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I-2255/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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The endorsement marks attached to this document are the part of this instrument

Adl. Dist. sub. Registrar, Bishnupur, South 24 Pgs

03 JUN 2014

Conveyance

THIS DEED OF CONVEYANCE is executed on this 2nd..... day of June 2014.

LE 10903 10906 10907

V.C. on 2/6/14
2/6/14

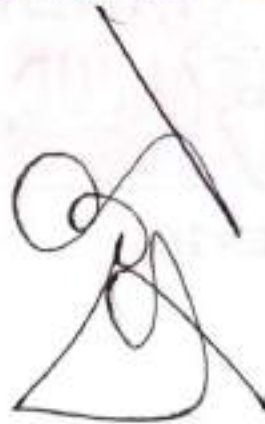
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16 APR 2014

No. Rs. Date
Name: **ARJUN GOPE**
Advocate

Address : Alipore Police Court
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR D&S
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor.....



Shroya!



V.C.T. 1
1911
2/6/14

DREAM TOWER KOLKATA PVT. LTD.

Shroya!

Director



Anup Santra
S/O Lt Anil Kr. Santra
44/2A, Hazra Road,
Kolkata-700019
P.S. Ballygunge
Service

A.D.S.K. Hishnagar
Dist: South 24 Pgs

02 JUN 2014

BY AND BETWEEN:

DREAM TOWER KOLKATA PRIVATE LIMITED (Formerly known as **DREAM TOWER PRIVATE LIMITED**), PAN. AACCD4214A, a Company incorporated under the Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, hereinafter referred to as the "**VENDORS/OWNERS**" duly represented by its Director **Mr. Shrayans Jain**, son of Sri Premlal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge (which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest, heirs, executors, administrators, legal representatives and assigns its successor or successors in interest and assigns) **OF THE ONE PART.**

AND

(1) **PALANHARE REALTORS PVT. LTD.** (PAN. AAGCP6612E), (2) **PALANHARE SKYRISE PVT. LTD.** (PAN. AAGCP6633B) and (3) **PALANHARE BHOOMI NIRMAN PVT. LTD.** (PAN. AAGCP6628J), all Companies duly incorporated under the provisions of Companies Act, 1956 having its registered office at 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge, hereinafter referred to as the "**PURCHASER**", duly represented by its Director **Mr. Rishi Jain**, son of Mr. Premlal Jain, by nationality Indian of 44/2A, Hazra Road, Kolkata-700019, under P.S. Ballygunge (Which expression shall unless repugnant to the context or meaning thereof mean and include its successors-in-interest, heirs, executors, administrators, legal representatives and assigns its successor or successors in interest and assigns) **OF THE OTHER PART.**

A. Subject matter:

Sale of All That piece and parcel of undivided Sali land measuring **30 satak** out of divided and demarcated 63.49 decimal out of the total land area of Dag being 126 satak, comprised in R.S./L.R. Dag No. 263, under Khatian No. 554, 555, 961, 962 and 963, lying and situated at Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), morefully and particularly described in "**Schedule B**" hereto and referred to as the "**SAID LAND**".



A.D.S.R. Hishnupur
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B. Background (Devolution of Title):

R.S./ L.R. Dag No. 263; Area – undivided 30 satak out of divided and demarcated 63.49 Satak out of the total land area of Dag being 126 satak:

