



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certify that the document is admitted
in registration. The signature sheets
and the endorsement sheets attached
with this documents are the part of
this document

15/11/12
Addl District Sub-Register
Bhattacharya (Salt Lake City)
19 NOV 2012

THIS DEED OF CONVEYANCE is made on this 12th day of November, 2012
BETWEEN (1) WEST BENGAL HOUSING BOARD, a Statutory Body
Corporate, created under the West Bengal Housing Board Act (XXXII of 1972)
having its registered office at 105, Surendra Nath Banerjee Road, Kolkata -
700 014, hereinafter referred to as "The Board" and/or "OWNER", (which
term or expression shall unless excluded by or repugnant to the subject or
context be deemed to mean and include its successors and/or successors-in-
interests and/or executors and/or executrix and/or legal representatives
and/or administrators and/or assigns) being represented by its constituted
attorney Shri Dipankar Mukherjee son of H.K. Mukherjee officer Allotment of
Bengal Peerless Housing Development Company Ltd.

AND

98105

Haraprosad Sinharoy

ADVOCATE

NAME... CALCUTTA HIGH COURT

ADD.....

Reg.....

14 NOV 2012

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1

Putay.

14 NOV 2012

14 NOV 2012

15364

For Bengal Peerless Housing Development Co., Ltd.

Putay.

P. NAHA RAY
Officer (Accounts)

15365

For and on behalf of West Bengal Housing Board
being their Agent and Lawful Attorney.

S. Mukherjee.
Dipankar Mukherjee
Allotment Officer
(Bengal Peerless Housing Development Co., Ltd.)

15366

DREAMLIGHT PROPERTIES PVT. LTD.

Arvina Dalmia.
Director

(ARVINA DALMIA)

Haraprosad Sinharoy
Advocate
High Court, Calcutta



19 NOV 2012

(2) **BENGAL PEERLESS HOUSING DEVELOPMENT COMPANY LIMITED**, a joint Sector Company within the meaning of the Companies Act, 1956, constituted under the West Bengal Housing Board Act 1972 as amended in the year 1993 having its PAN AABCB3038P Registered office at 6/1A, Moira Street, Kolkata - 700 017, hereinafter referred to as "**The Company**" and/or "**The DEVELOPER**", represented by **Sri.P.Naha Ray** son of Sri.S.C.Naha Ray Officer of Bengal Peerless Housing Development Company Ltd. (which expression shall unless excluded by or repugnant to the subject or context mean and include its successors, successors in office, successors-in-interest and assigns) **both** of them hereinafter jointly referred to as "**JOINT VENDORS**" of **THE ONE PART**

AND

DREAMLIGHT PROPERTIES PVT.LTD having Pan No.AAEC3245P and registered office at 25,Ganesh Chandra Avenue,4th Floor, Kolkata-700J13. Under Police Station :Bowbazar represented by **Mr.Arvind Kumar Dalmia** son of **Sri.Ratan Lal Dalmia**, its Director having Pan.ADIPD4234A hereinafter referred to as, "**The Purchasers**" (which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include their legal heirs, and/or successors and/or executors, and/or legal representatives, and/or administrators, and/or assigns) of the **OTHER PART**.

WHEREAS:

A) For the purpose of construction and development of a Commercial complex for New Town, Kolkata in the Action Area 1C under Police Station Rajarhat, the Government has duly earmarked and demarcated the land admeasuring more or less 4.75 acres out of which the Government had transferred the land measuring 4.03 acres under Mouza - Thakdari, J.L. No. - 19 to the Board as per the provision under Sub section 1 of Section 29 of the West Bengal Housing Board Act, 1972, vide Notification No. 341/HI/HG/N.T.P. - 2L - 9/99 (Pt.) dated 05.04.2005 and in addition to above another portion of land measuring 0.72 acres under Mouza - Thakdari, J. L. No. - 19 was directly purchased by the Board and thus the Board becomes the sole and absolute owner of land, hereinafter referred to as **LAND** and morefully described in **FIRST SCHEDULE** hereunder written.

B) In furtherance to implement the policy of the Government the Board has appointed Bengal Peerless Housing Development Company Limited as its Developer and/or Agent and duly entered into a Development Agreement on 8th April, 2005 with the Company for the purpose of construction and development of a Commercial Complex and allied facilities, hereinafter referred to as '**Complex**' on the said Land.

