

5208/12

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1876

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

वेर

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 005086

B. D NO. 965357 DI - 14/5/12 - R - 3339011/-

Case no. 899

Handwritten notes: 14/5/12, 8 22/10/12, M.V. = 5,55,50/-



A(1)-6121 50

E - 7

L - 55

M(1) - 25

M(2) - 4

Additional Registrar of Assurance - III, Kolkata

5 MAY 2012

612241 (Do)

CONVEYANCE

U/A-271/-

1. Date: 14th May 2012
2. Place: Kolkata
3. Parties:

Handwritten calculation: J(1) - 250, J(2) - 100, 350

25 APR 2012

Shri Jankar Roychandra

Advocate  
200 L, Calcutta

NAME
ADD.
Rs.
25 APR 2012
S. CHATTERJEE
Licensed Stamp Vender
C.C. Court
200 L, Calcutta - 1

Registered for registration at  
on the \_\_\_\_\_ day of \_\_\_\_\_  
at his/her residence by \_\_\_\_\_

23630

1479  
C

Arun Investments & Commercial Pvt. Ltd.

(Pran Lal Jain) Director

For SYMPHONIC VANIJYA PVT. LTD.

Director



For PINKU SONU INVESTMENTS & PROPERTIES (P) LTD.

Director

Additional Registrar of Companies  
Kolkata

14 MAY 2012

3.1 **KAMRUP REAL ESTATES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Kanak Building (Annexe), 41, Chowringhee Road, Police Station Shakespeare Sarani, Kolkata-700071, represented by its director Ujjal Kumar Das, son of Sri Santosh Kumar Das, residing at 17/1, Old Ballygunge 2<sup>nd</sup> Lane, Police Station Karaya, Kolkata-700019, (Vendor, includes successors-in-interest) (PAN AACCK8012B)

And

3.2 **ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCA 5810F).

3.3 **DUBSON DEALCOM PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1971B).

3.4 **PINKU SONU INVESTMENTS AND PROPERTIES PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCP 6980A).

3.5 **JFC HIRE PURCHASE PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACJ 6819R).

3.6 **NORTEL DEALCOM PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCN 6151B).

3.7 **DOLPHIN AGENTS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCD 1177D).

For DREAM APPLICATION SOFTWARE PVT. LTD.

  
Director

For DOLPHIN AGENTS PVT. LTD.

  
Director

FC Hire Purchase Pvt. Ltd

  
Director


MS SIKHARITA PRODUCTIONS PVT. LTD

  
Director

ORTER DEALCORD PVT. LTD

  
Director



  
Additional Registrar of Assurance - III  
Kolkata

4 MAY 2018

- 3.8 **DREAM APPLICATION SOFTWARE PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCD 3527E).
- 3.9 **BISWAPITA PROPERTIES PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7272J).
- 3.10 **JAIMATA CREATIONS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AABCJ 6049G).
- 3.11 **U.S.CREATION PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAACU 7820P).
- 3.12 **BAJRANG CREATIONS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCB 7273K).
- 3.13 **RISU IMPEX PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AADCR 1403N).
- 3.14 **SYMPHONIC VANIJYA PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AAJCS 4763L).
- 3.15 **DAMODAR TRADING PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue,

FOR KIRAN ENTERPRISES PVT. LTD

*[Signature]*  
Director

for Shringar Creations PVT LTD

*[Signature]*  
Director

DREAM ENCLAVE PVT. LTD

*[Signature]*  
Director



1480

C

DREAM TOWER KOLKATA PVT. LTD.

*[Signature]*  
Director

(SHRAYANS SAINI)

ANANDAS TRAINING PVT LTD

*[Signature]*  
Director



*[Signature]*  
Additional Registrar of Assurance - III  
Kolkata

24 MAY 2018

Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4213M).

3.16 **DREAM ENCLAVE PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4217D).

3.17 **DREAM TOWER KOLKATA PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCD 4214A).

3.18 **GROWWELL VYAPAAR PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013. (Having PAN No. AACCG 8455A).

[Collectively **PURCHASERS** which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and deemed to mean and included its successors-in-interest, successors-in- office and/or assigns).

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** All That Piece and Parcel of Land measuring 619.988 Decimal, more or less, including [1] All That Piece and Parcel of Land measuring 12 Decimal, more or less, comprised in R.S. Dag No. 2584 corresponding to L.R. Dag No. 2488, recorded in Khatian nos. 99, 698, 772 and 806 AND R.S. Dag No. 2586 corresponding to L.R. Dag No. 2490, recorded in Khatian nos. 99, 698, 772 and 806, both lying and situated at *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan delineated on the **Plan** annexed hereto and bordered in color **GREEN** thereon and [2] undivided 85% (Eighty Five percent) share and/or interest of land measuring 715.28 (seven hundred and fifteen point two eight) decimal, more or less, that is All That Piece and Parcel of Land 607.988 Decimal, more or less,

For Jaimata Creations Pvt. Ltd.

*Jhoyanki*  
Director

For DUBSON REALTY (P) LTD

*Jhoyanki*  
Director

For SWELL VYAPAK PVT. LTD

*Jhoyanki*  
Director

For U. R. Creation Pvt. Ltd.

*Jhoyanki*  
Director

For KAMRUP REAL ESTATES PVT. LTD.

*Amit*  
Director  
(UJJAL KUMAR DAS)

Identified by Me  
Amitkumar Das, 40, Prankr. Rd.  
Bene Puker More, Dultang,  
P.O. Nidihati  
Dist- 24 Parganas (North)  
Dumuria-Sankar-



Additional Registrar of Companies - U.A.  
Kolkata

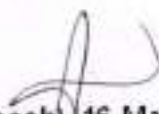
14 MAY 2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 814 to 850  
being No 01876 for the year 2012.