1. By virtue of Deed of Conveyance being Deed No. 15055/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 10 for the year 2006, executed and registered in the office of Additional Registrar of Assurances – I, Kolkata, the **DREAM TOWER PRIVATE LIMITED**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of **Sali** land admeasuring an area of **32 Satak** out of the total area of Dag being 126 satak, comprised in R.S./ L.R. Dag No. 263, under C.S. Khatian No. 376 corresponding to L.R. Khatian No. 554 and 555, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South).
2. The name of the Company (Vendor) has changed its name, under Board Resolution of the Company dated 31.05.2007, from **DREAM TOWER PRIVATE LIMITED** to **DREAM TOWER KOLKATA PRIVATE LTD** through ROC Form No. 23 and the 'Fresh Certificate of Incorporation Consequent upon Change of Name' dated 4th June '2007 was issued by Registrar of Companies, West Bengal.
3. By virtue of several other Deed of Conveyances being Deed No. 4580/2010 recorded in Book No. I, CD Vol. No. 16, Pages 2940 to 2957 for the year 2010, Deed No. 4579/2010 recorded in Book No. I, CD Vol. No. 16, Pages 2926 to 2939 for the year 2010 and Deed No. 4576/2010 recorded in Book No. I, CD Vol. No. 16, Pages 2912 to 2925 for the year 2010, all executed and registered in the office of District Sub-Registrar – IV, South 24 Parganas, the said **DREAM TOWER KOLKATA PRIVATE LIMITED**, Vendor herein and purchaser therein, has become the owner of **ALL THAT** the piece and parcel of **Sali** land admeasuring an area of **31.49 Satak** out of the total land area of Dag being 126 satak, comprised in R.S./ L.R. Dag No. 263, under Khatian No. 961, 962 and 963, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South).



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A.D.S.R. Bishnupur
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07 JUN 2016

4. The said **DREAM TOWER KOLKATA PRIVATE LIMITED** have become the owner of All that divided and demarcated land of **63.49 satak** of land out of the total land area of Dag being 126 satak, comprised in R.S./ L.R. Dag No. 263, under Khatian No. 554, 555, 961, 962 and 963, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District 24 Parganas (South), more fully described in **Schedule A**, herein after called as the **Mother Land**.
5. The Vendor herein is now desirous of selling **a part** of the **Mother land** measuring more or less undivided **30 sataks** and more fully described in **Schedule B** hereunder and referred hereinafter as the **Said Land**, absolutely and forever free from any sort of encumbrances, liens, liabilities, mortgages, charges, attachments, demands, claims and with peaceful physical khas and vacant possession to the Purchaser herein on further terms and conditions specified hereunder.

C. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- C.1. **Conveyance:** The Vendor hereby absolutely sell, convey and transfer unto the Purchaser herein the said land together with the rights of easement for beneficial enjoyment of the said land free from all encumbrances which the Purchaser shall have and hold forever hereafter upon payment of the consideration.
- C.2. **Consideration:** At or before the execution hereof, the Purchaser has paid to the Vendor the consideration of **Rs. 24,00,000/- (Rupees Twenty Four Lac Only)** against the sale and transfer of the said land which the Vendor accepts and acknowledges in the Receipts and Memo of Consideration hereunder.
- C.3. **Transfer:** The transfer being affected herein is a sale within the meaning of the Transfer of Property Act, 1882.
- C.4. **Possession:** At or before the execution hereof, the Vendor herein has handed over the khas, vacant and peaceful possession of the **Said Land** unto the Purchaser, and all other appurtenances, structures thereto including but not limited to rights of easements for the beneficial use of the Property, which the Purchaser shall have and hold forever hereafter.



[Handwritten signature]

A.D.S.R. Pishnur
Dist: South 24 Prdg

02 JUN 2014

D. Representations and Warranties of the Vendor:

- D.1. The Vendor herein has represented and warranted that they are the joint and absolute owner of the **Said Land** herein having a valid and marketable title thereof and upon execution and registration of this instrument they will cease to have any right title interest over the said conveyed area.
- D.2. The Vendor hereby represents and warrants that the **Said Land** is not adversely affected by ceiling limit, whether under the Urban Land (Ceiling & Regulation) Act, 1976 or any other statute.
- D.3. The Vendor hereby represents and warrants that the **Said Land** is free from all encumbrances including but not limited to lispendens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or any other statutory prohibitions.
- D.4. The Vendor hereby represents and warrants that there are no civil or criminal proceedings, including but not limited to injunction, receiver, and order of attachment pending before any Court of Law in respect of the **Said Land**.
- D.5. The Vendor declares and affirms that the Purchaser is fully entitled to mutate its name in all public and statutory records in respect of the **Said Land**.
- D.6. The Vendor hereby represents and warrants that the Vendor has not received any notice for acquisition or requisition by the government or any other statutory body or authority of whatsoever nature and shall keep the Purchaser saved harmless and indemnified to that effect.
- D.7. The Vendor hereby represents and warrants that all outgoings, levies, cess, taxes, surcharges, including any statutory taxes related to the said property have been paid by the Vendor herein, and the Vendor further undertakes to pay all the outgoings, levies, cess, taxes, surcharges, including any statutory taxes relating to the **Said Land** which have already accrued but have not been paid.
- D.8. The Vendor in future shall, at the request and cost of the Purchaser execute, such and all other supplementary deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the said schedule mentioned **Said Land** or for more effectually transferring the **Said Land** to the Purchaser.



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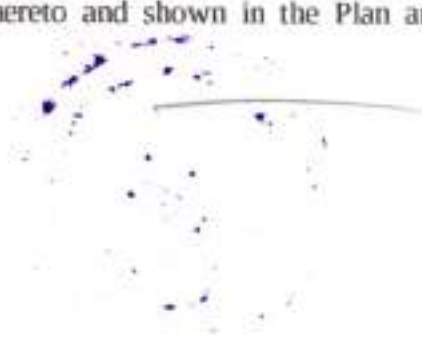
A.D.S.R. Hishnupur
Dist. South 24 Prgs

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E. Indemnity: The Vendor hereby indemnify and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the **Said Land**, or any breach of the representations of the Vendor, whether statutory or contractual and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

SCHEDULE A
MOTHER LAND

ALL THAT piece and parcel of divided and demarcated **Sali** land admeasuring an area of **63.49 satak** of land out of the total land area of Dag being 126 satak, comprised in R.S./ L.R. Dag No. 263, under Khatian No. 554, 555, 961, 962 and 963, situated within Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, P.O. Amgachhia; District 24 Parganas (South) in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto and shown in the Plan annexed hereto and delineated with **Green** therein .






A.D.S.R. Bishnupur
Dist: South 24 Pps

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Pg-1.
Serial-4

SCHEDULE B

SAID LAND

ALL THAT piece and parcel of undivided Sali land measuring **30 satak** out of Mother Land being 63.49 decimal out of the total land area of Dag being 126 satak, comprised in R.S./L.R. Dag No. 263, under Khatian No. 554, 555, 961, 962 and 963, lying and situated at Mouza - Amgachhia, J.L. No. 93, R.S. No. 326, Pargana Magura under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, P.O. Amgachhia; District 24 Parganas (South) in the State of West Bengal, **TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto and shown in the Plan annexed hereto and delineated with **Red** therein.

R.S./L.R. Dag No.	Total Plot Area (in dec.)	L.R. Khatian no.	Conveyed Area (In Dec)	Vendor/ Owner	Purchaser	Classification
263	126	554, 555, 961, 962 and 963,	10	Dream Tower Kolkata Private Limited	Palanhare Realtors Pvt. Ltd.	Sali
			10		Palanhare Skyrise Pvt. Ltd.	
			10		Palanhare Bhoomi Nirman Pvt. Ltd.	


On the North : Dag No. 265.

On the South : Dag No. 254.

On the East : Part of Dag No. 266/692 & 262.

On the West : Other land of Dag No. 263.




A.D.S.R. Bishnupur
Dist: South 24 Pgs

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RECEIPT AND MEMO OF CONSIDERATION

Vendor has received from the Purchaser the amount of **Rs. 24,00,000/- (Rupees Twenty Four Lac Only)** on this date of Indenture being the total consideration in the manner as mentioned below.