C) The Board has granted Power of Attorney in their name and on their behalf, in favour of the Company on 8th April, 2005 to be Board's true and lawful Attorney and agent to hold the possession of the said Land, to develop the Commercial Complex at their own cost and has empowered and authorised the Company as its agent to sell/lease/transfer the Commercial Complex /or part of it/shops/units together with undivided share of the Land, and to receive the consideration amount/rent/premium and to execute the Deed of Conveyance/Deed of Lease/ Agreement with any person/organisation to be negotiated and selected by the Company.



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ADD District Sub-Magistrate
Bidhanagar, (Salt Lake City)

D) "The Board" had handed over the Permissive Possession of the said LAND to "The Company" for the purpose of construction of "The Commercial Complex" vide possession certificate no.1340/JD (EP)/HB, dated 10.11.2004.

E) In terms of the Development Agreement, the Developer/the Company had undertaken the development of a new Commercial Complex in the name and style of 'AXIS' over the land together with the allied facilities as per the plans and specifications approved by the competent authority.

F) "The Company" for construction of "AXIS" has provided different categories of Retail shops, Anchors, Cineplex, Food Courts, Branded Shops, commercial Spaces, ATM Counters etc. with car parking along with Common Areas/Facilities/Amenities services provided there upon.

G) "The Commercial Complex" in the name and style of "AXIS" means and includes "Land", as described in the **FIRST SCHEDULE**, which consists of a three storied building (Block - A) for the purpose of Jewellery / Lifestyle products/ Commercial use and a six storied building (Block - B) with common basement for car parking along with Two Wheeler Parking Spaces to house Retail shops, Anchors, Cineplex, Sports Complexes, Food Courts, Branded Shops etc. In addition to above the complex shall have a seven storied building (Block - C) for Commercial use and a Block - D being single storied building for the use as Service Block.

H) The Block B has been morefully/specifically described in the **SECOND SCHEDULE** hereunder written.

I) PURSUANT to an application made by the PURCHASERS for purchase of the commercial space for the purpose of Leasing/Sub-Leasing Hyper Market and or other format of Retail business of Reliance as described in the **FOURTH SCHEDULE** hereunder written and on agreeing to comply with the terms and conditions prescribed by "The Company" for sale of the commercial space in the aforesaid Commercial Complex - AXIS and on tendering a sum of **Rs.3,57,80,000/ (Rupees Three Crore Fifty Seven Lacs Eighty Thousand only)** along with the said application, "The Company" has agreed to allot the commercial space no. **UNIT B on 5TH Floor, in Block B, Axis together with Four Car Parking Space s on the basement level in Block-B** to the PURCHASERS and sell the same along with proportionate undivided interest or share of Land as fully described in the **FIRST SCHEDULE** to the PURCHASERS for a price settled at **Rs.7,23,10,000/ (Rupees Seven Crore Twenty Three Lacs Ten Thousand only)**. The PURCHASERS has paid the Sale Price of commercial space **TOGETHER WITH Four Car Parking Spaces on the Basement level** and the proportionate undivided interest or share of Land in AXIS and "The Company" has appropriated the said sum of **Rs.7,23,10,000/ (Rupees Seven Crore Twenty Three Lacs Ten Thousand only)**. towards full and final payment thereof on or before execution of these presents, which "The Company" doth hereby admits and acknowledges.

J) The PURCHASERS has inspected, verified all the documents including the building plan of The Commercial Complex - AXIS and the Commercial spaces/car parks with the design and specification of the building of the complex and has/have satisfied himself/herself/themselves as to the construction thereof, also to the amenities and facilities appertaining to the commercial space/ car park/ two wheeler parking spaces and to the nature, scope and extent of benefit or interest in the common



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areas/facilities/amenities/infrastructures provided therein, morefully described in the **SECOND, THIRD and FOURTH SCHEDULES** hereunder written.