  
(Ashim Kumar Ghosh) 16-May-2012  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

16-5-12

together with structures erected thereon, comprised in L.R. *Dag* Nos. 2356 (R.S. *Dag* No. 2564), 2463 (R.S. *Dag* No. 2561), 2464 (R.S. *Dag* No. 2562), 2465 (R.S. *Dag* No. 2563), 2467 (R.S. *Dag* No. 2565), 2468 (R.S. *Dag* No. 2566), 2469 (R.S. *Dag* No. 2567), 2472 (R.S. *Dag* No. 2570), 2473 (R.S. *Dag* No. 2571), 2474 (R.S. *Dag* No. 2572), 2475 (R.S. *Dag* No. 2573), 2476 (R.S. *Dag* No. 2574), 2477 (R.S. *Dag* No. 2575), 2478 (R.S. *Dag* No. 2576/5177), 2479 (R.S. *Dag* No. 2576), 2480 (R.S. *Dag* No. 2576/5176), 2481 (R.S. *Dag* No. 2577), 2482 (R.S. *Dag* No. 2578), 2483 (R.S. *Dag* No. 2579), 2484 (R.S. *Dag* No. 2580), 2485 (R.S. *Dag* No. 2581), 2486 (R.S. *Dag* No. 2582), 2489 (R.S. *Dag* No. 2585), 2491 (R.S. *Dag* No. 2587), 2492 (R.S. *Dag* No. 2586/4951), 2493 (R.S. *Dag* No. 2588), 2494 (R.S. *Dag* No. 2590), 2495 (R.S. *Dag* No. 2591) and 2496 (R.S. *Dag* No. 2589), recorded in L.R. *Khatian* Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan together with all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances, collectively Said Property, described in the 2<sup>nd</sup> Schedule below

5. Background, Representations, Warranties and Covenants

5.1 Representations and Warranties Regarding Title: The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:

5.1.1 Purchase of First Land by Vendor herein: By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, Volume No. 1, at Pages 2378 to 2389, being Deed No.00115 for the year 2010, Sri Sri Mahamaya Bhubaneswar, Damodar Thakur Jew, being represented by its Shebait, namely, (1) Sri Tushar Kanti Kanor and (2) Paresh Nath Kanor, sold, transferred and conveyed land measuring 7.5 (seven point five) decimal out of land measuring (i) 15 (fifteen) decimal, more or less, comprised in R.S. *Dag* No. 2572 corresponding to L.R. *Dag* No. 2474 and (ii) 54 (fifty four) decimal, more or less, comprised in R.S. *Dag* No. 2590 corresponding to L.R. *Dag* No. 2474, both recorded in L.R. *Khatian* No. 531, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, Sub Registration District Durgapur, within the jurisdiction of Gopalpur Gram Panchyat, District Burdwan (First Land) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

5.1.2 Purchase of Second Land by Vendor herein: By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional



*[Signature]*  
Additional Registrar of Assurance - **KA**  
Kolkata

**14 MAY 2023**

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District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 987 to 997, being Deed No.00547 for the year 2010, Narayan Chandra Thakura sold, transferred and conveyed land measuring (i) 7 (seven) decimal, more or less, comprised in R.S. *Dag* No. 2566 corresponding to L.R. *Dag* No. 2468 and (ii) 21 (twenty one) decimal, more or less, comprised in R.S. *Dag* No. 2576 corresponding to L.R. *Dag* No. 2479, both recorded in *Khatian* Nos. 1745 and 1867 (*Hal Khatian* No. 1314), *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, Sub Registration District Durgapur, within the jurisdiction of Gopalpur Gram Panchyat, District Burdwan (collectively **Second Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.3 Purchase of Third Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 1687 to 1697, being Deed No.00606 for the year 2010, Sahadeb Mondal sold, transferred and conveyed land measuring (i) 6 (six) decimal, more or less, comprised in R.S. *Dag* No. 2575 corresponding to L.R. *Dag* No. 2477 and (ii) 26 (twenty six) decimal, more or less, comprised in R.S. *Dag* No. 2577 corresponding to L.R. *Dag* No. 2481, both recorded in L.R. *Khatian* No. 133, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, Sub Registration District Durgapur, within the jurisdiction of Gopalpur Gram Panchyat, District Burdwan (collectively **Third Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.4 Purchase of Fourth Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 1698 to 1708, being Deed No.00607 for the year 2010, Priya Ranjan Mukherjee and Pravat Ranjan Mukherjee jointly sold, transferred and conveyed land measuring 36 (thirty six) decimal, more or less, comprised in R.S. *Dag* No. 2582 corresponding to L.R. *Dag* No. 2486, recorded in L.R. *Khatian* No. 357, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Fourth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.5 Purchase of Fifth Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 1709 to 1719, being Deed No.00608 for the year 2010, Jiban Krishna Hazra sold, transferred and conveyed land measuring 4 (four) decimal,



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14 MAY 1982

more or less, comprised in R.S. *Dag* No. 2562 corresponding to L.R. *Dag* No. 2464, recorded in L.R. *Khatian* No. 1631, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (collectively **Fifth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

- 5.1.6 **Purchase of Sixth Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 1720 to 1730, being Deed No.00609 for the year 2010, Sukhamoy Goswami sold, transferred and conveyed land measuring 20 (twenty) decimal, more or less, comprised in R.S. *Dag* No. 2578 corresponding to L.R. *Dag* No. 2482, recorded in L.R. *Khatian* No. 1942, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Sixth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.7 **Purchase of Seventh Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 1731 to 1741, being Deed No.00610 for the year of 2010, Santimoy Goswami sold, transferred and conveyed land measuring 7 (seven) decimal, more or less, comprised in R.S. *Dag* No. 2574 corresponding to L.R. *Dag* No. 2476, recorded in L.R. *Khatian* No. 1943, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Seventh Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.8 **Purchase of Eighth Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 2, at Pages 1742 to 1754, being Deed No.00611 for the year 2010, Ram Nath Goswami, Sanatan Goswami and Arup Goswami jointly sold, transferred and conveyed land measuring (i) 20 (twenty) decimal, more or less, comprised in R.S. *Dag* No. 2576/5176 corresponding to L.R. *Dag* No. 2480 and (ii) 22 (twenty two) decimal, more or less, comprised in R.S. *Dag* No. 2576/5177 corresponding to L.R. *Dag* No. 2478, recorded in L.R. *Khatian* Nos. 572/1, 831/1 and 16/1, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Eighth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.



William H. King, Manager, Bureau of Land Management  
Palmdale

14 MAY 2000

- 5.1.9 Purchase of Ninth Land by Vendor herein:** By a Deed of Conveyance dated 29<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 4, at Pages 753 to 763, being Deed No.1400 for the year of 2010, Ram Nath Goswami, Sanatan Goswami and Arup Goswami jointly sold, transferred and conveyed land measuring 41 (forty one) decimal, more or less, comprised in R.S. *Dag* No. 2561 corresponding to L.R. *Dag* No. 2463, recorded in R.S. *Khatian* No.388 corresponding to L.R. *Khatian* No. 2815, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Ninth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.10 Purchase of Tenth Land by Vendor herein:** By a Deed of Conveyance dated 31<sup>st</sup> March, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 6, at Pages 3265 to 3277, being Deed No. 02433 for the year 2010, Dwarkanath Shyam sold, transferred and conveyed land measuring (i) 4 (four) decimal, more or less, comprised in R.S. *Dag* No. 2565 corresponding to L.R. *Dag* No. 2467 (ii) 1 (one) decimal, more or less, comprised in R.S. *Dag* No. 2585 corresponding to L.R. *Dag* No. 2489 and (iii) 5.5 (five point five) decimal, more or less, comprised in R.S. *Dag* No. 2586/4951 corresponding to L.R. *Dag* No. 2492, recorded in L.R. *Khatian* Nos. 316 and 638, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (collectively **Tenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.11 Purchase of Eleventh Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> April, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 6, at Pages 4972 to 4986, being Deed No. 02577 for the year 2010, Chandana Acharjee, Chanchal Acharjee, Probhat Kumar Acharjee, Jayanta Kumar Acharjee, Chinmoyee Acharjee and Basanta Kumar Acharjee jointly sold, transferred and conveyed land measuring 1.78 (one point seventy eight) decimal, more or less, comprised in R.S. *Dag* No. 2570 corresponding to L.R. *Dag* No. 2472, recorded in R.S. *Khatian* No. 1516, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Eleventh Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.12 Purchase of Twelfth Land by Vendor herein:** By a Deed of Conveyance dated 20<sup>th</sup> April, 2010 and registered in the Office of the Additional





