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म/पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 722212

Certified that the Document is submitted to the Registrar. The Signature Sheet and the enclosures are attached to this document as per part of the Deed.

[Signature]
Additional Registrar
of Assurances-1, Kolkata

19 FEB 2018

28.11.17
1630095/17
Mr. R. 65,00,000/-
S.C. Guha - 1206/17

THIS DEED OF SALE made this 28TH day of NOVEMBER Two Thousand and Seventeen **BETWEEN AMALENDU GUHA THAKURTA** (having PAN ADXPG9106F) son of late Sushil Kumar Guha Thakurta residing at

21-240
27-113
355/-

[Handwritten signatures]

55582 21 SEP 2017

Sl. No.....Date.....
Name.....
Add.....
AMT..... 100

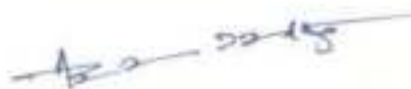
PANKAJ SHROFF & CO.
4, Government Place (North)
Delta House, 21st Floor,
Kolkata - 700 001

SOUMITRA CHANDU
Licensed Stamp Vendor
8/2, K. S. Biv Road, Kol-1



ADDITIONAL REGISTRAR,
REVENUE DEPARTMENT, KOLKATA
28 NOV 2017

48B, Dr. Suresh Sarkar Road, Police Station - Beniapur, Post Office - Entally, Kolkata-700014, (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 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 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



ADDITIONAL REGISTRAR
OFFICE CALCUTTA
28 NOV 2017

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 Vendor hereto along with (1) Nirmalendu 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, (5a) (Sm.) Chaitali Guha Thakurta wife of late Bimalendu Guha Thakurta, (5b) Saptadeep Guha Thakurta son of late Bimalendu Guha Thakurta and (5c) (Sm.) Jaita Basak wife of Nirmal Basak and daughter of late Bimalendu 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
1.	Nirmalendu Guha Thakurta	1/6th
2.	Niharendu Guha Thakurta	1/6th

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3.	Shukhendu Guha Thakurta	1/6th
4.	Sarojendu Guha Thakurta	1/6th
5a.	Chaitali Guha Thakurta	1/18th
5b.	Saptadeep Guha Thakurta	1/18th
5c.	Jaita Basak	1/18th
6.	Amalendu Guha Thakurta	1/6th

For the sake of brevity, the said (1) Nirmalendu Guha Thakurta, (2) Niharendu Guha Thakurta, (3) Sukhendu Guha Thakurta, (4) Sarojendu Guha Thakurta, (5a) (Sm.) Chaitali Guha Thakurta, (5b) Saptadeep Guha Thakurta and (5c) (Sm.) Jaita Basak are hereinafter collectively referred to as "the **Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-owners agreed to sell and the First Confirming Party agreed to purchase the Larger Property from the Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Erstwhile Co-owners hereto namely the said Nirmalendu Guha Thakurta, Niharendu Guha Thakurta, Sukhendu Guha Thakurta and Sarojendu 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 Vendor hereto and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Book I, CD Volume No. 8, Pages 3477 to 3492, Being No.03915 for the year 2013	Sarojendu Guha Thakurta	U.S. Creations Private Limited	07.892
2.	12.04.2013		Jaimata	




	Book I, CD Volume No. 8, Pages 3493 to 3508, Being No.03916 for the year 2013		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	Niharendu Guha Thakurta	Bajrang Creations Private Limited	07.892




	3586, Being No.03921 for the year 2013			
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	Saptadeep Guha Thakurta	Paras Finvest Private Limited	05.813




	No.05465 for the year			
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	Jaita 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 Vendor and the Erstwhile Co-owners for purchase of the said Property. In terms of the said Fourteen Sale Agreements, the Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-owners.
- F. The Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Party at the same rate of Rs.5,00,000/- per Cottah of land comprised in the said Property AND the Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-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 Vendor and the Erstwhile Co-owners for purchase of the said Property under the above-referred Three Sale Agreements. In view of having failed to fulfil his obligation to evict the tenants occupying portions of the said Property and having assigned all his rights and interest and benefits of contract in respect of the Larger Property in favour of the Purchaser for a lump sum consideration of Rs.30,00,000/-, the First Confirming Party hereby records and confirms that the previously agreed balance consideration of Rs.94,50,000/- is no longer payable by either the Purchaser, the Second Confirming Party or the Third Confirming Parties to the First Confirming Party.