I. NOW THIS INDENTURE WITNESSETH that in consideration of the said total

consideration sum of **Rs.7,23,10,000/ (Rupees Seven Crore Twenty Three Lacs Ten Thousand only)**., the receipt whereof the Owner and the Developer do hereby as well as by and under the memo of consideration hereunder written admit and acknowledge and in further consideration of the PURCHASERS agreeing to observe and perform the terms and conditions and covenants herein mentioned, the JOINT VENDORS do hereby sell, grant, convey, transfer, assign and assure unto the PURCHASERS, all the said commercial space **no.Unit B on the 5th Floor of Block B at Axis** as shown and delineated in **RED** colour border on the plan hereto annexed **TOGETHER WITH Four Car Parking Spaces on the basement level in Block-B** as morefully described in the **FOURTH SCHEDULE** written hereunder and all the estate rights, title, interest, claim and demand upon the said commercial space together with proportionate undivided interest or share of LAND hereby granted, sold, conveyed, transferred, assured and assigned by the JOINT VENDORS herein according to nature, scope and extent written herein for the sake of brevity collectively referred to as the said Commercial space **TOGETHER WITH** the right to use and enjoy the common areas and services as more fully described in the Third Schedule hereunder written **AND** the right of ingress to and egress from the said commercial space and the car parking space and **TO HAVE AND TO HOLD** the said commercial space and One Car Parking Space on the basement level in Block-B hereby granted, conveyed, transferred unto the PURCHASERS absolutely and forever free from all encumbrances subject to the provisions and conditions written herein within and to observe and perform all the terms and conditions for management, administration and maintenance of the common areas/facilities/amenities/ infrastructures provided thereupon and described in the **THIRD SCHEDULE** written hereunder and the JOINT VENDORS are well and sufficiently indemnified against all encumbrances, claims, liens.

II. COVENANTS, REPRESENTATIONS AND WARRANTIES OF THE PURCHASER.

The Purchaser hereby represents, warrants and covenants to the Joint Vendors that, at all times, the Purchaser:

- i) Is capable of setting up, managing, operating and running the Commercial Space.
- ii) Shall strictly abide by the rules and/or regulations framed or to be framed by the Common Area Management Committee, (hereinafter referred to as CAMC)/Developer from time to time, subject to the provisions of Shops & Establishments Act, and any other applicable law, in respect of matters relating to opening, closing, working hours, holidays, materials movement, signboards, display of goods (whether inside or outside the Commercial Space), waste management, car parking management and disaster management etc. or for any other matter related to the Complex.
- iii) Shall accept the overall control and superintendence of the CAMC over the Complex, subject to all terms and conditions mutually agreed herein between the Parties.
- iv) Shall ensure that the Commercial Space is made operational, immediately after expiry of fit-outs period.

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- v) Shall keep the Commercial Space open during the usual days and hours when Complex is open and except for unavoidable short closure, the Commercial Space shall not be closed except with the prior written permission of the CAMC. Insufficiency of clients/customers shall not be a ground to claim permission for closure of the Commercial Space.
- vi) Shall maintain and carry out, at its own cost, in relation to the Commercial Space internal decorations and all internal handling and maintenance of air conditioning system, electrical system, fire fighting system etc. and keep the same in a very decent, proper and well repaired condition and while doing so, ensure that the interests of the AXIS or of the other Purchasers/Occupiers/Lessees are not adversely affected or prejudiced.
- vii) Shall pay the electricity charges and AC charges along with charges for running of AHU every month within 7 days of the Developer/CAMC submitting the bill to the Purchasers, such electricity charges and AC charges will be calculated by the Developer/CAMC on the basis of the consumption recorded in the meter. The Purchasers shall also be liable to pay to the Developer/CAMC proportionate charges on account of electricity consumed for the purpose of running pumps, lifts and other facilities and amenities of the common area. The Developer/CAMC shall also be entitled to realize from the Purchasers and the purchasers shall also pay to the Developer/CAMC, the proportionate cost towards operation and maintenance of HVAC and other equipment.. All Electricity and Common Area Maintenance charges as mentioned herein before shall have to be paid with applicable service tax. The rate to be charged per unit shall be as determined by the Developer/CAMC after taking into consideration the rate charged by West Bengal State Electricity Distribution Company Limited (WBSEDCL) or the New Town Electric Supply Company Limited (NTESCL) and the loss of electricity due to transformer and/or transmission loss. Such electricity charges shall be subject to increase from time to time based on increase in rates charged by WBSEDCL/NTESCL due to increase in costs of various other inputs and expenses and the Purchasers shall go on making payment every month and in case of Purchaser's failure to pay such charges, within the due date, the Developer/CAMC shall be entitled to disconnect the electric connection to the Commercial Space after giving 24 hours notice to the Purchasers PROVIDED HOWEVER that the Developer/CAMC undertakes not to make any profit in this regard.
- viii) Shall pay for the said commercial space, running charges for Generators as per actuals on the consumption recorded in the sub meter.
- ix) Shall not make any structural additions or alterations or cause to be done anything at the Commercial Space, which may in any manner interfere with the interest of the Developer or the other Purchasers and/or Lessees or which in, any way, may effect the safety of the building. In case any addition or alteration be required, the same may be done by the Purchasers, at its own cost, PROVIDED prior written permission thereof has been obtained from the Developer/CAMC.
- x) Shall ensure that any dispute arising between the Purchasers and its employees/customers/visitors is promptly dealt with by the Purchasers and further that no demonstration/agitation of any kind takes place inside or in the vicinity of the Complex. The Purchasers shall also ensure that the employees, agents, contractors,

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associates of the Purchasers or any person, establishment, Firm, Company, Organisation, Association or legally entitled body attached to or legally connected in any way with the Purchasers do not in any manner deface, vandalise or bring to disrepute the Complex by affixing posters, hanging festoons or doing any other similar act in any other similar manner whatsoever.