*[Signature]*  
Additional Registrar of Companies - III  
Kolkata

**14 MAY 2023**

District Sub Registrar, Durgapur, in Book No. I, CD Volume No.7, at Pages 4950 to 4961, being Deed No. 03010 for the year 2010, Maharaja Ispat Private Limited sold, transferred and conveyed land measuring (i) 5 (five) decimal, more or less, comprised in R.S. *Dag* No. 2570 corresponding to L.R. *Dag* No. 2472 and (ii) 6 (six) decimal, more or less, comprised in R.S. *Dag* No. 2573 corresponding to L.R. *Dag* No. 2475, recorded in L.R. *Khatian* No. 55, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (collectively **Twelfth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.13 Purchase of Thirteenth Land by Vendor herein:** By a Deed of Conveyance dated 4<sup>th</sup> May, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 8, at Pages 3546 to 3561, being Deed No. 03346 for the year 2010, Sabita Roy, Annapurna Roy, Aparna Roy, Sudhamoy Roy and Abhishek Paul sold, transferred and conveyed land measuring (i) 4 (four) decimal, more or less, comprised in R.S. *Dag* No. 2565 corresponding to L.R. *Dag* No. 2467 (ii) 1 (one) decimal, more or less, comprised in R.S. *Dag* No. 2585 corresponding to L.R. *Dag* No. 2489 (iii) 5.5 (five point five) decimal, more or less, comprised in R.S. *Dag* No. 2486/4951 corresponding to L.R. *Dag* No. 2492 and (iv) 3.5 (three point five) decimal, more or less, comprised in R.S. *Dag* No. 2587 corresponding to L.R. *Dag* No. 2491, all recorded in L.R. *Khatian* No. 158, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (collectively **Thirteenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.14 Purchase of Fourteenth Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 1421 to 1432, being Deed No. 00120 for the year of 2010, Sri Sri Mahamaya Bhubaneswar, Damodar Thakur Jew, being represented by its Shebait, namely, (1) Tirtha Pada Paul (2) Purna Chandra Paul and (3) Uday Paul sold, transferred and conveyed land measuring 46 (forty six) decimal, more or less, comprised in R.S. *Dag* No. 2588 corresponding to L.R. *Dag* No. 2493, recorded in L.R. *Khatian* No. 531, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Fourteenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.



  
Additional Registrar of Assurance - III  
Kolkata

**24 MAY 2013**

**5.1.15 Purchase of Fifteenth Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 1395 to 1406, being Deed No. 00118 for the year 2010, Sri Sri Mahamaya Bhubaneswar, Damodar Thakur Jew being represented by its Shebait, namely (1) Subhash Chandra Konar (2) Manik Konar and (3) Mukti Konar sold, transferred and conveyed land measuring 7.5 (seven point five) decimal out of land measuring (i) 15 (fifteen) decimal, more or less, comprised in R.S. *Dag* No. 2572 corresponding to L.R. *Dag* No. 2474 (ii) 51 (fifty one) decimal, more or less, comprised in R.S. *Dag* No.2580 corresponding to L.R. *Dag* No.2484 and (iii) 17 (seventeen) decimal, more or less, comprised in R.S. *Dag* No.2589 corresponding to L.R. *Dag* No.2496, recorded in R.S. *Khatian* No. 531, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Fifteenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.16 Purchase of Sixteenth Land by Vendor herein:** By a Deed of Conveyance dated 14<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 2378 to 2389, being Deed No. 00197 for the year 2010, Ram Bilas Mahato and Sunita Devi Mahato jointly sold, transferred and conveyed land measuring (i) 31 (thirty one) decimal, more or less, comprised in R.S. *Dag* No. 2581 corresponding to L.R. *Dag* No. 2485 and (ii) 42 (forty two) decimal, more or less, comprised in R.S. *Dag* No. 2579 corresponding to L.R. *Dag* No. 2483, recorded in R.S. *Khatian* No. 385 corresponding to L.R. *Khatian* Nos. 2050 and 842, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (collectively **Sixteenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.17 Purchase of Seventeenth Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 1407 to 1420, being Deed No. 00119 for the year of 2010, Sukumar Acharjee, Sarat Acharjee and Mridula Acharjee jointly sold, transferred and conveyed land measuring 15.5 (fifteen point five) decimal, more or less, out of land measuring 31 (thirty one) decimal, more or less, comprised in R.S. *Dag* No. 2570 corresponding to L.R. *Dag* No. 2472, recorded in L.R. *Khatian* Nos. 801, 761, 172 and 4, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan



  
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(Seventeenth Land) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

- 5.1.18 Purchase of Eighteenth Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 4152 to 4154, being Deed No. 00332 for the year 2010, Laxmi Kanta Shyam, Narayan Chandra Shyam, Subhas Chandra Shyam and Utpal Shyam jointly sold, transferred and conveyed land measuring (i) 126 (one hundred and twenty six) decimal, more or less, comprised in R.S. *Dag* No. 2571 corresponding to L.R. *Dag* No. 2473 (ii) 53 (fifty three) decimal, more or less, comprised in R.S. *Dag* No.2591 corresponding to L.R. *Dag* No.2495, recorded in L.R. *Khatian* Nos. 636, 328, 847 and 803, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (collectively **Eighteenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.19 Purchase of Nineteenth Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 1385 to 1394, being Deed No. 00117 for the year 2010, Sadhan Pandit sold, transferred and conveyed land measuring 2 (two) decimal, more or less, comprised in R.S. *Dag* No. 2564 corresponding to L.R. *Dag* No.2356, recorded in L.R. *Khatian* No. 789, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Nineteenth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.
- 5.1.20 Purchase of Twentieth Land by Vendor herein:** By a Deed of Conveyance dated 7<sup>th</sup> January, 2010 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 1, at Pages 1372 to 1384, being Deed No. 00116 for the year 2010, Lakshmi Kanta Roy sold, transferred and conveyed land measuring (i) 6 (six) decimal, more or less, comprised in R.S. *Dag* No. 2563 corresponding to L.R. *Dag* No. 2465 (ii) 6 (six) decimal, more or less, comprised in R.S. *Dag* No.2567 corresponding to L.R. *Dag* No.2469, both recorded in L.R. *Khatian* No.789, *Mouza* Bamunara, J.L. No. 58, Police Station Kanksa, within the jurisdiction of Gopalpur Gram Panchyat, Sub Registration District Durgapur, District Burdwan (**Twentieth Land**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.



