68,25,000 /-	
Grand Total :					17.44Dec	68,25,000 /-	68,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	4000 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		4000 sq ft	12,00,000 /-	12,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt CHAITALI GUHA THAKURTA Wife of Late BIMALENDU GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD., P.O:- ENTALLY, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AYBPG1476F, Status :Individual, Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence

2	Mr SAPTADEEP GUHA THAKURTA Son of Late BIMALENDU GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD., P.O:- ENTALLY, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGAPT5095Q, Status :Individual, Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence
3	Smt JAITA BASAK Wife of Mr NIRMAL BASAK P-12, CIT ROAD, SCHEME VIM., P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEEP89364E, Status :Individual, Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence
4	Mr AMIR SHAKE, (Alias: Mr AMIR SHEKH) Son of Late MOSLEM SHAKE VILLAGE-KHODAR BAJAR, UTTARPARA., P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BDPPS5184J, Status :Confirming Party, Executed by: Self, Date of Execution: 13/12/2016 , Admitted by: Self, Date of Admission: 13/12/2016 ,Place : Pvt. Residence
5	DREAM TOWER KOLKATA PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACCD4214A, Status :Organization as Confirming Party, Executed by: Representative
6	U.S. CREATIONS PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAACU7820P, Status :Organization as Confirming Party, Executed by: Representative
7	JAIMATA CREATIONS PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABCJ6049G, Status :Organization as Confirming Party, Executed by: Representative
8	BISWAPITA PROPERTIES PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACCB7272J, Status :Organization as Confirming Party, Executed by: Representative
9	DOLPHIN AGENTS PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABCD1177D, Status :Organization as Confirming Party, Executed by: Representative
10	JAIN PLAZA PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABCJ7122Q, Status :Organization as Confirming Party, Executed by: Representative
11	DREAM DEVELOPERS PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACCD0167A, Status :Organization as Confirming Party, Executed by: Representative
12	BAJRANG CREATIONS PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACCB7273K, Status :Organization as Confirming Party, Executed by: Representative
13	RISU IMPEX PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACDR1403N, Status :Organization as Confirming Party, Executed by: Representative
14	PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABCP6980A, Status :Organization as Confirming Party, Executed by: Representative
15	JAINEX COMMERCE PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABCJ2570L, Status :Organization as Confirming Party, Executed by: Representative
16	MANIK FINTRADE PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACDM2581N, Status :Organization as Confirming Party, Executed by: Representative
17	PARAS FINVEST PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABCP8232F, Status :Organization as Confirming Party, Executed by: Representative
18	JFC HIRE PURCHASE PRIVATE LIMITED 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACJ6819R, Status :Organization as Confirming Party, Executed by: Representative

19 **NORTEL DEALCOM PRIVATE LIMITED**
 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India,
 PIN - 700019 PAN No. AABCN6151B, Status :Organization as Confirming Party, Executed by: Representative

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SATYAJEET BURMAN Son of Late RATAN CHAND BURMAN 3B, CAMAC STREET., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : DREAM TOWER KOLKATA PRIVATE LIMITED , U.S. CREATIONS PRIVATE LIMITED , JAIMATA CREATIONS PRIVATE LIMITED , BISWAPITA PROPERTIES PRIVATE LIMITED , DOLPHIN AGENTS PRIVATE LIMITED , JAIN PLAZA PRIVATE LIMITED , DREAM DEVELOPERS PRIVATE LIMITED , BAJRANG CREATIONS PRIVATE LIMITED , RISU IMPEX PRIVATE LIMITED , PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED , JAINEX COMMERCE PRIVATE LIMITED , MANIK FINTRADE PRIVATE LIMITED , PARAS FINVEST PRIVATE LIMITED , JFC HIRE PURCHASE PRIVATE LIMITED , NORTEL DEALCOM PRIVATE LIMITED
2	Mr SHEKHAR BURMAN Son of Late RATAN CHAND BURMAN UNIT NO. B4, SUNFLOWER COURT, 7, LOVE LOCK PLACE., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : AARBUR GREEN ESTATES LLP (as PARTNER)

Identifier Details :