Cheque No.	Date	Bank & Branch	In Favour of	Amount
000018	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
000005	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
000012	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
Total: (Rupees Twenty Four Lac Only)				

DREAM TOWER KOLKATA PVT. LTD.

Jhaya

Director

(VENDOR)

Witnesses:

(1) *Saurav Kumar Porel*
(SAURAV KUMAR POREL)
.....ADVOCATE, HIGH COURT - CALCUTTA.

(2) *Manoj Kumar Das*
Vijl Anilak




A.D.S.R. Bishanapur
Dist: South 24 Pura

02 JUN 2014

IN WITNESSES WHEREOF the Parties have executed this Indenture at Kolkata on the Day, Month and Year first above written.

Executed and Delivered by the Vendor in the presence of witnesses below:

DREAM TOWER KOLKATA PVT. LTD.
Shoyan
Director

(VENDOR)

Witnesses:

(1) *Sangor Kumar Paul*
Advocate High Court - Calcutta

(2) *Momo Kumar Das*
Vill Amstala

Drafted & prepared by me:

Debi Karan
Vill - Dulla Tabad
Lic No. B.N.P 65



A.D.S.R. Bishnupur
Dist: South 24 Prga

A.D.S.R. Bishnupur
Dist: South 24 Prga

07 JUN 2014



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02855 of 2014
(Serial No. 02736 of 2014 and Query No. 1613L000005004 of 2014)

On 02/06/2014

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

Presented for registration at 16.45 hrs on :02/06/2014, at the Private residence by Mr. Shrayans Jain ,Executant.

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

Execution is admitted on 02/06/2014 by

1. Mr. Shrayans Jain

Director, Dream Tower Kolkata Pvt. Ltd(Dream Tower Pvt. Ltd, 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Profession : Business

Identified By Arup Santra, son of Lt. Anil Kr. Santra, 44/2 A, Hazra Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Service.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 03/06/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 26396/- is paid , by the draft number 845843, Draft Date 27/05/2014, Bank Name State Bank of India, JEEVAN DEEP, received on 03/06/2014

(Under Article : A(1) = 26389/- ,E = 7/- on 03/06/2014)

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.-24,00,000/-

Certified that the required stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 120010/- is paid , by the draft number 845955, Draft Date 27/05/2014, Bank : State Bank of India, JEEVAN DEEP, received on 03/06/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Department of Agriculture
Government of Karnataka
Bangalore

Subject: [Illegible text]

Date: [Illegible text]

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A.D.S.R. Rishnapur
Dist: South 24 Pgs

03 JUN 2014



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

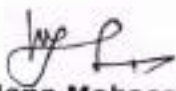
Endorsement For Deed Number : I - 02855 of 2014
(Serial No. 02736 of 2014 and Query No. 1613L000005004 of 2014)

