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10.10.2014
24/10/14
6/11/14
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26/3/15

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The endorsement shown attached to this document are the part of this document

[Signature]

Adm. Dist. sub-Registrar,
Bishnupur, South-24 Pgs



Conveyance

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

V.C. on 2/6/14
2/1/14

14306



16 APR 2014

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

Address : Alipore Police Court
Alipore Collectorate, 24 Pgs. (5)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor.....



Shreyan



V.CT 1
12/11
2-6-14

Shreyan
DREAM TOWER KOLKATA PVT. LTD.
Director



Handwritten signature

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

Anub Sautra
S/O Lt Anil Kr. Sautra
44/2A, Hazra Road,
Kolkata - 70019
P.S. Ballygunge
service

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 BUILDWELL PVT. LTD.** (PAN. AAGCP6639M), (2) **PALANHARE HEIGHTS PVT. LTD.** (PAN. AAGCP6624E) and (3) **PALANHARE INFRASTRUCTURE PVT. LTD.** (PAN. AAGCP6637F), 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. Prem Lal Jain**, son of Late Madanlal 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 the total land area of Dag being 90 satak, comprised in R.S./L.R. Dag No. 265, under R.S. Khatian No. 382 corresponding to L.R. Khatian No. 532, 533, 534 and 1262, 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 ✓

A.D.S.R. Bichnagur
Dist: South 24 Prgs

02 JUN 2014

B. Background (Devolution of Title):

R.S./ L.R. Dag No. 265; Area – 30 satak out of the total land area of Dag being 90 satak:

1. By virtue of several Deed of Conveyances being Deed No. 15051/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 12 for the year 2006, Deed No. 15056/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 10 for the year 2006, Deed No. 15136/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 12 for the year 2006 and Deed No. 15333/2006 recorded in Book No. I, Vol. No. I, Pages 1 to 10 for the year 2006, Deed No. 1739/2007 recorded in Book No. I, Vol. No. I, Pages 1 to 9, for the year 2007, Deed No. 8929/2007 recorded in Book No. I Vol. No. I, Pages 1 to 10 for the year 2007, all executed in the office of Additional Registrar of Assurances – I, Kolkata, the **DREAM TOWER PRIVATE LIMITED**, Vendor herein and purchaser therein, became the owner of **ALL THAT** the piece and parcel of divided and demarcated Sali land admeasuring an area of **90 Satak**, comprised in R.S./ L.R. Dag No. 265, under R. S. Khatian No. 382 corresponding to L.R. Khatian No. 533, 532, 534 and 1262, 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) and recorded its name in L.R. Record of Rights under L.R. Khatian No. 9750, more fully described in **Schedule A**, herein after called as the **Mother Land**.
2. The Vendor herein 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. 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.



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A.D.S.R. Bichhapur
Dist: South Ja Pgs

02 JUN 2014

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.

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**.



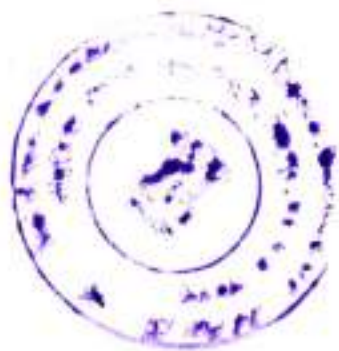

A.D.S.R. Bishnappur
Dist: South 24 Prg


02 JUN 2014

- 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 outgoing, 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 outgoing, 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.
- 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 **90 Satak**, comprised in R.S./ L.R. Dag No. 265, under R.S. Khatian No. 382 corresponding to L.R. Khatian No. 532, 533, 534 and 1262, 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.




A.D.S.K. Bishnupur
Dist: Sonm 24 Pgs

02 JUN 2014

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SCHEDULE B

SAID LAND

ALL THAT piece and parcel of undivided Sali land measuring **30 satak** out of Mother Land being 90 satak, comprised in R.S./L.R. Dag No. 265, under R.S. Khatian No. 382 corresponding to L.R. Khatian No. 532, 533, 534 and 1262, 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
265	90	532, 533, 534 and 1262,	10	Dream Tower Kolkata	PALANHARE BUILDWELL PVT. LTD.	Sali
			10	Private Limited	PALANHARE HEIGHTS PVT. LTD.	
			10		PALANHARE INFRASTRUCTURE PVT. LTD.	

On the North : Part of Dag No. 265.

On the South : Dag No. 263.

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

On the West : Dag No. 264.




A.D.S.R. Chikhalpur
Dist: South 24 Pres

02 JUN 2014

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
000013	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
000014	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
000013	31.05.14	Kotak Mahindra, Park Street	Dream Tower Kolkata Pvt Ltd	Rs. 8,00,000/-
Total: (Rupees Twenty Four Lac Only)				

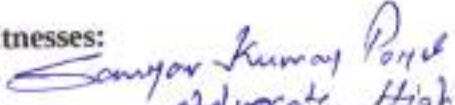
DREAM TOWER KOLKATA PVT. LTD.



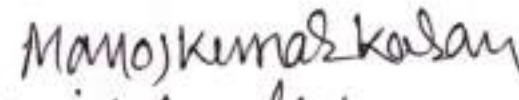
Director

(VENDOR)

Witnesses:


Advocate, High Court - Calcutta

(1)


Vill Anand

(2)




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

02 JUN 2018

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.

Director

(VENDOR)

Witnesses:

(1) Sampat Kumar Poddar
Advocate, High Court - Calcutta.

(2) Manoj Kumar Karan
Khet Ambala

Drafted & prepared by me:

Debi Karan
Vill - Daulatabad
Lic. No - B. N. P - 65

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>[Handwritten signature]</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name _____
 Signature *[Handwritten signature]*

 <i>[Handwritten signature]</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name _____
 Signature *[Handwritten signature]*

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

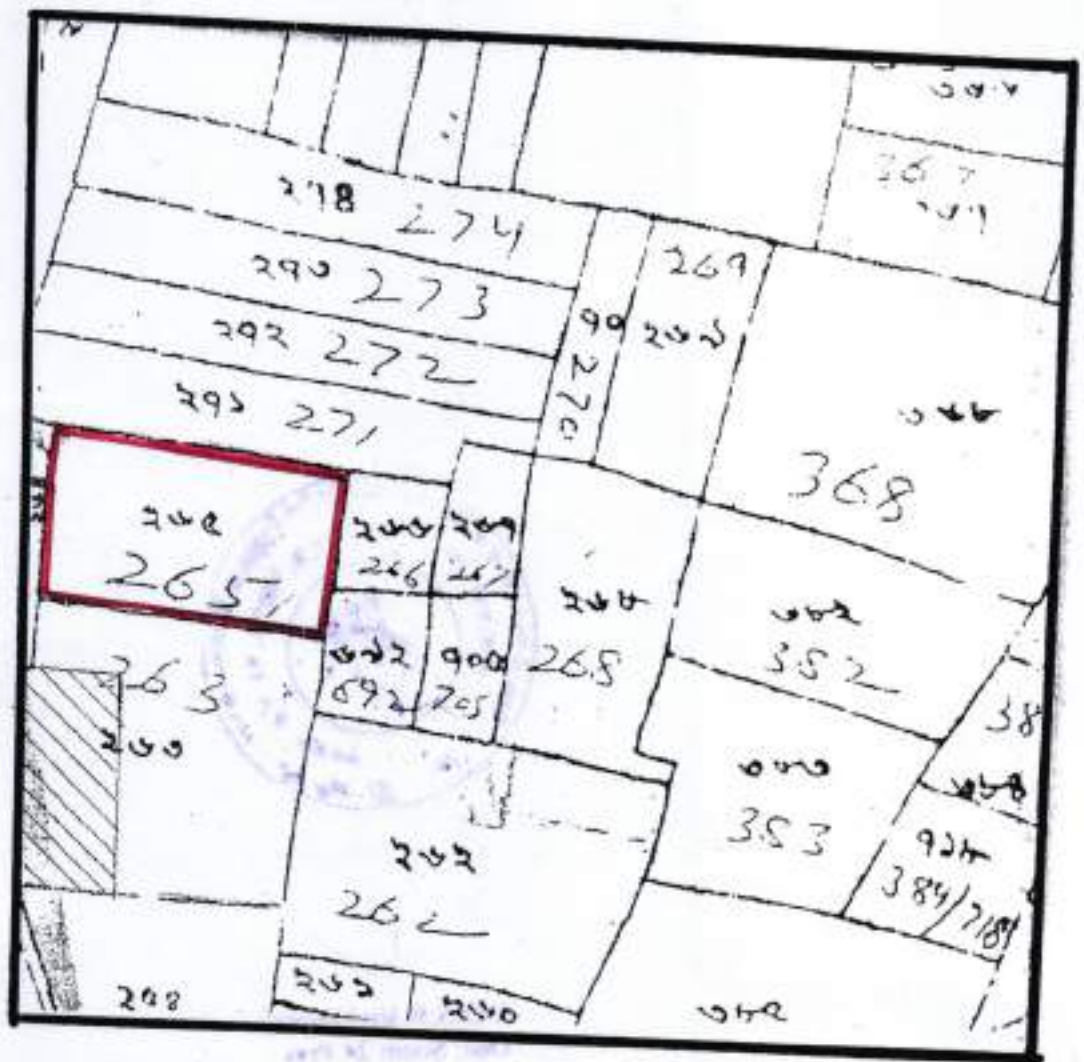
Name _____
 Signature _____



✓
A.D.S.R. Bahinpur
Dist. South 24 Pgs

02 JUN 2014

SAID LAND AS PER SCHEDULE-B
R.S./L.R. DAG NO. 265, UNDIVIDED
30 SATAK



Handwritten signature: *Shaykh*

STATE BANK OF INDIA
CENTRAL OFFICE
20 CHAKRA



[Handwritten signature]

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

02 JUN 2014



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

Endorsement For Deed Number : I - 02860 of 2014
(Serial No. 02739 of 2014 and Query No. 1613L000005007 of 2014)

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



ADDITIONAL DISTRICT SUB-REGISTRAR
BISHNUPUR

1613 L 000005007


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

STATE OF CHHATTISGARH
GOVERNMENT OF CHHATTISGARH
DEPARTMENT OF P.W.D.

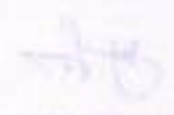
For the purpose of the work, the following is the list of the work items to be executed during the year 2014-15.

Sl. No. Particulars
1. To provide the following work items during the year 2014-15.




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

03 JUN 2014





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

Endorsement For Deed Number : I - 02860 of 2014
(Serial No. 02739 of 2014 and Query No. 1613L000005007 of 2014)

On 02/06/2014

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

Presented for registration at 17.00 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, Drem Tower Kolkata Pvt. Ltd. (Drem 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 845846, 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: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 120010/- is paid , by the draft number 845958, 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

राज्य सरकार
महाराष्ट्र शासन
अर्थ विभाग

पत्र क्र. १०००/२०१४

०३ जून २०१४

प्रति,

श्री. [Name],
[Address],
[City]

विषय: [Subject]

[Main body of the letter]

आपका उत्तर दिनांक [Date]



✓
A.D.S.R. Bishnupur
Dist. South 24 Prgs

03 JUN 2014

[Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1448 to 1461
being No 02860 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