Name & address	
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, Identifier Of Smt CHAITALI GUHA THAKURTA, Mr SAPTADEEP GUHA THAKURTA, Smt JAITA BASAK, Mr AMIR SHAKE, Mr SATYAJEET BURMAN, Mr SHEKHAR BURMAN	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt CHAITALI GUHA THAKURTA	AARBUR GREEN ESTATES LLP-0.87 Dec
2	Mr SAPTADEEP GUHA THAKURTA	AARBUR GREEN ESTATES LLP-0.87 Dec
3	Smt JAITA BASAK	AARBUR GREEN ESTATES LLP-0.87 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt CHAITALI GUHA THAKURTA	AARBUR GREEN ESTATES LLP-4.27667 Dec
2	Mr SAPTADEEP GUHA THAKURTA	AARBUR GREEN ESTATES LLP-4.27667 Dec
3	Smt JAITA BASAK	AARBUR GREEN ESTATES LLP-4.27667 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt CHAITALI GUHA THAKURTA	AARBUR GREEN ESTATES LLP-0.666667 Dec
2	Mr SAPTADEEP GUHA THAKURTA	AARBUR GREEN ESTATES LLP-0.666667 Dec
3	Smt JAITA BASAK	AARBUR GREEN ESTATES LLP-0.666667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt CHAITALI GUHA THAKURTA	AARBUR GREEN ESTATES LLP-1333.33 Sq Ft
2	Mr SAPTADEEP GUHA THAKURTA	AARBUR GREEN ESTATES LLP-1333.33 Sq Ft
3	Smt JAITA BASAK	AARBUR GREEN ESTATES LLP-1333.33 Sq Ft

Endorsement For Deed Number : I - 190108758 / 2016

On 10-12-2016

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 80,25,000/-



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

On 13-12-2016

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

Presented for registration at 19:25 hrs on 13-12-2016, at the Private residence by Mr SHEKHAR BURMAN ,

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

Execution is admitted on 13/12/2016 by 1. Smt CHAITALI GUHA THAKURTA, Wife of Late BIMALENDU GUHA THAKURTA, 48B, DR. SURESH SARKAR ROAD., P.O: ENTALLY, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 2. Mr SAPTADEEP GUHA THAKURTA, Son of Late BIMALENDU GUHA THAKURTA, 48B, DR. SURESH SARKAR ROAD., P.O: ENTALLY, Thana: Beniapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 3. Smt JAITA BASAK, Wife of Mr NIRMAL BASAK, P-12, CIT ROAD, SCHEME VIM., P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 4. Mr AMIR SHAKE, Alias Mr AMIR SHEKH, Son of Late MOSLEM SHAKE, VILLAGE-KHODAR BAJAR, UTTARPARA., P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Muslim, by Profession Others
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) [Confirming Party]

Execution is admitted on 13-12-2016 by Mr SATYAJEET BURMAN, CONSTITUTED ATTORNEY, DREAM TOWER KOLKATA PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, U.S. CREATIONS PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JAIMATA CREATIONS PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, BISWAPITA PROPERTIES PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, DOLPHIN AGENTS PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JAIN PLAZA PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, DREAM DEVELOPERS PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, BAJRANG CREATIONS PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, RISU IMPEX PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JAINEX COMMERCE PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, MANIK FINTRADE PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, PARAS FINVEST PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JFC HIRE PURCHASE PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, NORTEL DEALCOM PRIVATE LIMITED, 44/2A, HAZRA ROAD., P.O:- BULLYGUNGE, 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

Execution is admitted on 13-12-2016 by Mr SHEKHAR BURMAN, PARTNER, AARBUR GREEN ESTATES LLP, 38, 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 14-12-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 88,362/- (A(1) = Rs 88,264/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 88,362/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2016 5:07PM with Govt. Ref. No: 192016170035020511 on 12-12-2016, Amount Rs: 88,362/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 278298961 on 12-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,61,770/- and Stamp Duty paid by by online = Rs 5,61,770/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2016 5:07PM with Govt. Ref. No: 192016170035020511 on 12-12-2016, Amount Rs: 5,61,770/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 278298961 on 12-12-2016, Head of Account 0030-02-103-003-02



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

On 17-12-2016

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. 5,61,770/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 28491, Amount: Rs.100/-, Date of Purchase: 30/11/2016, Vendor name: S Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 285638 to 285684
being No 190108758 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.12.20 10:58:15 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 20/12/2016 10:58:14
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