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR



অতিরিক্ত জি.সি.ও.
বিশনুপুর
দক্ষিণ ২৪ পরগণা জেলা
০৩/০৬/১৪

০৩/০৬/১৪


(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

EndorsementPage 2 of 2

தமிழ்நாடு அரசு
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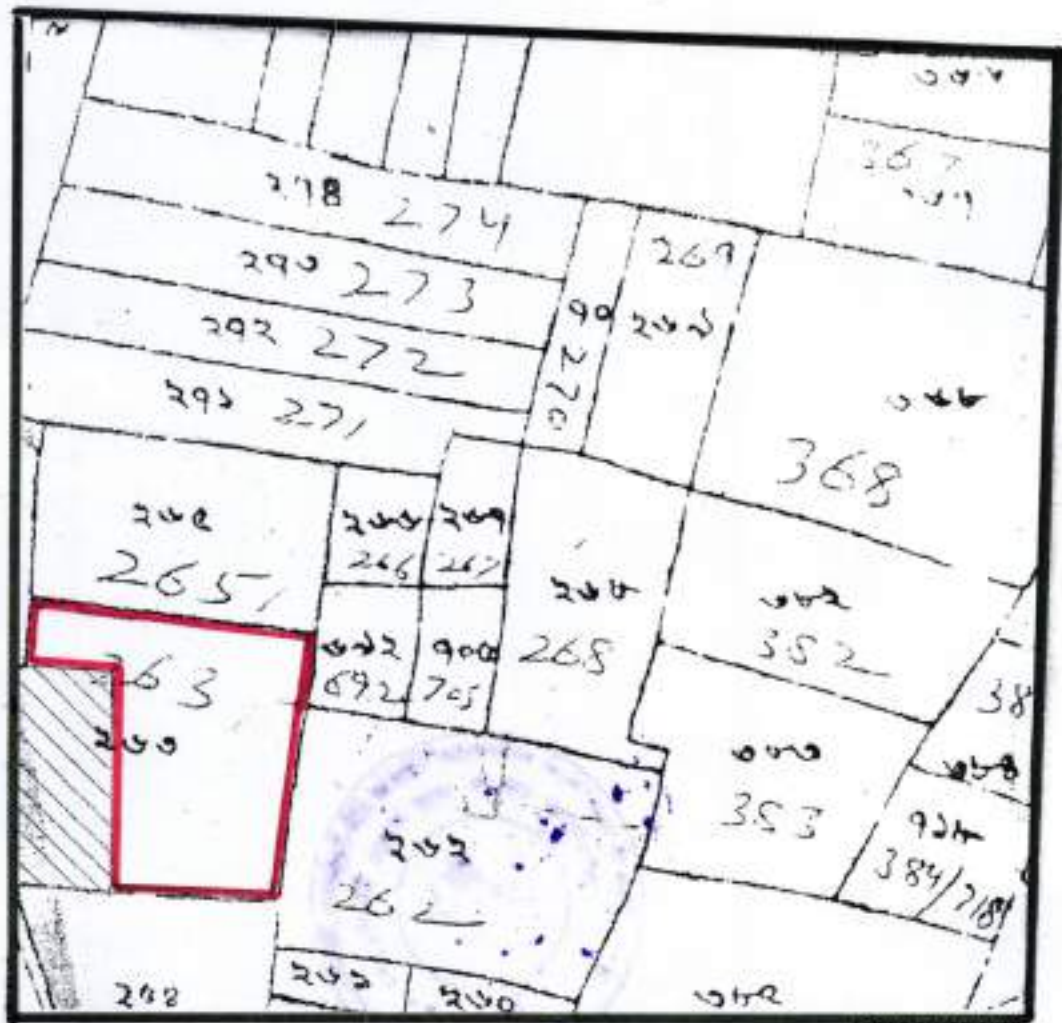
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A.D.S.R. Bishnupur
Dist: South 24 Prgs
A.D.S.R. Bishnupur
Dist: South 24 Prgs

03 JUN 2014

Deed 4

SAID LAND AS PER SCHEDULE B
R.S./L.R. DAG NO. 263, UNDIVIDED
30 SATAK



Shayari

1000 JUL 10

LAND AS PER SCHEDULE
UNDIVIDED
KATAK DE



A.D.S.R. Bishnupur
Dist: South 24 Pgs

02 JUN 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1316 to 1330
being No 02855 for the year 2014.














(Abu Hena Mobassir) 03-June-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

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

Name _____
 Signature *[Handwritten Signature]*

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

Name _____
 Signature *[Handwritten Signature]*

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

Name _____
 Signature _____




A.D.S.R. Bishnupur
Dist: South 24 Prga

02 JUN 2014

THIS DATED..... DAY OF APRIL, 2014

BETWEEN

DREAM TOWER KOLKATA PVT. LTD.

VENDOR

AND

PALANHARE REALTORS PVT. LTD. & ORS.

PURCHASERS

DEED OF CONVEYANCE