- xi) Shall exercise all such precautions, care and take all such steps as may be necessary or expedient to prevent the commission of any offence under any statutory law applicable for the use of the Commercial Space and/or the Complex.
- xii) Shall comply with, obtain and keep valid and subsisting all requisite permissions, licenses, registrations and approvals, including but not limited to, those under the Municipal Laws, Local Laws, Labour Laws, Environmental Laws, as are applicable for the use of the Commercial Space in the specified manner for which Block - B is allotted for. As and when called upon to do so, the Purchasers shall produce before the Competent authority or the Developer/CAMC, as the case may be, all such permissions and Licenses and if the Developer/CAMC is not satisfied and requires the Purchasers to obtain such other or further licenses or permissions from such authorities, the Purchasers shall forthwith cause to obtain such licenses or permissions.
- xiii) Shall bear the proportionate cost of advertising promotional activities for the Complex, as may be mutually agreed upon. The Purchasers may also independently carry out any advertising/promotional activity within the complex at its own cost after obtaining written consent from the Developer/CAMC.
- xiv) Shall maintain the interior of the Commercial Space to the standards normally expected of a shopping mall-cum-entertainment centre, install proper and adequate fire fighting and protecting equipments including sprinklers, smoke sensors etc. at the Commercial Space, strictly adhere to and promptly comply with any security or fire regulations which may be prescribed from time to time by the competent authorities or the Developer/CAMC as the case may be.
- xv) Shall not do, allow or cause to be done anything within or in the vicinity of the Commercial Space or the Complex, which may cause nuisance or annoyance to the other Occupiers/Lessees and/or to the Developers and/or to the visitors of the Complex.
- xvi) Shall not draw or cause to be drawn without prior written consent of the Developer /CAMC any wire, electrical connection nor hang any article in such a manner as to damage or cause damage to any portion of the building or cause inconvenience or obstruction to others.
- xvii) Shall not close or permit the closing of common passage/area or part of it and also shall not block or place articles and/or goods even temporarily or even for a short time in such common passage or places of common use and also shall not throw or cause to be thrown dirt, rubbish of any kind whatsoever in the common passage, landing, open space, if any, and places of common use.
- xviii) Shall not place or leave outside the Commercial Space and/or anywhere in the Complex, packages, boxes or crates of any description or parcel of goods or articles or



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any containers of any description and shall carry out all unpacking of goods within the Commercial Space.

- xix) Shall not carry in the passenger lifts or on the escalators any baggage, furniture, heavy articles or other goods without prior approval of the Developer/CAMC.
- xx) Shall not permit or suffered to be done anything whereby the policy or policies of insurance against loss, damage by fire or other risks on the Complex and/or the Commercial Space may be rendered void or voidable or whereby the rate of premium thereon may be increased and to make good all damages suffered by the Developer/CAMC and to repay to the Developer/CAMC on demand all sums paid by way of increased premiums and all other expenses relating to renewal of such policies rendered necessary or by a breach or non-observance of this covenant without prejudice to any other right.
- xxi) Shall keep insured all its equipments and other properties within the Commercial Complex against damage by fire and other such risks as the Developer/CAMC deems necessary and upon request made by the Developer/CAMC shall forward a copy of the policy to the Developer/CAMC.
- xxii) Shall use its Commercial Space for the specific purpose for which Block - B is meant for and such use being an essential covenant of this Conveyance, and shall not be entitled to change the nature of usage of the said Commercial Space without prior consent in writing of the Developer/CAMC. Purchasers agrees not to carry out any obnoxious or illegal trade or profession from its Commercial Space nor shall store any hazardous goods or commodities within or outside the Commercial Space.
- xxiii) Shall not decorate and/or paint or put any signage on the exterior of the said Commercial Space/Premises otherwise than in the manner agreed to in writing by the Developer/CAMC.
- xxiv) The said CAMC and the PURCHASERS jointly or severally shall carry and perform the obligations and duties imposed and/or to be imposed under the rules and/or Bye-Laws framed or to be framed there under or by the said Association, for looking after the management, administration and maintenance of the common areas, facilities, amenities & infrastructures which shall be applicable to all the PURCHASERS of "The Commercial complex - AXIS".
- xxv) The PURCHASERS shall pay all municipal taxes, charges, levies and impositions payable against the said commercial space/car park as and when the same become due and payable and shall in addition thereto also pay all other liabilities, charges for any other purpose payable by the PURCHASERS to any other Authorities/Agencies if the same is payable towards repairs, maintenance and replacements by the said CAMC or the PURCHASERS OR as may be imposed as maintenance and management charges by the said CAMC.
- xxvi) The general common areas/facilities/amenities/services provided for the PURCHASERS under Block - B of commercial space/car park in "The Commercial Complex" mentioned in the THIRD SCHEDULE hereunder written shall at all times be held by the said CAMC and the PURCHASERS along with other Purchaser(s)/Occupiers of "The Commercial Complex - AXIS" and shall be used and enjoyed by them in common amongst themselves and neither the CAMC nor any