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- 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 Vendor and the Erstwhile Co-owners under the said Three Sale Agreements referred in Recital C above, the Vendor and the Erstwhile Co-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/- stood lying with the Vendor and the Erstwhile Co-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 Vendor 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-1, 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 Vendor is hereby conveying his 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.65,00,000/- (Rupees sixty five lakh) 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.65,00,000/- (Rupees sixty five lakh) 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 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 the Vendor, 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 as set out and assured or expressed or intended so to be in favour of the Purchaser), the Vendor hereto hereby grants sells conveys transfers assigns and assures 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 Vendor's 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 Vendor 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 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 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary, the Vendor 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 any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same (save the said Tenants);
- (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 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

The block contains three handwritten signatures. The first two are on the left, and the third is on the right. They appear to be ink signatures on a document.

howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title (save the said Tenants).

- (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 Vendor 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 Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor 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 Vendor or his 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 Vendor 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 Vendor or his 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 VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

The block contains two handwritten signatures. The signature on the left is a stylized, cursive signature, likely belonging to the Vendor. The signature on the right is a more formal, horizontal signature, likely belonging to the Purchaser.

- (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 Vendor 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 Vendor 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 Vendor 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.
- (f) **AND THAT** all rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties hereby granted and conveyed or expressed or intended so to be has duly been paid by the

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Vendor till the date of execution hereof and there is no amount in arrears or outstanding in connection therewith and in the event any amount is found due and payable in connection therewith the same shall be borne and paid by the Vendor.

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 Vendor or the Erstwhile Co-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 Vendor or the Erstwhile Co-owners whatsoever or howsoever.

6. IT IS HEREBY RECORDED THAT the Purchaser has completed purchase of the remaining 87.22 Satak landed property out of the 104.66 Satak comprised in the Larger Property (morefully described in the First Schedule hereunder written) from the Erstwhile Co-owners of the Larger Property by virtue of the following 07 (seven) Deeds of Sale and the Vendor confirms that upon completing purchase of 17.44 Satak undivided share of the Vendor in the said Property by these presents the Purchaser has become the absolute owner of the Larger Property:

- (i) the above-referred Deed of Sale dated 12th April, 2013 whereby Nirmalendu Guha Thakurta, Niharendu Guha Thakurta, Sukhendu Guha Thakurta and Sarojendu Guha Thakurta sold conveyed and transferred unto and to the Second Confirming Party hereto, undivided 06.64 Satak landed property comprised in the Larger Property, absolutely and forever AND the above-referred Deed of Sale dated 08th January, 2016 whereby the Second Confirming Party sold conveyed and transferred unto and to the Purchaser




hereto, the said undivided 06.64 Satak landed property comprised in the Larger Property, absolutely and forever;

