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Certified that the document is admitted for registration. The signature sheet / sheets and the endorsement sheet / sheets attached with this document's are the part of this document

Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-1)

25 NOV 2016

28 NOV 2016

**DEED OF
CONVEYANCE**

THIS DEED OF CONVEYANCE made on this the 25th day of November, 2016 (Two thousand Sixteen). A. D.

11636 25/11/16 2000
 Name: Dreamnest Developers LLP
 Address: 32 Egan Street
 P.S. Hare Street Kal-01
 Dist. _____
 Name of Treasury :- Barrackpore
 Name of Vendor :- RANA SIA
 Date of Purchase... 21/11/16
 Total Amount... 1.20 Crore
 Signature of Vendor: *Rana SIA*



INKA INFRASTRUCTURES LLP
Sushy Sengupta
 Designated Partner

25/11/16

vetd
 2917

INKA INFRASTRUCTURES LLP.
Sushy Sengupta
 Designated Partner



vetd
 2918

Registrar U/S. 7(2)
 North 24 Parganas
 Barrackpore
 (D.S.R.-I)

DREAMNEST DEVELOPERS LLP.

25 NOV 2016

Amir Chowdhury
 Designated Partner

Dibendra Banerjee
 District Judge Court
 of Barrackpore.

BETWEEN

INKA INFRASTRUCTURES LLP (formerly known as INKA Infrastructures Private Limited and prior thereto known as Sha-san Infrastructures Private Limited), a Limited Liability Partnership duly registered under the provisions of The Limited Liability Partnership Act, 2008 (formerly being a private limited company that has converted into a LLP in terms of the provisions of The Limited Liability Partnership Act, 2008) having its registered office at "Haute Street Building", Unit 702, 7th Floor, 86A, Topsia Road, Kolkata - 700 046, having Income Tax Permanent Account No. AAKCS7560C and represented by its Director **SANDEEP AGARWAL**, son of Narayan Das Agarwala, by religion Hindu, by occupation Business, Citizen of India, residing at P-5, C.I.T. Road, Scheme VI (M), Police Station Phoolbagan, Post Office Phoolbagan, Kolkata - 700054, having Income Tax Permanent Account No. **ACGPA1531J** hereinafter referred to as the "**VENDOR**" (Which term or expression shall unless repugnant to the Context shall mean to include its successor-in-office, representatives, executor and assigns) of the **ONE PART**.

AND

DREAMNEST DEVELOPERS LLP, a Limited Liability Partnership in corporate under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Room No. 561, Fifth Floor,



Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-I)

25 NOV 2016

32 Ezra Street, Police Station Hare Street Kolkata-700001 having Income Tax Permanent Account No. AAKFD7332G duly represented by its Designated Partner **SHRI. AMIT CHOKHANI, (PAN ACKPC 2317C)**, son of Shri. Rajendra Prasad Chokhani residing at 92/1 Moulana Abul Kalam Azad Sarani, P.S. Phoolbagan, Kolkata - 700054, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless repugnant to the context shall mean to include its (Partners, successors, successors-in interest and assigns) of the **OTHER PART**).

WHEREAS:

1. One Sajanendra Nath Tagore was during his lifetime the absolute owner of interalia the total land acquired by him by virtue of an Indenture of conveyance dated 17th May 1942 registered in the office of the Sub Registrar Barrackpore, recorded in Book No. I, Volume No. 13, Pages 1 to 25, being No. 451 for the Year 1942.
2. The said Sajanendra Nath Tagore died intestate on 24th day of January 1987, leaving behind him surviving his widow Smt. Ira Tagore and his two sons namely Samirendra Nath Tagore and Swapanendra Nath Tagore as his only heirs and legal representatives who jointly inherited interalia the said total Land.