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PURCHASERS/Occupier in the said Complex shall at any time be entitled on any ground whatsoever to make partition or division thereof or to claim to exclusive right to any manner whatsoever to any portion of such common areas/facilities/amenities/ for the purpose for which they are entitled to without hindering or encroaching upon the lawful rights of the other Purchaser(s)/Occupiers.

- xxvii) The signatories hereto have been duly authorised to execute this Deed of Conveyance.
- xxviii) By executing this Deed of Conveyance, none of the parties are violating any contract, agreement, arrangement or understanding, oral or written, express or implied, to which either of them is a party.
- xxix) The Sale in respect of the Commercial Space as shown and delineated in **RED** colour border in the enclosed drawing marked 'A' is in bare condition, i.e. without provision of any services, amenities and facilities. It is further agreed that the electricity for an approximate load of **5Watts per Sft.** will be provided only up to the Distribution Box within the demarcated Space. All internal wiring with all fittings and fixtures and including ducting for Air Conditioning inside the Purchased space are to be laid/provided by the Purchasers during Fit-outs work at its own costs and expenses.
- xxx) Fire fighting arrangement as per statute has been provided by the Developer.
- xxxi) The PURCHASERS has also agreed to the condition that no repair or rectification work of any Commercial Space(s)/Car Park(s) would be undertaken by "The Company" either after the delivery of possession to the PURCHASERS or after the execution of this presents, which ever is earlier.
- xxxii) The PURCHASERS has further agreed to the matter that no complaint regarding maintenance of 'AXIS' or any commercial space/ car park(s) anywhere in 'AXIS' shall be entertained by "The Company" after the management and maintenance of the common areas and facilities in the complex is handed over by the company to the CAMC.
- xxxiii) The common areas/services/facilities/fixtures/amenities of 'AXIS' will be handed over to Common Area Management Committee (referred to as CAMC) who shall engage an expert agency for entire maintenance and management of common area /services/ facilities etc. Till such CAMC is formed, the Developer will maintain the common areas, facilities and amenities within which time the formation of CAMC has to be completed and the agency engaged for maintenance and management shall be functioning. In such event, an interest free security deposit @ Rs. 15/- per sft. per month for a period of 12 months shall be kept by the Purchasers with the Developer. The said Security Deposit shall be transferred by the Developer to the CAMC upon its formation after deducting and/or adjusting the arrears or dues, if any, payable by the Purchasers to the Developer for and on account of the maintenance and other charges The Purchasers shall however, be further liable to pay to the Developer and thereafter to the CAMC upon its formation on and from the date of possession or deemed possession of the commercial space, the monthly pro rata costs, charges and



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expenses for the management and maintenance of the common areas and facilities in the said Complex, to which the Purchasers herein hereby specifically agrees and covenants.

- xxxiv) The Purchasers along with all other Purchasers/Occupiers of Block - B will be totally responsible and bear the cost for maintenance and management of common areas and facilities/amenities pertaining to Block - B as described in the Third Schedule (Part - II) hereunder written.
- xxxv) The Purchasers along with all other Purchasers/Occupiers of Block - B as well as all Purchasers/Occupiers of Block - A and Block - C of Axis will be responsible and bear the cost of maintenance & management of such common areas and amenities/facilities pertaining to Block - A and Block - C as described in the Third Schedule (Part - I) which are also common for the Purchasers/Occupiers of Block - B.
- xxxvi) The above maintenance and running expenses including the payment of consumption of power related to common areas / facilities/amenities shall have to be borne by the Purchasers/Occupiers on pro-rata basis of built up area of the space.
- xxxvii) The Developer will hold the possession and exclusive right of the Roof of Block - B as well as Roofs of other Blocks i.e. Block - A, Block - C & Block - D of "AXIS" to use, and/or Lease and/or sell the said area or as the Developer may deem fit and proper. However the CAMC/and or its member will have access to the roof for maintenance and management of the common services/facilities installed thereupon.