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**5.1.21 Purchase of Twenty First Land by Vendor herein:** By a Deed of Conveyance dated 26<sup>th</sup> July, 2011 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. 1, CD Volume No. 13, at Pages 4296 to 4207, being Deed No. 05800 for the year 2011, Kartick Chandra Roy, Sukhendu Roy and Sri Santi Kumar Roy, sold, transferred and conveyed All That Piece and Parcel of Land measuring 12 Decimal, more or less comprised in R.S. Dag No. 2584 corresponding to L.R. Dag No. 2488, recorded in Khatian nos. 99, 698, 772 and 806 AND R.S. Dag No. 2586 corresponding to L.R. Dag No. 2490, recorded in Khatian nos. 99, 698, 772 and 806, both lying and situated at *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan, (**Twenty First**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.22 Absolute Ownership of Mother Land:** In the aforesaid circumstances, the Vendor has become the true and absolute owner of the First Land, Second Land, Third Land, Fourth Land, Fifth Land, Sixth Land, Seventh Land, Eighth Land, Ninth Land, Tenth Land, Eleventh Land, Twelfth Land, Thirteenth Land, Fourteenth Land, Fifteenth Land, Sixteenth Land, Seventeenth Land, Eighteenth Land, Nineteenth Land and Twentieth Land collectively being the Mother Land described in the 1<sup>st</sup> Schedule mentioned herein below.

**5.1.23 Sale by Vendor herein in favour of Dream Developers Private Limited, Jain Group Projects Private Limited and Jain Plaza Private Limited:** (i) By virtue of Deed of Conveyance dated 4<sup>th</sup> November, 2010, being Deed No. 7782 for the year 2010, Registered in the Office of A.D.S.R Durgapur, District: Burrdwan and recorded in Book No. 1, CD Volume No. 18, Page From 5192 to 5210, the Vendor herein sold, transferred, assigned and conveyed unto and in favour of **Dream Developers Private Limited**, all that piece and parcel of land measuring undivided 5% of the Mother Land, mentioned above (Clause No. 5.1.22), (ii) By virtue of Deed of Conveyance dated 4<sup>th</sup> November, 2010, being Deed No. 7781 for the year 2010, Registered in the Office of A.D.S.R Durgapur, District: Burrdwan and recorded in Book No. 1, CD Volume No. 18, Page From 5173 to 5191, the Vendor herein sold, transferred, assigned and conveyed unto and in favour of **Jain Group Projects Private Limited**, all that piece and parcel of land measuring undivided 5% of the Mother Land, mentioned above (Clause No. 5.1.22), and (iii). By virtue of Deed of Conveyance dated 4<sup>th</sup> November, 2010, being Deed No. 7780 for the year 2010, Registered in the Office of A.D.S.R Durgapur, District: Burrdwan and recorded in Book No. 1, CD Volume No. 18, Page From 5154 to 5172, the Vendor herein sold, transferred, assigned and conveyed unto and in favour of **Jain Plaza Private Limited**, all that piece and parcel of land measuring undivided 5% of the Mother Land, mentioned above (Clause No. 5.1.22).





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**5.1.24 Balance Land:** In the aforesaid circumstances, the vendor herein remains the sole and absolute owner of the balance share of 85% of the Mother Land ( Clause no. 5.1.22), which is termed as "LAND" hereto.

**5.1.25 Purchase of Property by Vendor herein:** By a Deed of Conveyance dated 26<sup>th</sup> July, 2011 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 13, at Pages 4296 to 4207, being Deed No. 05800 for the year 2011, Kartick Chandra Roy, Sukhendu Roy and Sri Santi Kumar Roy, sold, transferred and conveyed All That Piece and Parcel of Land measuring 12 Decimal, more or less comprised in R.S. Dag No. 25884 corresponding to L.R. Dag No. 2488, recorded in Khatian nos. 99, 698, 772 and 806 AND R.S. Dag No. 25886 corresponding to L.R. Dag No. 2490, recorded in Khatian nos. 99, 698, 772 and 806, both lying and situated at *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan, (PROPERTY) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.26 Said Property: the LAND and the PROPERTY collectively described as SAID PROERTY (Clause 4.1),** which is the subject matter of sale hereunder and more fully described in the 2<sup>nd</sup> Schedule, described herein below.

**5.1.27 Absolute Ownership of Said Property:** In the aforesaid circumstances, the Vendor has become the true and absolute owner of the the Said Property defined above, described in 2<sup>nd</sup> Schedule mentioned herein below.

**5.2 Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:

**5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Share of Said Property and declares that the Said Share of Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

**5.2.2 No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

**5.2.3 No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby



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**5.1.24 Balance Land:** In the aforesaid circumstances, the vendor herein remains the sole and absolute owner of the balance share of 85% of the Mother Land ( Clause no. 5.1.22), which is termed as "LAND" hereto.

**5.1.25 Purchase of Property by Vendor herein:** By a Deed of Conveyance dated 26<sup>th</sup> July, 2011 and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 13, at Pages 4296 to 4207, being Deed No. 05800 for the year 2011, Kartick Chandra Roy, Sukhendu Roy and Sri Santi Kumar Roy, sold, transferred and conveyed All That Piece and Parcel of Land measuring 12 Decimal, more or less comprised in R.S. Dag No. 25884 corresponding to L.R. Dag No. 2488, recorded in Khatian nos. 99, 698, 772 and 806 AND R.S. Dag No. 25886 corresponding to L.R. Dag No. 2490, recorded in Khatian nos. 99, 698, 772 and 806, both lying and situated at *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan, (**PROPERTY**) to and in favour of the Vendor herein, absolutely and forever, for the consideration mentioned therein.