3. The said Ira Tagore Died intestate on 2nd day of June, 1992, leaving behind her surviving her two sons namely Samirendra Nath Tagore and Swapanendra Nath Tagore as her only heirs and legal representatives who jointly inherited the said Total Land in equal share and accordingly the said Samirendra Nath Tagore and Swapanendra Nath Tagore became the joint owners of the said total Land.
4. The said Swapanendra Nath Tagore died intestate on 30th Day of August 1999, leaving behind him surviving his widow Smt. Jayasree Tagore and his two daughters namely Smt. Sreenayona Tagore and Smt. Shuddhanta Tagore as his only heirs and legal representatives who jointly inherited the undivided one half portion of the total land.
5. The said Samirendra Nath Tagore died intestate on 16th August 2004 leaving behind him surviving his widow Smt. Enakshi Tagore, two sons namely Rajibendra Nath Tagore and Rudrendra Nath Tagore, and one married daughter Sushmita Shroff as his only heirs and legal Representatives who jointly inherited the remaining undivided one half portion of the said total Land.
6. By an Indenture of Conveyance dated 31st Day of August 2007 and registered at the office of the Additional Registrar of Assurances-II, Kolkata, recorded in Book No. I, Volume No. I,

Pages 1 to 20, being No. 00853, for the Year 2008 made between Smt. Enakshi Tagore, Rajibendra Nath Tagore, Rudrendra Nath Tagore and Sushmita Shroff therein jointly referred to as the Vendors of the First Part and Smt. Jayasree Tagore, Smt. Sreenayona Tagore and Smt. Shuddhanta Tagore therein referred to as the Confirming Party of the Second Part and Sha-San Infrastructures Private Limited (Now known as Inka Infrastructures LLP.) therein referred to as the Purchaser of the Third Part, the Vendor therein sold, transferred and conveyed unto and in favour of the said Purchaser therein ALL That the undivided one half share of 23 Bigha 7 Cottah 6 Chittack 18 Sq.ft. or 7.79 acres mentioned in the schedule of aforesaid indenture out of 36 Bigha 16 Cottah 15 Chittack 12 Sq.ft. of land, absolutely and forever.

7. In the event as recited above the Vendor herein along with the said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore are the joint owners of interalia all that Land measuring about 7.79 acres be the same little more or less together with bungalows, building, godown, shops etc standing thereon situate lying and being Municipal Holding No. 1 B.T. Road within the local limit of Panihati Municipality under Ward No. 14 P.S Khardah, Additional District Sub Registry Office Barrackpore at present Sodepur, in District of 24 Parganas (North) lying and situated at Mouza Sukhchar,

J.L. No. 9, comprised in R.S Dag No. 3772, appertaining to Khatian No. 149 and at Mouza Panihati, J.L. No. 10, comprised in R.S Dag No. 1083, 1083/1675, 1084, 1085, 1085/1471, 1083/1470, 1084/1469, 1084/1468, 1083/1538 and 1083/1682, appertaining to Khatian No. 956, 2354, 2359, 94, 2358 and 8222, hereinafter referred to as the entire land.

8. Being sufficiently entitled to entire land Vendor herein and the said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore. by Deed of Gift dated 30th May 2013 and registered in the office of the A.D.S.R. Barrackpore and recorded in Book No. I, CD Volume No. 17, Pages from 3325 to 3336 being No. 5365 for the year 2013, granted, transferred and conveyed, assigned and assured unto and in favour of Panihati Municipality All That land measuring about 2.11 acres be the same little more or less comprised in R.S Dag No. 1085, 1083/1682, 1083/1471, 1083/1470 and 1084/1479 of Mouza – Panihati, J.L. No.10, P.S. Khardah, District - North 24-Parganas.
9. After the transfer of the aforesaid land by way of Gift to Panihati Municipality, the Vendor herein and said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore remained in lawful absolute ownership of

Land measuring about 5.68 acres in different Dags lying and situate at Mouza Sukhchar and Panihati.