FIRST SCHEDULE

(LAND)

All THAT the piece and parcel of land admeasuring 4.75 acres more or less, situated in Mouza - Thakdari, under J.L. No.19, Police Station Rajarhat under Rajarhat Gram Panchayat being Plot no. CF - 9 in Action Area - 1C, New Town, Kolkata, comprising :

R. S. Dag Nos.

Part	Full
101, 102, 103, 106, 107, 108, 109, 111, 113, 114, 121.	104, 105, 112

butted and bounded by :-

North	:	Major Arterial Road
South	:	Street No. 173
East	:	Street No. 184
West	:	Street No. 182



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SECOND SCHEDULE

(BLOCK - B)

Block- 'B' is a Basement Plus 6 (six) Storied building. It is a RCC framed Structure on Pile Foundation, Floor height 4.4 M (Floor to Floor) with Aluminium Curtain Wall, Vitrified Tiles Floor, Central A/C, 4 Nos. Passenger Elevators, 1No. Service Elevator, 2 Nos Escalators UP/DN upto 4th floor, Travollator, Electrical Power by West Bengal State Electricity Distribution Company Limited/New Town Electric Supply Company Limited, Water Supply by West Bengal Housing Infrastructure Development Corporation Limited and Fire Fighting arrangement as per WBFES statute.

THIRD SCHEDULE

(Common Areas and Services for Maintenance)

Part - I

Maintenance & Management of Common Areas, Facilities/Amenities of Block - A and Block - C which are common for Block - B also.

- i) Common Areas & Lighting.
- ii) Substation,
- iii) Fire Fighting system & Underground Reservoir (which are common for Block-B also)
- iv) Water Supply & Underground Reservoir (which are common for block-B also)
- v) DG Set.

Part - II

Common Area/Facilities/Amenities pertaining exclusively to Block 'B'.

- i) Block - B as a whole including fitting and fixtures.
- ii) Lifts, Escalators, Travolator, Air-conditioning Plant, Ventilation System, Staircase lighting.
- iii) Sanitary & Plumbing System.
- iv) Sewage Disposal System.
- v) Security & House keeping and solid waste disposal.
- vi) Minor repairs and Painting.
- vii) Fire Fighting system of Block - B.
- viii) Common Area Lighting.
- ix) Water Supply of Block - B.

FOURTH SCHEDULE

(COMMERCIAL SPACE)

ALL THAT the commercial space being no. **UNIT-B on the 5th Floor of Block - B at Axis** as shown and delineated in **RED** colour border on the plan hereto annexed **TOGETHER WITH Four Car Parking Spaces measuring an area 135 Sq.ft for each car parking spaces on the basement level in Block-B** in Axis for the purpose of Commercial use measuring about **17890 Sft.** built up area as delineated in the enclosed drawing including undivided proportionate share of Land as described in the **FIRST SCHEDULE.**



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IN WITNESS WHEREOF the parties hereto have executed these presents, on the day, month and year first above written.

1) SIGNED, SEALED AND DELIVERED BY

SHRI DIPANKAR MUKHERJEE

Constituted Attorney for and on behalf
of the West Bengal Housing Board, at
Kolkata in the presence of :

For and on behalf of West Bengal Housing Board
being their Agent and Lawful Attorney

S. Mukherjee
Dipankar Mukherjee
Allotment Officer
(Bengal Peerless Housing Dev. Co. Ltd.)

For Bengal Peerless Housing Development Co. Ltd.

1.

S. Mukherjee
Allotment Officer

2. *Haraprasad Sinha*
Advocate

JOINT VENDOR

2) SIGNED, SEALED AND DELIVERED BY

SHRI P NAHARAY.

for and on behalf of the Bengal Peerless
Housing Development Co. Ltd., at Kolkata
in the presence of :-

For Bengal Peerless Housing Development Co. Ltd.

P. Naharay
P. Naharay
Officer (Allotment)

For Bengal Peerless Housing Development Co. Ltd.

1.

P. Naharay
Allotment Officer

2. *Haraprasad Sinha*
Advocate

JOINT VENDOR

3) SIGNED, SEALED AND DELIVERED BY

Mr. Arvind Kumar Dalmia above named

Purchasers at Kolkata in the presence of :-

DREAMLIGHT PROPERTIES PVT. LTD.