- (ii) Deed of Sale dated 06th May, 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.1901-2016, Pages 124550 to 124601, Being No.190103643 for the year 2016, whereby Sarojendu Guha Thakurta for the consideration therein mentioned granted sold conveyed and transferred unto and to the Purchaser hereto, undivided 15.785 Satak landed property comprised in the Larger Property, absolutely and forever;
- (iii) Deed of Sale dated 10th May, 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.1901-2016, Pages 133707 to 133762, Being No.190103926 for the year 2016, whereby Sukhendu Guha Thakurta for the consideration therein mentioned granted sold conveyed and transferred unto and to the Purchaser hereto, undivided 15.785 Satak landed property comprised in the Larger Property, absolutely and forever;
- (iv) Deed of Sale dated 10th May, 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.1901-2016, Pages 133763 to 133814, Being No.190103927 for the year 2016, whereby Niharendu Guha Thakurta for the consideration therein mentioned granted sold conveyed and transferred unto and to the Purchaser hereto, undivided 15.785 Satak landed property comprised in the Larger Property, absolutely and forever;
- (v) Deed of Sale dated 20th May, 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.1901-2016, Pages 145963 to 146014, Being No.190104295 for the year 2016, whereby Nirmalendu Guha Thakurta for the consideration therein mentioned granted sold conveyed and transferred unto and to the Purchaser hereto, undivided 15.785 Satak landed property comprised in the Larger Property, absolutely and forever;
- (vi) Deed of Sale dated 13th December, 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, Volume No.1901-2016, Pages 285638 to 285684, Being No.190108758 for the year 2016, whereby Chaitali Guha Thakurta, Saptadeep Guha Thakurta and Jaita Basak for the consideration therein mentioned granted sold conveyed and transferred unto and to the Purchaser hereto, undivided 17.44 Satak landed property comprised in the Larger Property, absolutely and forever.

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, being Municipal Holding No. 408 Dwarir Road, 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. Khati an Nos.	Nature Of Land	Area of each Dag constituting the said Property (in Satak)	Area being hereby conveyed by the Vendor (in Satak)
1.	3325	3397	832	566 1590 2375	Sali	14.00	02.61
2.	3329	3401	697	75 1664	Bastu	73.68	12.83
3.	3334	3406	448	75	Sali	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 Vendor and the Erstwhile Co-owners)

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

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- (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. Jaita 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, Baruipur 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 **Vendor, Amalendu Guha Thakurta** at Kolkata in the presence of:

Amalendu Guha Thakurta

1. *Goutam Banik*
3B, Geras street
Kolkata - 70016

2. *Brendrap Yadav.*

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 **AARBUR GREEN ESTATES LLP**

Shekhar Burman
Partner, Authorised Signatory

1. *Goutam Banik*

2. *Brendrap Yadav,*
46, Pundarik Shrestha & Co,
4, Court Place (N)
Kolkata-1.

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

Amir Shake

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

Goutam Banik

1. *Goutam Banik*

2. *Brendrap Yadav.*

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

1. *Arundhan Banik*
2. *Pradeep Yadav.*

For and on behalf of
 Dream Tower Kolkata Pvt. Ltd.
Satyajeeet Burman
 Constituted Attorney

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

1. *Arundhan Banik*
2. *Pradeep Yadav.*

For and on behalf of
 U. S. Creations Pvt. Ltd., Jaimata Creations Pvt. Ltd.,
 Sitapatla Properties Pvt. Ltd., Dolphin Agents Pvt. Ltd.,
 Jain Plaza Pvt. Ltd., Dream Developers Pvt. Ltd.,
 Sajrang Creations Pvt. Ltd., Rau Impact Pvt. Ltd.,
 Pinku Sany Investments and Properties Pvt. Ltd.,
 Jines Commerce Pvt. Ltd., Manik Petrotrade Pvt. Ltd.,
 Jines Plowest Pvt. Ltd., P. Hire Purchase Pvt. Ltd.,
 J. J. Dealcom Pvt. Ltd.
Satyajeeet Burman
 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.65,00,000/- (Rupees sixty five lakh) 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 Cheque/Pay Order No.	Date	Bank	Amount (Rs. P.)
1.	807026	11.04.2013	ICICI Bank	5,00,000.00
2.	560578	11.04.2013	ICICI Bank	5,00,000.00
3.	143551	11.04.2013	ICICI Bank	5,00,000.00
4.	000105	25.09.2017	HDFC Bank	9,00,000.00
5.	005892	28.11.2017	HDFC Bank	40,35,000.00
6.	Tax Deducted at Source @1% of the consideration:			65,000.00
Total:				65,00,000.00


(Rupees sixty five lakh) only

Witnesses:

1. Goutam Banik
2. Pradeep yadav.


(VENDOR)

Drafted by me:


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

LAND OF MOUZA - JAGA DAL J.L NO 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 P.S. SONAR PUR

DIST / SOUTH 24 PARAGANAS -

SCALE 1" IN = 50 FT.