**5.1.26 Sale of out of Mother Land by Vendor herein:** By virtue of Deed of Conveyance being Deed No. 5799 for the year 2011, and registered in the Office of the Additional District Sub Registrar, Durgapur, in Book No. I, CD Volume No. 13, at Pages 4282 to 4295, the vendor herein sold 11.1 Decimal of out of Mother Land pertaining to R.S. Dag Nos. 2576/2577, 2580 and 2581, recorded in Khatian Nos. 572/1, 131/1, 16/1, 531 and 385 in favour of Kartick Chandra Roy, Sukhendu Roy and Shanti Kumar Roy.

**5.1.27 Said Property: the LAND and the PROPERTY collectively described as SAID PROERTY (Clause 4.1),** which is the subject matter of sale hereunder and more fully described in the 2<sup>nd</sup> Schedule, described herein below.

**5.1.28 Absolute Ownership of Said Property:** In the aforesaid circumstances, the Vendor has become the true and absolute owner of the the Said Property defined above, described in 2<sup>nd</sup> Schedule mentioned herein below.

**5.2 Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:

**5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Share of Said Property and declares that the Said Share of Said Property



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is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Share of Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Share of Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Share of Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Share of Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Share of Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Share of Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Share of Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Share of Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.



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

6. **Basic Understanding**

6.1 **Sale of Said Property:** The basic understanding between the Parties are that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever **and with good, bankable and marketable title alongwith the benefit of Building Plan** and together with *khias*, vacant, peaceful and physical possession thereof and the Purchasers will purchase the same based and relying on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

7. **Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property described in the 2<sup>nd</sup> **Schedule** below, being, All That Piece and Parcel of Land measuring 619.988 Decimal, more or less, including [1] All That Piece and Parcel of Land measuring 12 Decimal, more or less comprised in R.S. Dag No. 2584 corresponding to L.R. Dag No. 2488, recorded in Khatian nos. 99, 698, 772 and 806 AND R.S. Dag No. 2586 corresponding to L.R. Dag No. 2490, recorded in Khatian nos. 99, 698, 772 and 806, both lying and situated at *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan, delineated on the **Plan** annexed hereto and bordered in color **GREEN** thereon and [2] undivided 85% (Eighty Five percent) share and/or interest of land measuring 715.28 (seven hundred and fifteen point two eight) decimal, more or less, that is All That Piece and Parcel of Land 607.988 Decimal, more or less, comprised in L.R. *Dag* Nos. 2356 (R.S. *Dag* No. 2564), 2463 (R.S. *Dag* No. 2561), 2464 (R.S. *Dag* No. 2562), 2465 (R.S. *Dag* No. 2563), 2467 (R.S. *Dag* No. 2565), 2468 (R.S. *Dag* No. 2566), 2469 (R.S. *Dag* No. 2567), 2472 (R.S. *Dag* No. 2570), 2473 (R.S. *Dag* No. 2571), 2474 (R.S. *Dag* No. 2572), 2475 (R.S. *Dag* No. 2573), 2476 (R.S. *Dag* No. 2574), 2477 (R.S. *Dag* No. 2575), 2478 (R.S. *Dag* No. 2576/5177), 2479 (R.S. *Dag* No. 2576), 2480 (R.S. *Dag* No. 2576/5176), 2481 (R.S. *Dag* No. 2577), 2482 (R.S. *Dag* No. 2578), 2483 (R.S. *Dag* No. 2579), 2484 (R.S. *Dag* No. 2580), 2485 (R.S. *Dag* No. 2581), 2486 (R.S. *Dag* No. 2582), 2489 (R.S. *Dag* No. 2585), 2491 (R.S. *Dag* No. 2587), 2492 (R.S. *Dag* No. 2586/4951), 2493 (R.S. *Dag* No. 2588), 2494 (R.S. *Dag* No. 2590), 2495 (R.S. *Dag* No. 2591) and 2496 (R.S. *Dag* No. 2589), recorded in L.R. *Khatian* Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, *Mouza*





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Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances, collectively **Said Property**, described in the **2<sup>nd</sup> Schedule** below.

**7.2 Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 55000000/- (Rupees Five Crores and Fifty Lakhs only) (**Total Consideration**) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

**8.1 Salient Terms:** The transfer being effected by this Conveyance is:

**8.1.1 Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

**8.1.2 Absolute:** absolute, irreversible and perpetual.

**8.1.3 Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

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

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

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



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- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Share of Said Property to the Purchasers, which the Purchasers admit, acknowledge and accept.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Share of Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and its assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Share of Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from, under or in trust from the Vendor.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of any encumbrance on the Said Share of Said Property.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to co-operate with the Purchasers in all respect to cause mutation of the Said Share of Said Property in the name of the



  
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Kolkata

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Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.8 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchasers.
- 8.9 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under it, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Share of Said Property.

**1<sup>st</sup> Schedule  
(Mother Land)**

Land measuring 715.28 (seven hundred and fifteen point two eight) decimal, more or less equivalent to 21 (twenty one) *bigha* 12 (twelve) cottah and 12 (twelve) *chittack* **together with** structures erected thereon, comprised in L.R. *Dag* Nos. 2356 (R.S. *Dag* No. 2564), 2463 (R.S. *Dag* No. 2561), 2464 (R.S. *Dag* No. 2562), 2465 (R.S. *Dag* No. 2563), 2467 (R.S. *Dag* No. 2565), 2468 (R.S. *Dag* No. 2566), 2469 (R.S. *Dag* No. 2567), 2472 (R.S. *Dag* No. 2570), 2473 (R.S. *Dag* No. 2571), 2474 (R.S. *Dag* No. 2572), 2475 (R.S. *Dag* No. 2573), 2476 (R.S. *Dag* No. 2574), 2477 (R.S. *Dag* No. 2575), 2478 (R.S. *Dag* No. 2576/5177), 2479 (R.S. *Dag* No. 2576), 2480 (R.S. *Dag* No. 2576/5176), 2481 (R.S. *Dag* No. 2577), 2482 (R.S. *Dag* No. 2578), 2483 (R.S. *Dag* No. 2579), 2484 (R.S. *Dag* No. 2580), 2485 (R.S. *Dag* No. 2581), 2486 (R.S. *Dag* No. 2582), 2489 (R.S. *Dag* No. 2585), 2491 (R.S. *Dag* No. 2587), 2492 (R.S. *Dag* No. 2586/4951), 2493 (R.S. *Dag* No. 2588), 2494 (R.S. *Dag* No. 2590), 2495 (R.S. *Dag* No. 2591) and 2496 (R.S. *Dag* No. 2589), recorded in L.R. *Khatian* Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances and butted and bounded by as follows:

**North** : **VACANT LAND**

**West** : **VACANT LAND OF MOUZA KHATPUKUR**

**South** : **G. T. ROAD N. H. 2**



Additional Registrar of Insurance - III  
Calcutta

84 MAY 2018

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

All That Piece and Parcel of Land measuring 619.988 Decimal, more or less, including [1] All That Piece and Parcel of Land measuring 12 Decimal, more or less comprised in R.S. Dag No. 2584 corresponding to L.R. Dag No. 2488, recorded in Khatian nos. 99, 698, 772 and 806 AND R.S. Dag No. 2586 corresponding to L.R. Dag No. 2490, recorded in Khatian nos. 99, 698, 772 and 806, both lying and situated at *Mouza Bamunara*, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan, delineated on the **Plan** annexed hereto and bordered in color **GREEN** thereon and [2] undivided 85% (Eighty Five percent) share and/or interest of land measuring 715.28 (seven hundred and fifteen point two eight) decimal, more or less, that is All That Piece and Parcel of Land 607.988 Decimal, more or less, **together with** structures erected thereon, comprised in L.R. Dag Nos. 2356 (R.S. Dag No. 2564), 2463 (R.S. Dag No. 2561), 2464 (R.S. Dag No. 2562), 2465 (R.S. Dag No. 2563), 2467 (R.S. Dag No. 2565), 2468 (R.S. Dag No. 2566), 2469 (R.S. Dag No. 2567), 2472 (R.S. Dag No. 2570), 2473 (R.S. Dag No. 2571), 2474 (R.S. Dag No. 2572), 2475 (R.S. Dag No. 2573), 2476 (R.S. Dag No. 2574), 2477 (R.S. Dag No. 2575), 2478 (R.S. Dag No. 2576/5177), 2479 (R.S. Dag No. 2576), 2480 (R.S. Dag No. 2576/5176), 2481 (R.S. Dag No. 2577), 2482 (R.S. Dag No. 2578), 2483 (R.S. Dag No. 2579), 2484 (R.S. Dag No. 2580), 2485 (R.S. Dag No. 2581), 2486 (R.S. Dag No. 2582), 2489 (R.S. Dag No. 2585), 2491 (R.S. Dag No. 2587), 2492 (R.S. Dag No. 2586/4951), 2493 (R.S. Dag No. 2588), 2494 (R.S. Dag No. 2590), 2495 (R.S. Dag No. 2591) and 2496 (R.S. Dag No. 2589), recorded in L.R. *Khatian* Nos. 789, 2815, 2816, 1361, 231, 457, 635, 316, 638, 234, 1745, 1867, 424, 15, 636, 328, 847, 803, 531, 55, 1943, 133, 572/1, 831/1, 16/1, 1942, 2050, 842, 357, 158, 627, 234, 801, 761, 172 and 4, *Mouza Bamunara*, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances.





  
Additional Registrar of Assurance - III  
F. 111.13

**24 MAY 2020**

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

For DREAM DEALCOM PVT. LTD

*Shrayank*  
Director

For S. A. CREATOR VI. LTD

*Shrayank*  
Director

FOR DUBSON DEALCOM PVT. LTD

*Shrayank*  
Director

For DREAM APPLICATION SOFTWARE PVT. LTD

*Shrayank*  
Director

FOR DUBSON DEALCOM (P) LTD.

*Shrayank*  
Director

Arun Investments & Commercial Pvt. Ltd.

*Shrayank*  
Director

IFG Hire Purchase Pvt. Ltd

*Shrayank*  
Director

DREAM ENCLAVE PVT. LTD

*Shrayank*  
Director

For DOLPHIN AGENTS PVT. LTD

*Shrayank*  
Director

DREAM TOWER KOLKATA PVT. LTD.

*Shrayank*  
Director

(SHRAYANK SAINI)



Additional Registered Assured 2013  
14 MAY 2013

14 MAY 2013

For BAMODAN TRADING PVT. LTD.

*Shayank*  
Director

For ~~XXXXXXXXXX~~ PVT. LTD.

*Shayank*  
Director

For ~~XXXXXXXXXX~~ PVT. LTD.

*Shayank*  
Director

For ~~XXXXXXXXXX~~ PVT. LTD.

*Shayank*  
Director

For SYMPHONIC VANUJA PVT. LTD.

*Shayank*  
Director

For ~~XXXXXXXXXX~~ PVT. LTD.

*Shayank*  
Director

For PINKU SONU INVESTMENTS & PROPERTIES (P) LTD.

*Shayank*  
Director

For KAMRUP REAL ESTATES PVT. LTD.

*Ujjat Kumar Das*  
Director

(UJJAT KUMAR DAS)

[Vendor]

[Purchasers]

Witnesses:

1. Anitkumar Pal  
Bene Pukur More  
Deulpura, P.O. Nalinati  
Dist-24 Parganas (N).
2. Mamoni Shaw  
Advocate  
High court Calcutta

THE LIFE ASSURANCE CORPORATION

...

...



  
Additional Registrar of Insurance - III  
Kolkata

**24 MAY 2013**

### Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of Rs. 55000000/- (Rupees Five Crores and Fifty Lakhs only) towards full and final payment of the Total Consideration for sale of the Said Share of Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:


Mode	Date	Bank	Amount (Rs.)
Cheque bearing no. 269094	05/11/2010	ICICI Bank Ltd.	15000000.00
Cheque bearing no. 456582	04/04/2011	ICICI Bank Ltd.	5000000.00
Cheque bearing no. 965720 (JFC Hire Purchase Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	3500000.00
Cheque bearing no. 733362 (Arun Investments and Commercial Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	1500000.00
Cheque bearing no. 628055 (Risuv Impex Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	3000000.00
Cheque bearing no. 628055 (Dream Enclave Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	2500000.00
Cheque bearing no. 628564 (Bajrang Creations Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	1000000.00
Cheque bearing no. 628672 (Biswapita Properties Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	2500000.00
Cheque bearing no. 477517 (Dolphin Agents Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	2500000.00
Cheque bearing no. 477516 (Dolphin Agents Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	2000000.00
Cheque bearing no. 268092 (Nortel Dealcom Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	1500000.00
Cheque bearing no. 268063 (Pinku Sonu Investments and Properties Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	3000000.00
Cheque bearing no.	12/05/2012	ICICI Bank Ltd.	2000000.00



  
Additional Registrar of Assam: ce - III  
Kolkata

**34 MAY 2023**

73361(Arun Investments and Commercial Pvt. Ltd.)			
Cheque bearing no. 592128(Growwell Vyapaar Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	3000000.00
Cheque bearing no. 446078 (Jaimata Creations Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	1500000.00
Cheque bearing no. 424109 (Dubson Dealcom Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	2000000.00
Cheque bearing no. 591576 (Symphonic vanijya Pvt. Ltd.)	12/05/2012	ICICI Bank Ltd.	1500000.00
Cheque bearing no. 696351 (Dream Tower Kolkata Pvt. Ltd)	12/05/2012	ICICI Bank Ltd.	2000000.00
		<b>Total</b>	<b>55000000/-</b>

For KANPUR REAL ESTATES PVT. LTD.  
  
 (UJJAL KUMAR DAS)  
 Director

[Vendor]

Witness :

1.   
 p

2. Mamoni Shaw

Drafted by

  
 Mani Sankar Roychowdhury

Advocate

High Court, Calcutta





Registrar of Companies  
Kolkata

14 MAY 2024



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

Endorsement For Deed Number : I - 01876 of 2012  
(Serial No. 05208 of 2012)

On

**Payment of Fees:**

**On 14/05/2012**

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

Presented for registration at 14.50 hrs on :14/05/2012, at the Private residence by Prem Lal Jain , one of the Claimants.

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

Execution is admitted on 14/05/2012 by

1. Ujjal Kumar Das

Director, Kamrup Real Estates Private Limited, 41, Chowringhee Road, P. S. - Shakespeare Sarani, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700071.

, By Profession : Others

14/05/2012

15 MAY 2012

( Ashim Kumar Ghosh )

ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 1 of 4





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

**Endorsement For Deed Number : I - 01876 of 2012**

**(Serial No. 05208 of 2012)**

2. Prem Lal Jain

Director, Arun Investments And Commercial Private Limited( Pan - A A C C A 5810 F), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Symphonic Vanijya Private Limited( Pan - A A J C S 4763 L), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Pinku Sonu Investments And Properties Private Limited ( Pan - A A B C P 6980 A), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Dream Application Software Private Limited ( Pan - A A D C D 3527 B), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Dolphin Agents Private Limited ( Pan - A A B C D 1177 D), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, J F C Hire Purchase Private Limited ( Pan - A A A C J 6819 R), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Biswapita Properties Private Limited ( Pan - A A C C B 7272 J), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Nortel Dealcom Private Limited ( Pan - A A B C N 6151 B), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Risu Impex Private Limited ( Pan - A A D C R 1403 N), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Bajrang Creations Private Limited ( Pan - A A C C B 7273 K), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Dream Enclave Private Limited ( Pan - A A C C D 4217 D), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

, By Profession : Others

  
Additional Registrar of Assurance - III  
Kolkata  
8 5 MAY 2012

( Ashim Kumar Ghosh )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 2 of 4



23/11/2023



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

Endorsement For Deed Number : I - 01876 of 2012

(Serial No. 05208 of 2012)

3. Shrayans Jain

Director, Dream Tower Kolkata Private Limited ( Pan - A A C C D 4214 A), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Damodar Trading Private Limited ( Pan - A A C C D 4213 M), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Jaimata Creations Private Limited ( Pan - A A B C J 6049 G), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Dubson Dealcom Private Limited ( Pan - A A B C D 1971 B), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, Growwell Vyapaar Private Limited ( Pan - A A C C G 8455 A), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

Director, U. S. Creations Private Limited ( Pan - A A A C U 7820 P), 1, Ganesh Chandra Avenue, 4th Floor, P. S. - Bowbazar, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013.

, By Profession : Others

Identified By Amit Kumar Pal, son of Pran Kr. Pal, Bene Pukur More, Dulpara, Thana:-Naihati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Ashim Kumar Ghosh )

ADDITIONAL REGISTRAR OF ASSURANCE-III

On 15/05/2012

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 15/05/2012

Amount by Draft

Rs. 612241/- is paid , by the draft number 905358, Draft Date 14/05/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 15/05/2012

( Under Article : A(1) = 612150/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 15/05/2012 )

**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.-5,56,50,011/-

Certified that the required stamp duty of this document is Rs.- 3339011 /- and the Stamp duty paid as: Impressive Rs.- 100/-

15 MAY 2012

( Ashim Kumar Ghosh )

ADDITIONAL REGISTRAR OF ASSURANCE-III





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

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**Endorsement For Deed Number : I - 01876 of 2012**  
**(Serial No. 05203 of 2012)**

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**Deficit stamp duty**

Deficit stamp duty Rs. 3339011/- is paid 90535714/05/2012 State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 15/05/2012

( Ashim Kumar Ghosh )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

15 MAY 2012
























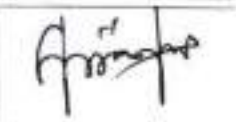
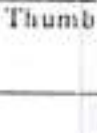
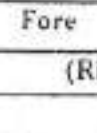
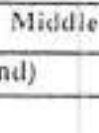
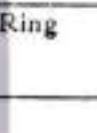
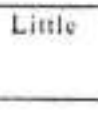
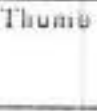
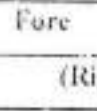
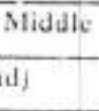
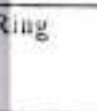
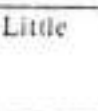
15 MAY 2012

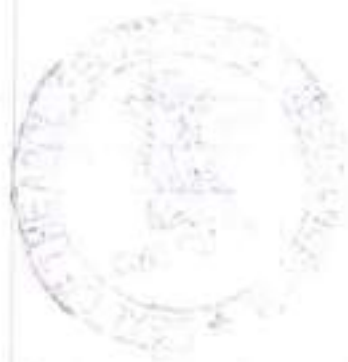
( Ashim Kumar Ghosh )  
ADDITIONAL REGISTRAR OF ASSURANCE-III