Arvind Dalmia
Director

1.

For Bengal Peerless Housing Development Co. Ltd.

P. Naharay
Allotment Officer

(ARVIND DALMIA)

2. *Haraprasad Sinha*
Advocate

PURCHASERS

Drafted by me
Haraprasad Sinha
Advocate

High Court, Calcutta



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Bhimsnagar, (Salt Lake City)

MEMO OF CONSIDERATION

Received consideration money of Rs. 7,23,10,000/- (Rupees seven core twenty three lac ten thousand only) against the settled price of Rs 7,23,10,000/- (Rupees seven core twenty three lac ten thousand only) from the within named Allottee(s)/Purchaser(s) against the cost of Shop / Commercial Space / Unit no.B and 4 numbers of Car Parking spaces in Block no. B of Axis along with undivided proportionate share of land as described in the FIRST SCHEDULE.

No.	Name of Bank	Draft/Cheque No	Draft/Cheque Date	Amount
1	SBI	339494	14/12/2007	680000.00
2	SBI	339493	14/12/2007	35100000.00
3	SBI	339509	18/12/2007	75000.00
4	HDFC	000155	31/01/2008	11146500.00
5	HDFC	000155	31/01/2008	10846500.00
6	HDFC	000155	31/01/2008	10846500.00
7	HDFC	000155	31/01/2008	3615500.00
				72310000.00

(Rupees seven core twenty three lac ten thousand only)

For and on behalf of West Bengal Housing Board
being their Agent and Lawful Attorney.

D. Mukherjee
Dipankar Mukherjee
Allotment Officer
(Bengal Peerless Housing Dev. Co. Ltd.)


































For Bengal Peerless Housing Development Co. Ltd.

P. Naha Ray
P. NAHA RAY
Officer (Accounts)



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North 24 Parganas
Salt Lake City