10. The Vendor herein and the said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore herein have also entered into one Development agreement dated 24th March 2015 with Dhoot Space Realty LLP, a limited liability Partnership firm (hereinafter referred to as the Developer) for development of the portion of land measuring about 320.00 decimals comprising in Dag No. 3772 at Mouza Sukhchar, Dag No. 1084, 1084/1469, 1084/1469 at Mouza Panihati.
11. The Vendor herein and the said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore after the execution of the said agreement dated 24th March 2015 are now in exclusive ownership and entitlement to the balance land measuring about 248.00 Decimals approx which is not the subject matter of any agreement or covenants and is otherwise free from all encumbrances.
12. The Vendor herein and the said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore have jointly agreed with the purchaser herein to sell in favour of the Purchaser herein the demarcated land measuring about 45.55 kathas comprising in R.S Dag No. 1084/1468, 1084/1469, 1083 and 1083/1538 all under Mouza Panihati Police Station

Khardah District 24 Parganas North (hereinafter referred to as the said Property) out of the balance land which is morefully described in the Schedule Written hereunder.

13. The Vendor herein by this Deed of Conveyance agrees to transfer 22.775 kathas or 37.645 decimal of land out of the said property measuring about 45.55 kathas or 75.29 decimal (being its undivided one half share of the said property) morefully described in the Schedule Written hereunder for a total consideration of Rs. 2,55,00,000.00 (Rupees Two Crore fifty five lacs) only in favour of the Purchaser free from all encumbrances, charges, liens and lispence.

NOW THIS INDENTURE WITNESSETH as follows:

I. That in pursuance of the said agreement and in consideration of the said sum of Rs. 2,55,00,000.00 (Rupees Two Crore fifty five lacs) only of lawful money of the Union of India well and truly paid and promised to be paid by the Purchaser herein towards payment of the said property to the Vendor herein at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge as per memo hereunder written) and of and from the same and every part thereof the Vendor doth hereby acquit, release, exonerate, and forever discharge in favour of the Purchaser, its partners, successor, executors,

administrators, legal representative and assigns and every one of it the undivided one half portion of the said property morefully described in the Schedule Written hereunder and the Vendor as owner doth hereby indefeasibly grant, sell, convey, transfer, assign, and assure, unto the Purchaser, its partners, successor, executors, administrators, legal representative and assigns free from all encumbrances, attachments, and other defects in title ALL THAT 22.775 kathas or 37.645 decimal of land out of the said property measuring about 45.55 kathas or 75.29 decimal (being the undivided one half share of the said property) lying and situated at Mouza – Panihati, J.L. No. 10 , Touji No. 155, comprised in R.S Dags No. 1084/1468, 1084/1469, 1083, and 1083/1538, recorded in Khatian No. 2358, 2359, 956 and 822/2, corresponding to Modified R.S Khatian No. 2430, being part of Municipal Holding No.1, B.T. Road, Ward No. 14, of Panihati Municipality North 24 Parganas together with tile shaded standing thereon, morefully described in the SCHEDULE hereunder written, OR HOWSOEVER OTHERWISE the proportionate right to water course, lights, liberties, privileges, easements, appendages and appurtenances whatsoever for the said property or any part thereof belonging or in anywise appertaining to, or with the same, or any part thereof and usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto, AND the reversion or

reversions remainder or remainders and the rents, issues and profits thereof and every part thereof, TOGETHER with all estate, right, title, interest, inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said property and every part thereof, AND all deeds, pattas, muniments, writings and other evidences of title exclusively relating to the said property or any part or parcel thereof which now are or shall or may hereafter be in the custody, power or possession of the Vendor, its successor or successors and assigns or any persons from whom the Vendor can or may procure the same without any lawful action or suit at law or in equity TO ENTER INTO AND TO HAVE AND HOLD AND TO OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be with its rights, members and appurtenances unto and to the use of the Purchasers, its heirs, partners, successor, executors, administrators, legal representative and assigns absolutely and forever the said property in the same freed and discharged from or otherwise by the Vendor herein well and sufficiently indemnified from and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor.