SPECIMEN FORM FOR TEN FINGERPRINTS

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



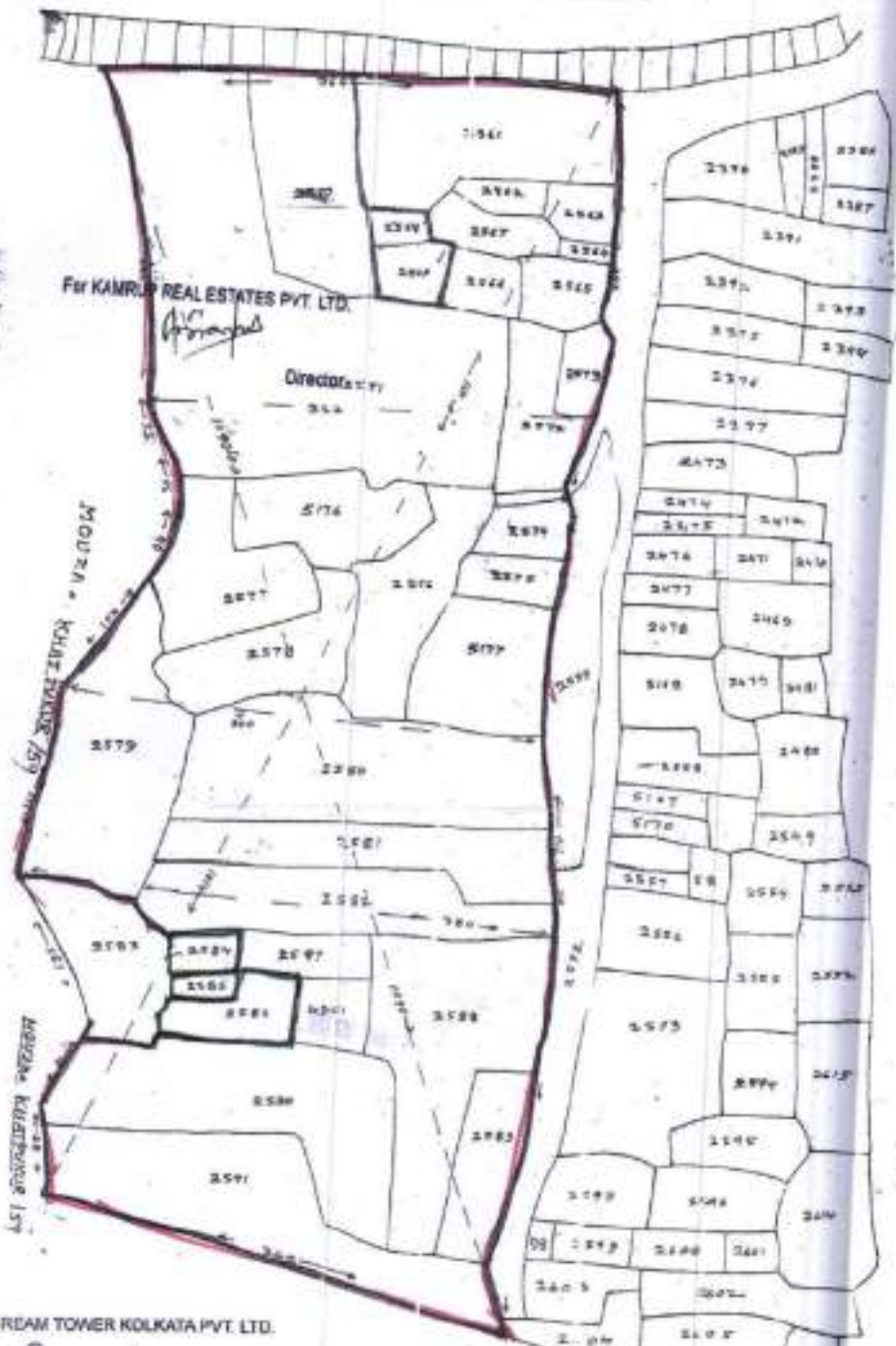
*R*  
Additional Registrar of Assurance - III  
Kolkata.

**14 MAY 2020**

*Handwritten signature*

OUT PLAN OF MOUZA - KHAMUNBER. S.L. NO - 26, P.S. KAMBER  
 DIST. BURHANPUR, MARKET RES. IM. MEASUREMENT MORE OR LESS 7.15 ACRES.

SCALE 1/40000



S.L. NO.	Area	Area	Area
2461	2463	Full	- 41
2462	2464	Full	- 64
2463	2465	Full	- 58
2464	2466	Full	- 58
2465	2467	Full	- 48
2466	2468	Full	- 67
2467	2469	Full	- 58
2468	2470	Full	- 68
2469	2471	Full	- 68
2470	2472	Full	- 81
2471	2473	Full	- 28
2472	2474	Full	- 18
2473	2475	Full	- 38
2474	2476	Full	- 67
2475	2477	Full	- 68
2476	2478	Full	- 21
2477	2479	Full	- 21
2478	2480	Full	- 22
2479	2481	Full	- 24
2480	2482	Full	- 20
2481	2483	Full	- 42
2482	2484	Full	- 51
2483	2485	Full	- 21
2484	2486	Full	- 34
2485	2487	Full	- 22
2486	2488	Full	- 54
2487	2489	Full	- 68
2488	2490	Full	- 16
2489	2491	Full	- 67
2490	2492	Full	- 46
2491	2493	Full	- 17
2492	2494	Full	- 54
2493	2495	Full	- 58
2494	2496	Full	- 11

DREAM TOWER KOLKATA PVT. LTD.

*Shayank*  
 Director

For DAVID-H THADINI PVT. LTD.

*Shayank*  
 Director

For PINKU SONU INVESTMENTS & PROPERTIES (P) LTD.

*Shayank*  
 Director

Arise Investments & Commercial Pvt. Ltd.

*Shayank*  
 Director

For DREAM APPLICATION SOFTWARE PVT. LTD.

*Shayank*  
 Director

For SYMPHON C WANIYA PVT. LTD.

*Shayank*  
 Director

For BURSON CREATIONS PVT. LTD.

*Shayank*  
 Director

For B. S. GOSWAMI

*Shayank*  
 Director

For DUBSON DEALCOM (P) LTD.

*Shayank*  
 Director

For DOLPHIN AGENTS PVT. LTD.

*Shayank*  
 Director

For DOSTI DEALCOM PVT. LTD.

*Shayank*  
 Director

For DURGESH PROPERTIES PVT. LTD.

*Shayank*  
 Director

For ARAN ESTATE CO.

*Shayank*  
 Director

For KUMHOLA STAPLAN PVT. LTD.

*Shayank*  
 Director

For SHRI...







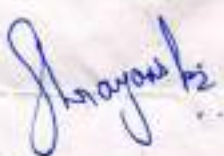







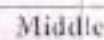

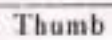
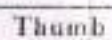






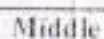

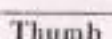


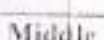












*Shayank*  
 Director

AMINISTRATION

*Shayank*  
 Director

For Sam Ray (Amin)

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
<p align="center">PHOTO</p>	(Left Hand)				
					
<p align="center">PHOTO</p>	(Left Hand)				
					
<p align="center">PHOTO</p>	(Right Hand)				
					
<p align="center">PHOTO</p>	(Left Hand)				
					
<p align="center">PHOTO</p>	(Right Hand)				
					
<p align="center">PHOTO</p>	(Left Hand)				
					
<p align="center">PHOTO</p>	(Right Hand)				



✓

Dated this 14th day of May, 2012

Between

**KAMRUP REAL ESTATES PRIVATE LIMITED**  
... Vendor

And

**ARUN INVESTMENTS AND COMMERCIAL PRIVATE LIMITED AND**  
**ORS**  
... Purchasers

**CONVEYANCE**

*Mouza* Bamunara  
Police Station Kanksa  
District Burdwan

**MANI SANKAR ROYCHOWDHURY**  
Advocate  
**RAJA CHAMBERS**  
4, Kiran Sankar Roy Road  
Kolkata-700001