Ambar ghosh

For AARBURGEE ESTATES LLP

Partner / Authorized Signatory

MUN. CL. PAL. K O A B

TRACED BY

G. M. Khan
Golam Mohammad Khan
 SURVEYOR
 Govt. Regd. No. - 2718/B6056 at 1997
 VII - Khoder Bazar, Benipur, Kol-144

DRAWN BY
 LOCAL SURVEYOR

11/4/13

For and on behalf of
 U. S. Creations Pvt. Ltd., Jaisata Creations Pvt. Ltd.,
 Shwajita Properties Pvt. Ltd., Dolphin Agents Pvt. Ltd.,
 Jain Plaza Pvt. Ltd., Dream Developers Pvt. Ltd.,
 Bajrang Creations Pvt. Ltd., Abou Inpat Pvt. Ltd.,
 Pritu Sona Investments and Properties Pvt. Ltd.,
 Jaisa Commerce Pvt. Ltd., Manik Fibretrade Pvt. Ltd.,
 Faras Finvest Pvt. Ltd., PC Hire Purchase Pvt. Ltd.,
 Kartal Decision Pvt. Ltd.

Satyajeet Burman
 Satyajeet Burman
 Constituted Attorney

For and on behalf of
 Dream Tower Kolkata Pvt. Ltd.

Satyajeet Burman
 Satyajeet Burman
 Constituted Attorney

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

  (SHEKHAR BORMAN)					
	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	Ring Hand)	Little

Finger prints of the above executant

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



Government of West Bengal



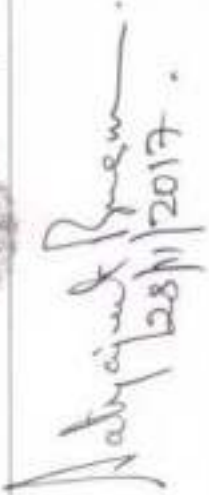
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19010001630095/2017

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 AMALENDU GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD, P.O.- ENTALLY, P.S.- Beniapukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700014	Seller		 4220	 28/11/2017
2	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	Buyer		 4221	 28/11/2017
3	Mr SHEKHAR BURMAN UNIT NO. B4, SUNFLOWER COURT, 7, LOVE LOCK PLACE., P.O.- BALLYGUNGE, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [AARBUR GREEN ESTATES LLP]		 4219	 28/11/2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SATYAJEET BURMAN 3B, CAMAC STREET ., P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [DREAM TOWER KOLKATA PRIVATE LIMITED] [U S CREATIO NS PRIVATE LIMITED] [JAIMATA CREATIO NS PRIVATE LIMITED] [BISWAPI TA PROPER TIES PRIVATE LIMITED] [DOLPHI N AGENTS PRIVATE LIMITED] [JAIN PLAZA PRIVATE LIMITED] [DREAM DEVELOP ERS PRIVATE LIMITED] [BAJRA N G CREATIO NS PRIVATE LIMITED] [RISU		4222 	 28/11/2017.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		IMPEX PRIVATE LIMITED] [PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED] [JAINEX COMMERCE PRIVATE LIMITED] [MANIK FINTRAD E PRIVATE LIMITED] [PARAS FINVEST PRIVATE LIMITED] [JFC HIRE PURCHASE PRIVATE LIMITED] [NORTEL DEALCOM PRIVATE LIMITED]			 28/11/2017

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 AMALENDU GUHA THAKURTA, Mr AMIR SHAKE, Mr SHEKHAR BURMAN, Mr SATYAJEET BURMAN	Pradeep Yadav, 28/11/17.

Amir
(Amir Chakrabarty)

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



Major Information of the Deed

Deed No :	I-1901-01105/2018	Date of Registration	19/02/2018
Query No / Year	1901-0001630095/2017	Office where deed is registered	
Query Date	27/11/2017 12:29:24 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMALENDU GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD, Thana : Beniapukur, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 7595884319, 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. 65,00,000/-	Rs. 65,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,55,020/- (Article 23)	Rs. 65,098/- (Article A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, Holding No.408

Sch No	Plot Number	Khatian Number	Land Proposed	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	7,90,908/-	7,90,908/-	Property is on Road
L2	LR-3401	LR-75	Bastu	Bastu	12.83 Dec	38,87,875/-	38,87,875/-	Property is on Road
L3	LR-3406	LR-75	Bastu	Shali	2 Dec	6,06,060/-	6,06,060/-	Property is on Road
		TOTAL :			17.44Dec	52,84,843 /-	52,84,843 /-	
		Grand Total :			17.44Dec	52,84,843 /-	52,84,843 /-	

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.	12,15,157/-	12,15,157/-	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	12,15,157 /-	12,15,157 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr AMALENDU GUHA THAKURTA Son of Late SUSHIL KUMAR GUHA THAKURTA 48B, DR. SURESH SARKAR ROAD , P.O - ENTALLY, P.S - Beniapukur, Kolkata, District -Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: ADXPG9106F, Status: Individual, Executed by: Self, Date of Execution: 28/11/2017 , Admitted by: Self, Date of Admission: 28/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2017 , Admitted by: Self, Date of Admission: 28/11/2017 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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, Executed by: Representative</p>
2	<p>Mr AMIR SHAKE, (Alias: Mr AMIR SHEKH) Son of Late MOSLEM SHAKE VILLAGE- KHODAR BAJAR, UTTARPARA, P.O - BARUIPUR, P.S - Baruiipur, 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: 28/11/2017 , Admitted by: Self, Date of Admission: 28/11/2017 ,Place : Pvt. Residence</p>
3	<p>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 as Confirming Party, Executed by: Representative</p>
4	<p>U S CREATIONS PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AACCU7820P, Status: Organization as Confirming Party, Executed by: Representative</p>
5	<p>JAIMATA CREATIONS PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AABCJ6049G, Status: Organization as Confirming Party, Executed by: Representative</p>
6	<p>BISWAPITA PROPERTIES PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AACCB7272J, Status: Organization as Confirming Party, Executed by: Representative</p>
7	<p>DOLPHIN AGENTS PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AABCD1177D, Status: Organization as Confirming Party, Executed by: Representative</p>
8	<p>JAIN PLAZA PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AABCJ7122Q, Status: Organization as Confirming Party, Executed by: Representative</p>
9	<p>DREAM DEVELOPERS PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AACCD0167A, Status: Organization as Confirming Party, Executed by: Representative</p>
10	<p>BAJRANG CREATIONS PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AACCB7273K, Status: Organization as Confirming Party, Executed by: Representative</p>
11	<p>RISU IMPEX PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AACDR1403N, Status: Organization as Confirming Party, Executed by: Representative</p>
12	<p>PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AABCP6980A, Status: Organization as Confirming Party, Executed by: Representative</p>

Major Information of the Deed :- I-1901-01105/2018-19/02/2018

13	JAINEX COMMERCE PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.: AABCJ2570L, Status :Organization as Confirming Party, Executed by: Representative
14	MANIK FINTRADE PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.: AADCM2561N, Status :Organization as Confirming Party, Executed by: Representative
15	PARAS FINVEST PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.: AABCP8232F, Status :Organization as Confirming Party, Executed by: Representative
16	JFC HIRE PURCHASE PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.: AAACJ6819R, Status :Organization as Confirming Party, Executed by: Representative
17	NORTEL DEALCOM PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.: AABCN6151B, Status :Organization as Confirming Party, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHEKHAR BURMAN (Presentant) Son of Late RATAN CHAND BURMAN UNIT NO. B4, SUNFLOWER COURT, 7, LOVE LOCK PLACE, 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, , PAN No.: AFOPB3328M Status : Representative, Representative of : AARBUR GREEN ESTATES LLP (as PARTNER)
2	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, , PAN No.: AFQPB0078Q 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

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 Mr AMALENDU GUHA THAKURTA, Mr AMIR SHAKE, Mr SHEKHAR BURMAN, Mr SATYAJEET BURMAN	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr AMALENDU GUHA THAKURTA	AARBUR GREEN ESTATES LLP-2.61 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr AMALENDU GUHA THAKURTA	AARBUR GREEN ESTATES LLP-12.83 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr AMALENDU GUHA THAKURTA	AARBUR GREEN ESTATES LLP-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr AMALENDU GUHA THAKURTA	AARBUR GREEN ESTATES LLP-4000.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, Holding No:408

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 3397(Corresponding RS Plot No:- 3325), LR Khatian No:- 566	Owner:বীভেন্দ্র রজন মিত্র, Gurdian:কারী নাথ মিত্র, Address:নিজ, Classification:শাদি, Area:0.64000000 Acre,
L2	LR Plot No:- 3401(Corresponding RS Plot No:- 3329), LR Khatian No:- 75	Owner:অক্ষয় অসি মোগা, Gurdian:ননী, Address:নিজ, Classification:বাড়, Area:0.58000000 Acre,
L3	LR Plot No:- 3406(Corresponding RS Plot No:- 3334), LR Khatian No:- 75	Owner:অক্ষয় অসি মোগা, Gurdian:ননী, Address:নিজ, Classification:শাদি, Area:0.12000000 Acre,

Endorsement For Deed Number : I - 190101105 / 2018

On 28-11-2017

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

Presented for registration at 17:30 hrs on 28-11-2017, 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 65,00,000/-

Major Information of the Deed :- I-1901-01105/2018-19/02/2018

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

Execution is admitted on 28/11/2017 by 1. Mr AMALENDU GUHA THAKURTA, Son of Late SUSHIL KUMAR GUHA THAKURTA, 48B, DR. SURESH SARKAR ROAD, P.O: ENTALLY, Thana: Beniapur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 2. Mr AMIR SHAKE, Alias Mr AMIR SHEKH, Son of Late MOSLEM SHAKE, VILLAGE- KHODAR BAJAR, UTTARPARA, P.O: BARUIPUR, Thana: Baruiapur, 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) [Representative]

Execution is admitted on 28-11-2017 by Mr SHEKHAR BURMAN, PARTNER, AARBUR GREEN ESTATES LLP (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

Execution is admitted on 28-11-2017 by Mr SATYAJEET BURMAN, CONSTITUTED ATTORNEY, DREAM TOWER KOLKATA PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, U S CREATIONS PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JAIMATA CREATIONS PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, BISWAPITA PROPERTIES PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, DOLPHIN AGENTS PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JAIN PLAZA PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, DREAM DEVELOPERS PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, BAJRANG CREATIONS PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, RISU IMPEX PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24 -Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JAINEX COMMERCE PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, MANIK FINTRADE PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, PARAS FINVEST PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, JFC HIRE PURCHASE PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O - BALLYGUNGE, P.S - Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700019; CONSTITUTED ATTORNEY, NORTEL DEALCOM PRIVATE LIMITED (Private Limited Company), 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



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

On 19-02-2018

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 Fees

Certified that required Registration Fees payable for this document is Rs 65,098/- (A(1) = Rs 65,000/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 65,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2017 2:00PM with Govt. Ref. No: 192017180123492141 on 28-11-2017, Amount Rs: 65,098/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 412180805 on 28-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,55,920/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,54,920/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 55582, Amount: Rs 100/-, Date of Purchase: 21/09/2017, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2017 2:00PM with Govt. Ref. No: 192017180123492141 on 28-11-2017, Amount Rs: 4,54,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 412180805 on 28-11-2017, Head of Account 0030-02-103-003-02



Malay Chakrabarty

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: 19-201718-012349214-1 Payment Mode Online Payment
GRN Date: 28/11/2017 13:59:15 Bank: HDFC Bank
BRN: 412180805 BRN Date: 28/11/2017 14:00:03

DEPOSITOR'S DETAILS

Id No. : 19010001630095/8/2017
(Query No./Query Year)

Name : AARBUR GREEN ESTATES LLP
Contact No. : Mobile No. : +91 7595884319
E-mail :
Address : 3B CAMAC STREET KOLKATA 700016
Applicant Name : Mr AMALENDU GUHA THAKURTA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS



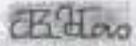

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001630095/8/2017	Property Registration- Stamp duty	0030-02-103-003-02	454920
2	19010001630095/8/2017	Property Registration- Registration Fees	0030-03-104-001-16	65096
3	19010001630095/8/2017	Mutation/Conversion -Receipt	0029-00-800-026-27	1467

Total

521485

In Words : Rupees Five Lakh Twenty One Thousand Four Hundred Eighty Five only



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER ADXPG9106F		
	नाम / NAME AMALENDU GUHATHAKURTA	
	पिता का नाम / FATHER'S NAME SUSHIL KUMAR GUHATHAKURTA	
जन्म तिथि / DATE OF BIRTH 18-08-1945		 आयुक्त (सिस्टम, ए.डी.ओ.) COMMISSIONER OF INCOME TAX, W.I. - XI
हस्ताक्षर / SIGNATURE 		

इस कार्ड का खाता / पिन जान कर सुरक्षा खाती करने
 वाले अधिकारी को सूचित / वापस कर दें
 राहुल अग्रवाल (सिस्टम एवं तकनीकी),
 पी.7,
 चौमिंग्हेस स्क्वायर,
 कोलकाता - 700 069.

In case this card is lost/stolen, kindly inform/return to
 the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chorminghes Square,
 Calcutta-700 069.



आयकर विभाग

INCOME TAX DEPARTMENT

AARBURGREN ESTATES LLP



भारत सरकार

GOVT. OF INDIA



20/04/2015

Permanent Account Number

ABCFA3428P

For AARBURGREN ESTATES LLP

Partner / Authorised Signatory

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

AMIR SHAKE
 MOSLEM SHAKE
 12/04/1955
 Permanent Account Number
BDPSS5184J

Signature




अमिर शाके

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, ITTS-1
 Plot No. 3, Sector 11, CBD Indraprastha
 North Mumbai - 400 014

यह कार्ड खोने पर कृपया सूचित करें/ लौटाना
 आयकर सेवा सेवाएँ, ITTS-1
 प्लॉट नं. 3, इन्दरप्रस्था, सीक्टर 11, CBD
 नवी मुंबई - 400 014

File
5-53/3

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DREAM TOWER KOLKATA PRIVATE
LIMITED



26/06/2006

Permanent Account Number

AACCD4214A

10000017

For and on behalf of
Dream Tower Kolkata Pvt. Ltd.
Satyajeet Burman
Constituted Attorney

For and on behalf of
Dream Tower Kolkata Pvt. Ltd.

Satyajeet Burman
Constituted Attorney

लायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

U S CREATION PRIVATE LIMITED

12/7/2005

Permanent Account Number

AAACU7820P

48110804

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAIMATA CREATIONS PRIVATE
LIMITED

12/07/2005

Permanent Account Number

AABCJ6045G

AA112005

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWAPITA PROPERTIES PRIVATE
LIMITED

12/07/2005

Permanent Account Number

AACCB727LJ

20112005

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DOLPHIN AGENTS PRIVATE LIMITED



10/11/1995

Personnel Account Number

AABCD1177D

1995120016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAIN PLAZA PRIVATE LIMITED



26/06/2008

Permit/Date: Account Number

AASCJ7122Q

2008/0008

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DREAM DEVELOPERS
PRIVATE LIMITED



09/02/2004

Permanent Account Number

AACCD0167A

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAJRANG CREATIONS PRIVATE
LIMITED

12/07/2005

Permanent Account Number

AACCB7273K

311 0700

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RISU IMPEX PRIVATE LIMITED

12/07/2005

Permanent Account Number

AADCR1403N

24110000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINKU SONU INVESTMENTS AND
PROPERTIES PRIVATE LIMITED



08/11/1991

Permanent Account Number

AABCP6960A

10042008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANIK FINTRADE PRIVATE LIMITED



04/01/1996

Permanent Account Number

AADCM2561N

100013000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANIK FINTRADE PRIVATE LIMITED



04/01/1996
Permanent Account Number

AACM2561H

100110003

Permanent Account Number
AABCP8232F



Company Name
PARAS FINVEST PVT LTD

Date of Incorporation
22-03-1995

Eltis

CHARTERED ACCOUNTANTS

MEMBERS OF INSTITUTE OF COST ACCOUNTANTS, W.S. & A.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
- AAACJ6819R



नाम / NAME
JFC HIRE PURCHASE PRIVATE LIMITED

संस्था/कंपनी की तिथि / DATE OF INCORPORATION/FORMATION
01-06-1994

Chitra
अधीक्षक, आयकर, व. व. वि. वि.
COMMISSIONER OF INCOME TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NORTEL DEALCOM PRIVATE LIMITED



29/03/1995

Pensioner's Account Number

AAECN6151B

19950329

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHEKHAR BURMAN

RATAN CHAND BURMAN

14/11/1956

Permanent Account Number

AFCDPB3326M

Shekhar

Signature



आयकर विभाग, उत्तर प्रदेश शासक कार्यालय / उत्तर
प्रदेश सरकार, एनडीए
एनडीए, नए बंगला, एनडीए 341, नए बंगला,
नए बंगला, एनडीए नए बंगला,
एनडीए-411 006

If this card is lost / someone's name is added /
anyone signs / contact to
Income Tax PAN Services Unit, NSDL,
34 New Market Building,
Plot No. 341, Sector No. 47/1E,
Market Complex, New Delhi Suburban Circle,
New Delhi - 110 016

For: 011-26121111 (Ext. No. 41) 20-27/11/2011
www.incometaxindia.gov.in

Shekhar Burman



ভাৰতৰ নিৰ্বাচন কমিছন
পৰিষ্কাৰ পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WKJ1484732



নিৰ্বাচকৰ নাম : প্ৰদীপ যাদৱ
Elector's Name : Pradeep Yadav
পিতাৰ নাম : শ্ৰীকৃষ্ণ যাদৱ
Father's Name : Shrikishna Yadav
লিং/সেই : পু/ M
জন্ম তাৰিখ
Date of Birth : 16/03/1991

Pradeep yadav.

WKJ1484732

ধিষ্ঠা:

৩০, ওল্ড পোস্ট অফিস স্ট্রীট, কলকাতা নগরিক
কর্পোরেশন, হারি স্ট্রীট, কলকাতা-৭০০০০১

Address:

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

Date: 29/08/2010



১০। ওল্ড পোস্ট অফিস স্ট্রীট কলকাতা নগরিক
কর্পোরেশন

Facsimile Signature of the Electoral
Registration Officer for

10-Chowringee Constituency

ধিষ্ঠা অফিস ৩০ নং ওল্ড পোস্ট অফিস স্ট্রীট কলকাতা নগরিক
কর্পোরেশন হারি স্ট্রীট কলকাতা-৭০০০০১

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

৩০/০৮/১০

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 48321 to 48387

being No 190101105 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.02.21 16:45:20 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 2/21/2018 4:45:15 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 23RD DAY OF NOVEMBER 2017

BETWEEN

AMALENDU GUHA THAKURTA

...Vendor

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