II. THE VENDOR DOTH HEREBY FOR ITSELF, ITS SUCCESSOR-IN-OFFICE AND / OR ASSIGNS, AS THE CASE MAY BE,

COVENANT WITH THE PURCHASER ITS EXECUTORS, LEGAL REPRESENTATIVES, ADMINISTRATORS AND ASSIGNS AS FOLLOWS:-

- (1) THAT notwithstanding any act, deed, or thing whatsoever, by the Vendor, done or executed or knowingly suffered to the contrary the Vendor had at all material times hereto before and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the 22.775 kathas or 37.645 dec. of land out of the said property measuring about 45.55 kathas or 75.29 decimal (being the undivided one half share of the said property) hereby granted sold, conveyed and transferred or expressed or intended, so to be and every part thereof, unto and to the use of the Purchaser its heirs, partners, successor, executors, administrators, legal representative and assigns in the manner aforesaid.
- (2) THAT the vendor herein covenants and assure the Purchaser that it has not conveyed the said property morefully described in the Schedule hereunder written to any other person nor has it created any mortgage with regards to the said property nor it has created any encumbrances whatsoever and further state that the said land is free from all encumbrances, charges and liens and

such covenant and statement is the essence of this contract and if in the future it is found that the property is otherwise encumbered or charged the Vendor agree to indemnify the Purchaser herein from any loss arising in the event if it is found that the Vendor does not have the marketable title of the land hereby sold, transferred and conveyed in favour of the Purchaser.

- (3) THAT the Purchaser, its partners, successor, executors, administrators, legal representative and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said property and every part thereof in whatever manner at its sole discretion subject to the same is lawful and receive the rents, issues and profits thereof, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate, right, title and interest therein from under or in trust for them or from or under any of its ancestors or predecessors in title.
- (4) THAT free and clear and freely and clearly and absolutely discharged, saved, harmless, and kept indemnified against all estates and encumbrances created by the Vendor or any person or persons having or lawfully or

equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the Vendor.

- (5) THAT the Vendor shall and will from time to time and at all time hereafter upon every reasonable request and at the cost of the Purchaser make, do, or execute or cause to be made, done or executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property and every part thereof as also the said rights, and privileges unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- (6) THAT the Vendor and its successor or successors in interest and assigns, shall at all time hereafter indemnify and keep indemnified the Purchaser its heirs partners, successor, executors, administrators, legal representative and assigns against all losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinbefore contained.
- (7) THAT the said property is not affected by any attachment including attachment under any Certificate Cases or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the

Public Demands Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendor for realization of arrears of Income Taxes and other taxes or otherwise under the said Public Demands Recovery Act or any other Act for the time being in force and that the said Premises is not affected by any Notice or Scheme of the Land Acquisition Collector, Panihati Municipality, Kolkata Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said Premises or any part thereof under the Land Acquisition Act or any other Act for the time being in force for acquisition of the said Premises and that the said Premises or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or enactments whatsoever.

- (8) THAT all taxes, land revenues and other moneys payable in respect of the said premises upto the date immediately preceding the date hereof have been or shall be paid and if hereafter any amount is demanded on account of any payment for the period upto the date immediately preceding the date hereof then the Vendor doth hereby

expressly agree and undertake to pay and satisfy the same and keep the Purchasers saved indemnified and harmless there from.

- (9) THAT the Vendor doth hereby accord their consent to the Purchaser mutating their names in respect of the said property in the records of the Panihati Municipality, BL&LRO and other appropriate authorities as the Purchaser may deem necessary and shall render all assistance and co operate for that purpose.
- (10) The Vendor herein confirm that the share of land herein conveyed is from the demarcated portion of the property measuring about 45.55 kathas which the Vendor and the said Smt. Jayasree Tagore, Smt. Sreenayone Tagore and Smt. Shuddhanta Tagore have agreed to sell to the Purchaser herein.

**THE SCHEDULE ABOVE REFERRED TO
(PROPERTY HEREBY CONVEYED)**

ALL THAT the land measuring about 22.775 kathas or 37.645 decimals, being the undivided one half share of land measuring about 45.55 kathas or 75.29 decimals, lying and situated at Mouza Panihati J.L. No. 10. Touzi No. 155 in R.S Dag No. 1084/1468, 1084/1469, 1083 and 1083/1538 recorded in Khatian No. 2358, 2359, 956 and 822/2 corresponding to Modified R.S Khatian No. 2430 all under Mouza Panihati in the District of 24 Parganas (North)

being the part of Holding No. 1, B.T. Road, Ward No. 14, Panihati Municipality together with tile shaded rooms measuring 500 Sq.ft. standing on the Bastu land, which is morefully detailed hereinbelow:

DAG NO.	CLASSIFICATIONS	TOTAL AREA	ONE HALF SHARE	COVERED AREA
1084/1468	BASTU	2.82 DEC.	1.41 DEC.	100 Sq.ft. Tile shed
1084/1469	BASTU	11.55 DEC.	5.775 DEC.	200 Sq.ft. Tile Shed
1084/1469	PUKUR PAR	9.76 DEC.	4.88 DEC.	
1084/1469	PUKUR	26.69 DEC.	13.345 DEC.	
1083	PUKUR	2.8 DEC.	1.4 DEC.	
1083	PUKUR PAR	1.67 DEC.	0.835 DEC.	
1083/1538	BASTU	7.2 DEC.	3.6 DEC.	200 Sq.ft. Tile Shed
1083/1538	PUKURPAR	3.1 DEC.	1.55 DEC.	
1083/1538	PUKUR	9.7 DEC.	4.85 DEC.	
	TOTAL	75.29DEC.	37.645 DEC.	

The entire land is delineated with Red Border in the Site Plan annexed hereto and the entire property is butted and bounded as Follows:

On THE North: Land comprising in R.S Dag No. 1084/1469 owned and possessed by the Owners/ Vendor/ First Parties

On the South: Station Road

On The West: Land comprising In R.S Dag No. 1083 and 1084/1468 owned and possesses by Owners/Vendor/ First Parties

On The East: Land of Panihati Municipality.

IN WITNESSTH WHEREOF the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the vendor at Kolkata in the Presence of:-

1. *Dibyendu Bandyopadhyay*

2. *Jyoti* Sodepur, Kot-114

Signed Sealed and delivered by the within named purchaser in the presence of:

1. *Dibyendu Bandyopadhyay*

2. *Jyoti* Sodepur, Kot-114

Drafted and prepared in my office
Dibyendu Bandyopadhyay
Dibyendu Bandyopadhyay
Advocate

Lesser Setter
District Judge's Court Barasat
North 24 Pargana

PRABIR ROY CHOWDHURY
SODEPUR
NB 198/1997.

INKA INFRASTRUCTURES LLP
Sachin
Designated Partner

DREAMNEST DEVELOPERS LLP.
Anur Chakraborty
Designated Partner

RECEIPT

RECEIVED of and from the withinnamed Purchaser the sum of Rs. 2,55,00,000.00 (Rupees Two Crore fifty five lacs) only being the total amount of Consideration Price as per Memo below:

MEMO OF CONSIDERATION

By three nos of a/c payee cheque bearing no Rs. 2,55,00,000.00
000008,000009, & 000010, all drawn on
H.D.F.C. Bank, Stephen house

Rs.2,55,00,000.00

WITNESSES :

1. *Sibyendu Barman, Adarsh*
2. *Jyoti Das, Sodepur, Kot-114,*

INKA INFRASTRUCTURES LLP.

Sibyendu Barman
Designated Partner

VENDOR

AREA OF LAND - 45.55 KATTAHS
(32796 SQ FT)

SIGNATURE OF VENDOR

INKA INFRASTRUCTURES LLP.

Sudhakar
Designated Partner

SIGNATURE OF PURCHASER

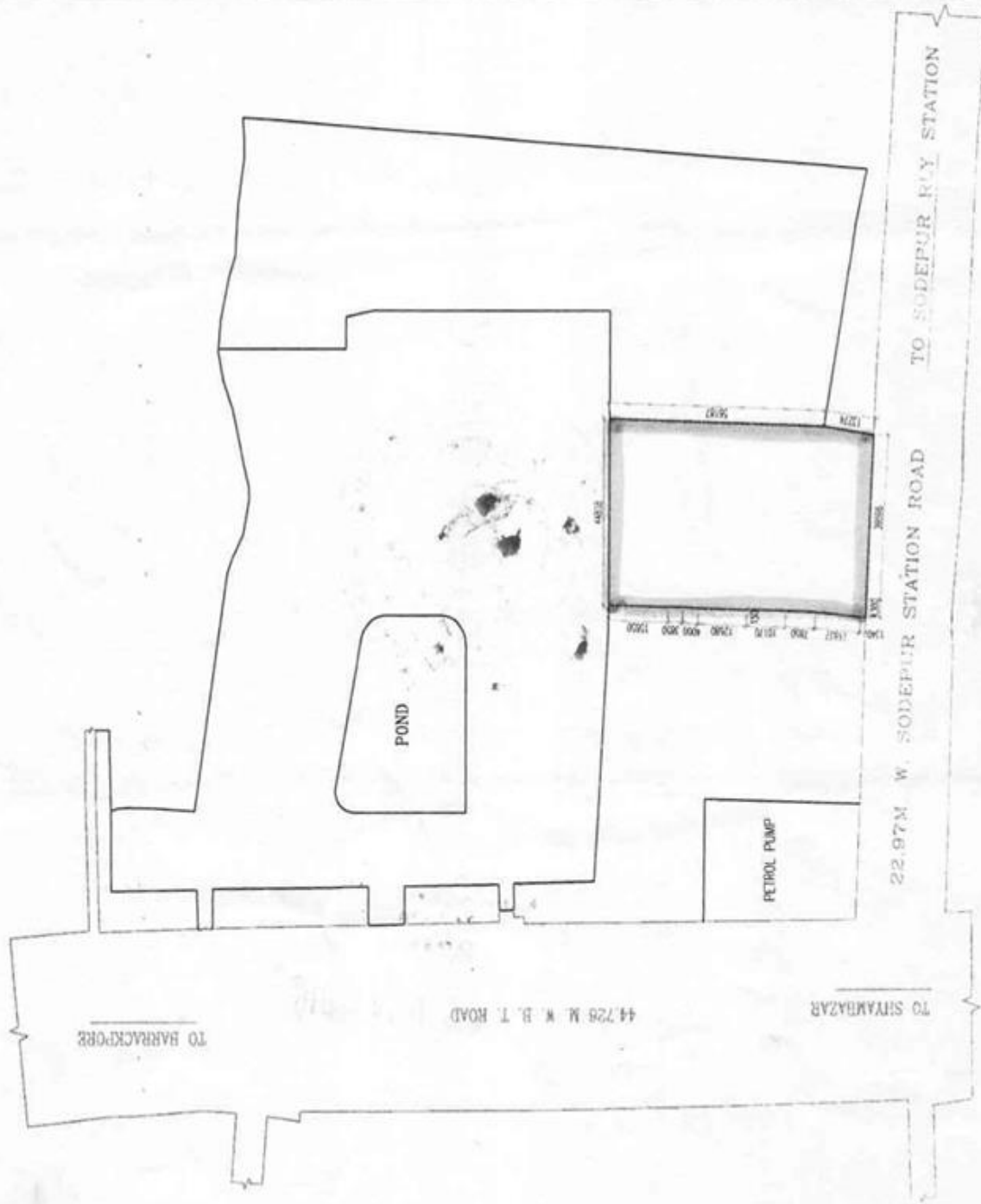
DREAMNEST DEVELOPERS LLP.

Amit Chauhan
Designated Partner

PROJECT

SITE PLAN AT MOUZA - PANIHATI,
JL NO. 10, RS NO. 32, TOUZI NO. 155,
DAG NO. 1084/1469 (PART), 1083 (PART),
1084/1468 (PART), 1083/1538, 518. B.T. ROAD,
P.S. KHARDAHA, DIST - 24 PGS (N). UNDER
PANIHATI MUNICIPALITY, HOLDING NO. 1,
WARD -14






SCALE
NTS



SITE PLAN












UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : AMIT CHOKHANI

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">নাম হাত</div>  <div style="text-align: left;">আমিত চক্কানি</div> <div style="text-align: right;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Amir Chokhani
Signature of the Presentant
Executant Claimant/Attorney/Principal/Guardlar/Testator. (Tick the appropriate status)

(2) Name : SANDEEP AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;">সান্দীপ আগরওয়াল</div> <div style="text-align: right;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sandeep Agarwal
Signature of the Presentant
All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div> <div style="border: 1px solid black; padding: 10px; text-align: center; width: 100px; margin: 0 auto;"> PHOTO PEST </div> <div style="text-align: left;">ডান হাত</div>
X	X	X	X	X	
THUMB	FORE	MIDDLE	RING	LITTLE	
X	X	X	X	X	

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15010001555870/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SHRI AMIT CHOKANI 92/1, MOULANA ABUL KALAM AZAD SARANI, P.O:- PHULBAGAN, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN - 700054	Represent ative of Buyer [DREAMN EST DEVELOP ERS LLP]			 25.11.2016
2.0	SANDEEP AGARWAL P-5, C.I.T. ROAD, P.O:- PHULBAGAN, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN - 700054	Represent ative of Buyer [DREAMN EST DEVELOP ERS LLP]			 25/11/2016
2.1	SANDEEP AGARWAL P-5, C.I.T. ROAD, P.O:- PHULBAGAN, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN - 700054	Represent ative of Seller [INKA INFRASTR UCTUR ES LLP]			 25/11/2016

Query No:-15010001555870/2016, 25/11/2016 03:55:04 PM NORTH 24-PARGANAS (D.S.R. - I)

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	D BANDYOPADHYAY Son of S BANDYOPADHYAY BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700124	SHRI AMIT CHOKANI, SANDEEP AGARWAL	<i>Supriya Chattopadhyay</i> <i>25/11/16.</i>

(Supriya Chattopadhyay)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

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

GRN: 19-201617-003259998-1 Payment Mode Online Payment
GRN Date: 25/11/2016 16:06:23 Bank: HDFC Bank
BRN: 273543220 BRN Date: 25/11/2016 16:06:46

DEPOSITOR'S DETAILS

Id No. : 15010001555870/13/2016

[Query No./Query Year]

Name : DREAMNEST DEVELOPERS LLP
Contact No. : Mobile No. : +91 9830045898
E-mail : savita@proeximmail.com
Address : 32 EZRA STREET RN 653 6TH FLOOR KOLKATA 700001
Applicant Name : Mr D BANDOPADHYAY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 13

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15010001555870/13/2016	Property Registration- Registration Fees	0030-03-104-001-16	284401
2	15010001555870/13/2016	Property Registration- Stamp duty	0030-02-103-003-02	1804774

Total

2089175

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

Major Information of the Deed

Deed No :	I-1501-07972/2016	Date of Registration	11/28/2016 2:20:35 PM
Query No / Year	1501-0001555870/2016	Office where deed is registered	
Query Date	24/11/2016 3:37:08 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	D BANDOPADHYAY BARASAT COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830043689, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,55,00,000/-		Rs. 2,58,53,634/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 18,09,774/- (Article:23)		Rs. 2,84,401/- (Article:A(1), E, M(b))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sodepur Station Road, Mouza: Panihati

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1084/1468	RS-2430	Bastu	Bastu	1.41 Dec	10,00,000/-	10,42,353/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L2	RS-1084/1469	RS-2430	Bastu	Bastu	5.775 Dec	42,50,000/-	42,69,213/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L3	RS-1084/1469	RS-2430	Bastu	Pukurpar	4.88 Dec	36,00,000/-	36,07,577/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L4	RS-1084/1469	RS-2430	Pukur	Pukur	13.345 Dec	78,50,000/-	78,92,311/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L5	RS-1083	RS-2430	Pukur	Pukur	1.4 Dec	8,00,000/-	8,27,968/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,

L6	RS-1083/1538	RS-2430	Bastu	Bastu	3.6 Dec	32,50,000/-	32,87,522/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L7	RS-1083/1538	RS-2430	Bastu	Pukurpar	1.55 Dec	11,00,000/-	11,45,850/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L8	RS-1083/1538	RS-2430	Pukur	Pukur	4.85 Dec	28,50,000/-	28,68,318/-	Width of Approach Road: 1 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant,
L9	RS-1083	RS-2430	Bastu	Pukurpar	0.835 Dec	6,80,000/-	7,62,522/-	Width of Approach Road: 60 Ft., Litigated Property, Encumbered by Tenant,
		TOTAL :			37.645Dec	253,80,000 /-	257,03,634 /-	
		Grand Total :			37.645Dec	253,80,000 /-	257,03,634 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L7	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,20,000 /-	1,50,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	INKA INFRASTRUCTURES LLP HAUTE STREET BUILDING, UNIT 702, 7 FLOOR, 86A, TOP, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. ACGPA1531J, Status :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DREAMNEST DEVELOPERS LLP 561, FIFTH FLOOR, 32 EZRA STREET, P.O:- HARE STREET, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAKFD7332G, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHRI AMIT CHOKANI Son of Shri RAJENDRA PRASAD CHOKANI 92/1, MOULANA ABUL KALAM AZAD SARANI, P.O:- PHULBAGAN, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAKFD7332G, Status : Representative, Representative of : DREAMNEST DEVELOPERS LLP (as PARTNER)
2	SANDEEP AGARWAL Son of HNARAYAN DAS AGARWAL P-5, C.I.T. ROAD, P.O:- PHULBAGAN, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAKCS7560C, Status : Representative, Representative of : DREAMNEST DEVELOPERS LLP (as), INKA INFRASTRUCTURES LLP (as DIRECTOR)

Identifier Details :

Name & address	
D BANDYOPADHYAY Son of S BANDYOPADHYAY BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of SHRI AMIT CHOKANI, SANDEEP AGARWAL	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-1.41 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-5.775 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-4.88 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-13.345 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-1.4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-3.6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-1.55 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-4.85 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-0.835 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-100 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-200 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	INKA INFRASTRUCTURES LLP	DREAMNEST DEVELOPERS LLP-200 Sq Ft

Endorsement For Deed Number : I - 150107972 / 2016

On 24-11-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,58,53,634/-



**Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal**

On 25-11-2016

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

Presented for registration at 19:30 hrs on 25-11-2016, at the Private residence by SANDEEP AGARWAL ,.

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

Execution is admitted on 25-11-2016 by SHRI AMIT CHOKANI, PARTNER, DREAMNEST DEVELOPERS LLP, 561, FIFTH FLOOR, 32 EZRA STREET, P.O:- HARE STREET, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by D BANDYOPADHYAY, , , Son of S BANDYOPADHYAY, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 25-11-2016 by SANDEEP AGARWAL, , DREAMNEST DEVELOPERS LLP, 561, FIFTH FLOOR, 32 EZRA STREET, P.O:- HARE STREET, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; DIRECTOR, INKA INFRASTRUCTURES LLP, HAUTE STREET BUILDING, UNIT 702, 7 FLOOR, 86A, TOP, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by D BANDYOPADHYAY, , , Son of S BANDYOPADHYAY, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



**Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal**

On 28-11-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,84,401/- (A(1) = Rs 2,84,383/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,84,401/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2016 4:06PM with Govt. Ref. No: 192016170032599981 on 25-11-2016, Amount Rs: 2,84,401/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 273543220 on 25-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,09,774/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 18,04,774/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 11636, Amount: Rs.5,000/-, Date of Purchase: 25/11/2016, Vendor name: R Sur

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

Online on 25/11/2016 4:06PM with Govt. Ref. No: 192016170032599981 on 25-11-2016, Amount Rs: 18,04,774/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 273543220 on 25-11-2016, Head of Account 0030-02-103-003-02



Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2016, Page from 164705 to 164736

being No 150107972 for the year 2016.



(Supriya Chattopadhyay) 12/1/2016 5:34:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)