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

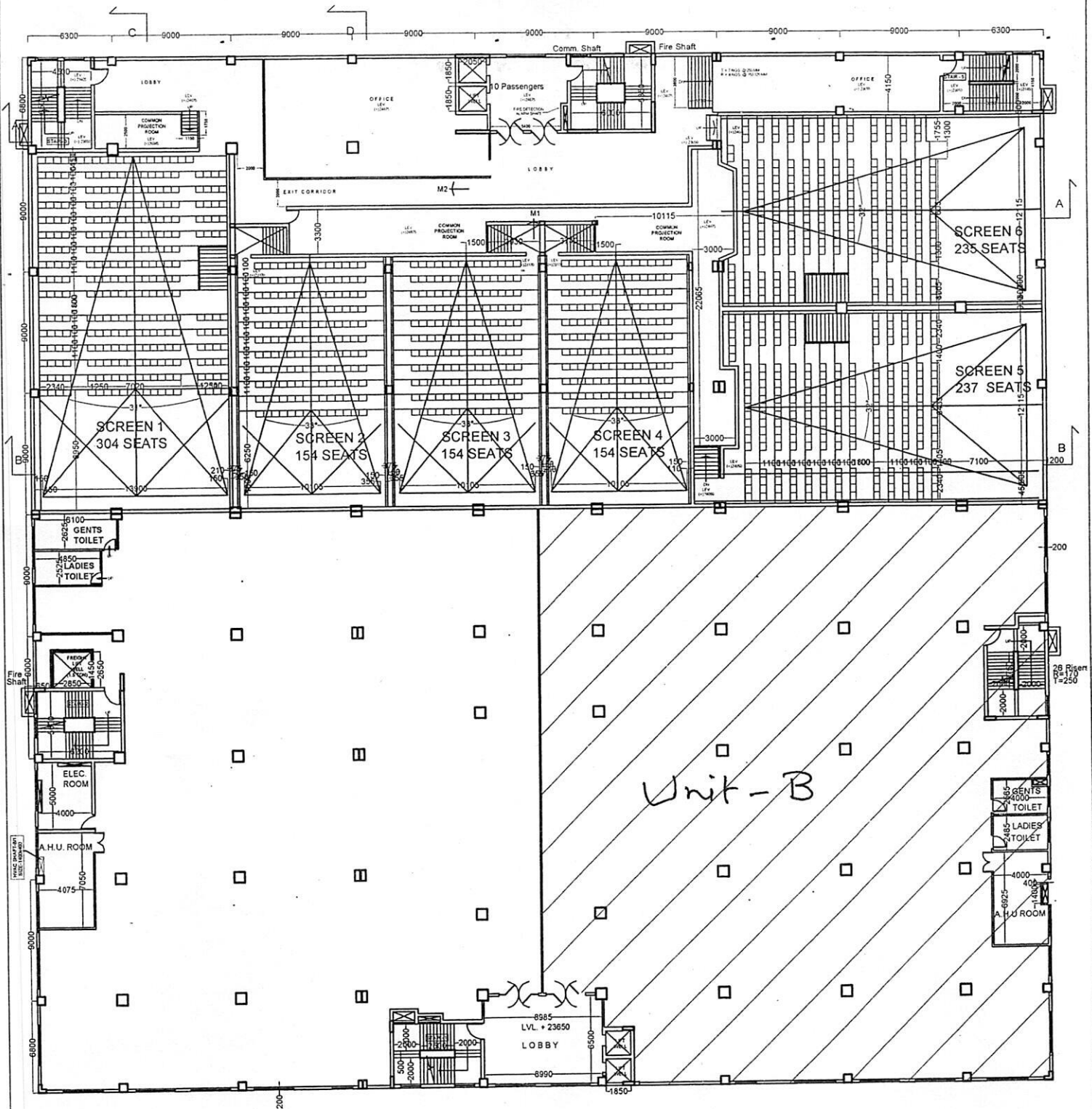
ARVIND AALMIA



Addl District Sub-Registrar
Birbhanpur, (Salt Lake Circle)
19 NOV 2016

Drawing Marked 'A'

9



For and on behalf of West Bengal Housing Board
being their Agent and Lawful Attorney.

D. Mukherjee
Dipankar M.
Agent
(Bengal Peerless)

For Bengal Peerless Housing Development Co. Ltd.

P. Nayak
P. Nayak
Officer (Accounts)

**B-BLOCK
FIFTH FLOOR**

Date: 16/08/2007
Scale 1:300/A3, 1:410/A4



AXIS MALL AT RAJARHAT



19 NOV 2016
Addl District Sub-Registrar
Bidhanabad, Salt Lake City



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 14150 of 2012
(Serial No. 15422 of 2012)

On

Payment of Fees:

On 19/11/2012

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, 4 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 Cash

Rs. 0.00/-, on 19/11/2012

Amount by Draft

Rs. 906769/- is paid , by the draft number 912706, Draft Date 16/11/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 19/11/2012

(Under Article : A(1) = 906755/- ,E = 14/- on 19/11/2012)

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.-17,70,63,200/-Remission on the difference of Market Value and set Forth Value is applicable, SD and Fee calculated on 7,23,10,000/-

Certified that the required stamp duty of this document is Rs.- 4946024 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 4941024/- is paid, by the draft number 912705, Draft Date 16/11/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 19/11/2012

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

Presented for registration at 09.20 hrs on :19/11/2012, at the Private residence by P Naha Ray , one of the Executants.

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

Execution is admitted on 19/11/2012 by

1. P Naha Ray

Officer (Accounts), Bengal Peenness Housing Dev. Company Ltd., 6/1 A, Moira St., P.O. :-
,District:-Kolkata, WEST BENGAL India, Pin :-700017
, By Profession : Service



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR





Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 14150 of 2012

(Serial No. 15422 of 2012)

2. Arvind Kr. Dalmia

Director, Dreamlight Properties Pvt. Ltd., Floor - 4th, 25, , Kolkata, Thana:-Bowbazar, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700013.
, By Profession : Others

Identified By Haraprosad Sinharoy, son of . . , High Court, P.O. :- ,District:-Kolkata, WEST BENGAL,
India, , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Dipankar Mukherjee, son of H K Mukherjee , 105, Surendra Nath Banerjee Rd., P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700014 By Caste Hindu By Profession: Service,as the
constituted attorney of West Bengal Housing Board is admitted by him.

Identified By Haraprosad Sinharoy, son of . . , High Court, P.O. :- ,District:-Kolkata, WEST BENGAL,
India, , By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



19 NOV 2012

Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Debasish Dhar)

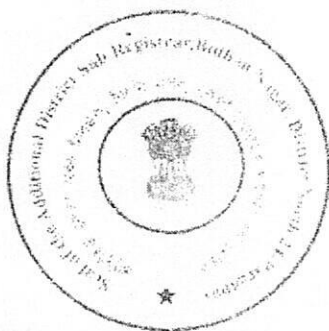
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 972 to 989
being No 14150 for the year 2012.



(Debashish Dhar) 20-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal