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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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27.12.17

1793989/17
 Additional Registrar
 Assurances-IV, Kolkata

certified that the Enclosure is admitted to Registration. The Signature Sheet and the Enclosure are attached to this document are the part of this document.

Additional Registrar
 of Assurances-IV, Kolkata

27 DEC 2017

Sarfaz Alam

Md. Noor Alam

THIS DEED OF EXCHANGE made this 27th day of December Two Thousand and Seventeen BETWEEN SUBURBAN ESTATES PRIVATE LIMITED (having CIN: U70101WB1949PTC018158 and PAN: AA ECS0692M), a Company incorporated under the

Md. Noor Alam

Sarfaz Alam

70849

Serial NO.....
Name..... DSP LAW ASSOCIATES
Advocate
Address..... 1B & 2, Hare Street, Kolkata-700001

Prop:-
Licenced
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

1 4 DEC 2017 1 4 DEC 2017



ADDL REGISTRAR
OF ASSURANCES, KOLKATA
27 DEC 2017

Identify by me
Jasobanta Swain
S/o Kapil Swain
2/2, Borojen Mukherjee Road
P.O. & P.S. - Behala
Kolkata-700034
Service

Companies Act 1956, having its Registered Office at 23D, Gopal Chandra Chatterjee Road, Kolkata, PIN: 700 002, Post Office Cossipore, Police Station Cossipore, represented by its Director Md. Noor Alam (having DIN: 00988023 and PAN: AFFPA3033H), son of Late Atiur Rahman, aged about 46 years, by religion Muslim, by occupation Business, by nationality Indian, residing at 118, Elliot Road, Kolkata, PIN: 700 016, Post Office Elliot Road, Police Station Park Street, hereinafter referred to as "the **FIRST PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **ONE PART AND ENCLAVE GUEST HOUSE PRIVATE LIMITED** (having CIN: U55101WB2004PTC097683 and PAN: AABCE5340H), a Company incorporated under the Companies Act 1956, having its Registered Office at 2A, Sarat Bose Road, Kolkata, PIN: 700 020, Post Office Lala Lajpat Rai Sarani, Police Station Ballygunge, represented by its Director Mr. Sarfaraz Alam (having DIN: 0000726318 and PAN: AHPPA4706K), son of Late Atiur Rahman, aged about 35 years, by religion Muslim, by occupation Business, by nationality Indian, residing at 118, Elliot Road, Kolkata, PIN: 700 016, Post Office Elliot Road, Police Station Park Street, hereinafter referred to as "the **SECOND PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The First Party is the sole and absolute owner of **ALL THAT** messuages tenements hereditaments building and premises Together With pieces and parcels of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 13 Kottahs 14 Chittacks 27 Square feet more or less comprised in Holding No. 15, Division I, Sub-Division II, Dihi Panchanna Grami in Touzi No. 1298/2833 in Mouza Chasa Dhopapara under Police Station Cossipore assessed and numbered as premises Nos. 23, 23/2, 23A and 23D, Gopal Chandra Chatterjee Road by the Kolkata Municipal Corporation morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **First Schedule Property**". The facts about the First Party deriving title to the First Schedule Property are mentioned in **PART-I** the **THIRD SCHEDULE** hereunder written.
- B. The Second Party is the sole and absolute owner of **ALL THAT** messuages tenements hereditaments building and premises Together With pieces and parcels of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 8 Kottahs 2 Chittacks 15 Square feet more or less comprised in Holding No. 15, Division I, Sub-Division II, Dihi Panchanna Grami in Touzi No.

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1298/2833 in Mouza Chasa Dhopapara under Police Station Cossipore assessed and numbered as premises Nos. 23/1, 23/3 and 23E, Gopal Chandra Chatterjee Road by the Kolkata Municipal Corporation morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Second Schedule Property**". The facts about the Second Party deriving title to the Second Schedule Property are mentioned in **PART-II** the **THIRD SCHEDULE** hereunder written.

- C. For the purpose of proper and beneficial use and enjoyment of their respect properties by the First Party and the Second Party, it has been deemed necessary by them that the First Party conveys to the Second Party **ALL THAT** 3.7% undivided share of and in the First Schedule Property (equivalent to undivided 8 Chittacks 9.495 Square feet more or less) in exchange for the conveyance by the Second Party to the First Party of 6.3% undivided share of and in the Second Schedule Property (equivalent to undivided 8 Chittacks 10.629 Square feet more or less) and to the intent and affect that consequent to the exchange the First Party and the Second Party shall become the joint owners of the Whole of the First Schedule Property and the Second Schedule Property in the following shares:-

Municipal Premises Number	Total land area	Undivided Ownership of First Party		Undivided Ownership of Second Party	
		Percentage	Area	Percentage	Area
23	2 Kottahs 14 Chittacks 33 Square feet	96.3	2 Kottahs 13 Chittacks 0.189 Square feet	3.7	1 Chittack 32.811 Square feet
23/1	2 Kottahs 13 Chittacks 20 Square feet	6.3	2 Chittacks 38.835 Square feet	93.7	2 Kottahs 10 Chittacks 26.165 Square feet
23/2	2 Kottahs 14 Chittacks 21 Square feet	96.3	2 Kottahs 12 Chittacks 33.633 Square feet	3.7	1 Chittack 32.367 Square feet
23/3	2 Kottahs 14 Chittacks 21 Square feet	6.3	2 Chittacks 41.733 Square feet	93.7	2 Kottahs 11 Chittacks 24.267 Square feet

Sarfaraz Alam Md. Noor Alam



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23A	2 Kottahs 1 Chittack 18 Square feet	96.3	2 Kottahs 7.389 Square feet	3.7	1 Chittack 10.611 Square feet
23D	6 Kottahs	96.3	5 Kottahs 12 Chittacks 20.16 Square feet	3.7	3 Chittacks 24.84 Square feet
23E	2 Kottahs 6 Chittacks 19 Square feet	6.3	2 Chittacks 18.927 Square feet	93.7	2 Kottahs 4 Chittacks 0.073 Square feet

D. For the purpose of stamp duty The First Schedule Property and the Second Schedule Property are both equally valued.

1. **NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the conveyance by the Second Party in favour of the First Party as hereinafter contained the First Party doth hereby grant convey transfer release assign and assure unto and to the Second Party in the manner recited above **ALL THAT** 3.7% undivided share of and in the messuages tenements hereditaments building and premises Together With like 3.7% undivided share of and in the pieces and parcels of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 13 Kottahs 14 Chittacks 27 Square feet more or less situate lying at and being entire municipal Premises Nos. 23, 23/2, 23A and 23D, Gopal Chandra Chatterjee Road (formerly Premises No. 23, Gopal Chandra Chatterjee Road) previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division-I, Sub-Division-II in the District of 24 Parganas) morefully and particularly mentioned and described in the **FIRST SCHEDULE** and hereinafter referred to as "the **said share in the First Schedule Property**" **TOGETHER WITH** like share of and in all and singular the edifices, fixtures, gates, courts, courtyards, compounds, compound walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric, and other connections, fixtures, fittings and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all legal incidence thereof **AND** all estate right title interest use trust property claim and demand whatsoever both

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at law or in equity of the First Party into out of or upon the said share in the First Schedule Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the same and every part thereof unto and to the use of the Second Party absolutely and forever to the consequent effect that the First Party and the Second Party shall jointly own and be entitled to the First Schedule Property in the proportion recited above.

2. **NOW THIS DEED FURTHER WITNESSETH** that in pursuance of the said agreement and in consideration of the conveyance by the First Party in favour of the Second Party as hereinbefore contained, the Second Party doth hereby grant convey transfer release assign and assure unto and to the First Party in the manner recited above **ALL THAT** 6.3% undivided share of and in the messuages tenements hereditaments building and premises Together With like 6.7% undivided share of and in the pieces and parcels of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 8 Kottahs 2 Chittacks 15 Square feet more or less situate lying at and being entire municipal Premises No. 23/1, 23/3 and 23E, Gopal Chandra Chatterjee Road (formerly Premises No. 23, Gopal Chandra Chatterjee Road) previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division-I, Sub-Division-II in the District of 24 Parganas) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **said share in the Second Schedule Property**"; **TOGETHER WITH** like share of and in all and singular the edifices, fixtures, gates, courts, courtyards, compounds, compound walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric and other connections, fixtures, fittings and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all legal incidence thereof **AND** the Raiyati and all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Second Party respectively into out of or upon the said share in the Second Schedule Property and every part thereof hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the same and every part thereof unto and to the use of the First Party absolutely and forever to the consequent effect that the First Party and the Second Party shall jointly own and be entitled to the Second Schedule Property in the proportion recited above.

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Sarjaz Alam

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3. THE FIRST PARTY AND THE SECOND PARTY DO AND EACH OF THEM HEREBY DECLARE AND CONVEANT WITH EACH OTHER FOR THEIR RESPECTIVE PROPERTIES EXCHANGED HEREUNDER as follows:

- 3.1** That notwithstanding any act deed or thing done executed and/or knowingly suffered to the contrary by them respectively, each of them has the absolute right power and authority to grant convey transfer assign and assure unto and to the other the properties hereby granted conveyed transferred assigned and assured by them respectively, in the manner aforesaid.
- 3.2** That the parties hereto shall and may at all times hereafter peaceably and quietly hold use posses and enjoy the properties respectively purchased by them and receive the rents issues and profits thereof without any interruption disturbance claim and/or demand whatsoever and howsoever from or by them or any of them or any person or persons lawfully or equitably claiming any right title or interest through or under or in trust for them to the extent of their respective properties **AND** freed and cleared from and against all manner of encumbrances charges trusts liens lis pendens attachments debutters whatsoever.
- 3.3** That the parties hereto and all persons having or lawfully or equitably claiming any estate right title or interest in the properties hereby granted conveyed transferred assigned and assured in the aforesaid manner shall from time to time and at all times hereafter upon every reasonable request and at the costs of the party requiring the same to do and execute or cause to be done and executed all such lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly effectuating and assuring the other party's property hereby granted conveyed transferred assigned and assured in the aforesaid manner as shall or may be reasonably required by the other party.
- 3.4** That the parties do hereby further covenant with each other that, they and each of them shall pay and discharge, all land revenue, rates and taxes and other levies impositions and outgoings in respect of their respective properties after the exchange of properties benefits and rights envisaged hereunder, accruing due with effect from the date of execution of these presents.

4. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AND MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO that the original documents of title of the First Schedule Property shall remain with the First Party and the original documents of title of the Second Schedule Property shall remain with the Second Party and the Original of this Deed of Exchange shall remain in the custody of the First Party hereto and the respective party holding the documents do hereby

Md. Noor Alam

Sarfajaz Alam



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ADDITIONAL INFORMATION
OF THE UNIVERSITY OF CALIFORNIA
27 DEC 1963

covenant with the other that the party holding the documents shall, unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter upon every reasonable request and costs of the other party produce or cause to be produced the same before the other party or their respective heirs executors administrators legal representatives and assigns or his attorneys or agents or as the Second Party may direct at any trial hearing commission examination or otherwise as occasion shall arise and shall also allow to take copies or extracts or abstracts therefrom and shall in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(FIRST SCHEDULE PROPERTY)

ALL THAT messuages tenements hereditaments building and premises Together With pieces and parcels of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 13 Kottahs 14 Chittacks 27 Square feet more or less situate lying at and being entire municipal Premises No. 23, 23/2, 23A and 23D, Gopal Chandra Chatterjee Road (formerly Premises No. 23, Gopal Chandra Chatterjee Road) previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division-I, Sub-Division-II in the District of 24 Parganas shown in the Plan annexed hereto duly bordered in '**RED**' thereon.

The entire Premises No. 23, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

ON THE NORTH BY : Premises No. 23/1, Gopal Chandra Chatterjee Road;
ON THE SOUTH BY : Gopal Chandra Chatterjee Road;
ON THE EAST BY : Premises No. 23/3, Gopal Chandra Chatterjee Road;
ON THE WEST BY : Premises No. 22E, Gopal Chandra Chatterjee Road.

The entire Premises No. 23/2, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

ON THE NORTH BY : Premises No. 46/2, B.T. Road;
ON THE SOUTH BY : Premises No. 23/3, Gopal Chandra Chatterjee Road;
ON THE EAST BY : Premises Nos. 23A and 23E, Gopal Chandra Chatterjee Road;
ON THE WEST BY : Premises No. 23/1, Gopal Chandra Chatterjee Road.

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The entire Premises No. 23A, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

- ON THE NORTH BY** : Premises No. 46/2, B.T. Road;
ON THE SOUTH BY : Premises No. 23E, Gopal Chandra Chatterjee Road;
ON THE EAST BY : Premises No. 23D, Gopal Chandra Chatterjee Road;
ON THE WEST BY : Premises No. 23/2, Gopal Chandra Chatterjee Road.

The entire Premises No. 23D, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

- ON THE NORTH BY** : Premises No. 46/2, B.T. Road;
ON THE SOUTH BY : Partly by Premises No. 23E, Gopal Chandra Chatterjee Road and partly by Premises No. 23C, Gopal Chandra Chatterjee Road;
ON THE EAST BY : Gopal Chandra Chatterjee Road;
ON THE WEST BY : Premises Nos. 23A, 23E and 23B, Gopal Chandra Chatterjee Road.

OR HOWSOEVER OTHERWISE the same now are is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the habitable area of the construction on the said premises is 1550 Square feet more or less. Be it further mentioned that undivided 3.7% share equivalent to undivided 8 Chittacks 9.495 Square feet in land and 57.35 Square feet in constructions is the subject matter of exchange hereunder.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(SECOND SCHEDULE PROPERTY)

ALL THAT messuages tenements hereditaments building and premises Together With pieces and parcels of rent free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 8 Kottahs 2 Chittacks 15 Square feet more or less situate lying at and being entire municipal Premises Nos. 23/1, 23/3 and 23E, Gopal Chandra Chatterjee Road (formerly Premises No. 23, Gopal Chandra Chatterjee Road) previously comprised in Holding No. 15 in Touzi No. 1298/2833 in Mouza Chasa Dhopapara Dihi Panchanna Gram, Division-I, Sub-Division-II in the District of 24-Parganas shown in the Plan annexed hereto duly bordered in '**GREEN**' thereon.

The entire Premises No. 23/1, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

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 Sarfajaz Alam



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- ON THE NORTH BY** : Premises No. 46/2, B.T. Road;
ON THE SOUTH BY : Premises No. 23, Gopal Chandra Chatterjee Road;
ON THE EAST BY : Premises No. 23/2, Gopal Chandra Chatterjee Road;
ON THE WEST BY : Premises No. 22, Gopal Chandra Chatterjee Road.

The entire Premises No. 23/3, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

- ON THE NORTH BY** : Premises No. 23/2, Gopal Chandra Chatterjee Road;
ON THE SOUTH BY : Gopal Chandra Chatterjee Road;
ON THE EAST BY : Partly by Premises No. 23B, Gopal Chandra Chatterjee Road and partly by Premises No. 23E, Gopal Chandra Chatterjee Road;
ON THE WEST BY : Premises No. 23, Gopal Chandra Chatterjee Road.

The entire Premises No. 23E, Gopal Chandra Chatterjee Road is thereon and butted and bounded as follows:

- ON THE NORTH BY** : Premises No. 23A, Gopal Chandra Chatterjee Road;
ON THE SOUTH BY : Premises No. 23B, Gopal Chandra Chatterjee Road;
ON THE EAST BY : Premises No. 23D, Gopal Chandra Chatterjee Road;
ON THE WEST BY : Partly by Premises No. 23/2, Gopal Chandra Chatterjee Road and partly by Premises No. 23/3, Gopal Chandra Chatterjee Road.

OR HOWSOEVER OTHERWISE the same now are is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the habitable area of the construction on the said premises is 900 Square feet more or less. Be it further mentioned that undivided 6.3% share equivalent to undivided 8 Chittacks 10.629 Square feet in land and 5.67 Square feet in constructions is the subject matter of exchange hereunder.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE)

PART-I

(THE FIRST SCHEDULE PROPERTY)

A. Premises No. 23, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 2nd April, 1958 and registered with the Sub-Registrar of Cossipore, Dum Dum in Book I, Volume 36, Pages from 154 to 157, Being No. 2579

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27 DEC 1911



for the year 1958 one Bibhuti Bhusan Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to the First Party hereto All That piece and parcel of land comprised in Premises No. 23, Gopal Chandra Chatterjee Road.

B. Premises No. 23/2, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 19th December, 2007 registered with the Additional Registrar of Assurance-II, Kolkata in Book I, CD Volume No. 5, Pages from 2456 to 2470, Being No. 01497 for the year 2009 one Jayati Mukherjee for the consideration therein mentioned sold conveyed and transferred unto and to the First Party hereto All That her entire one-fifth undivided part or share of and in the piece and parcel of land comprised in Premises No. 23/2, Gopal Chandra Chatterjee Road.
2. By a Sale Deed dated 3rd December, 2008 registered with the Additional Registrar of Assurance-II, Kolkata in Book I, CD Volume No. 73, Pages from 3415 to 3430, Being No. 10101 for the year 2008 one Abhijit Gangopadhyay (Ganguli), Arijit Ganguli and Ashijit Ganguli for the consideration therein mentioned sold conveyed and transferred unto and to the First Party hereto All That their entire one-fifth undivided part or share of and in the piece and parcel of land comprised in Premises No. 23/2, Gopal Chandra Chatterjee Road.
3. By a Sale Deed dated 18th December, 2008 registered with the Additional Registrar of Assurance-II, Kolkata in Book I, CD Volume No. 76 Pages from 2418 to 2431, Being No. 10652 for the year 2008 one Pranab Kumar Chatterjee, Pratima Chakraborty and Nilima Banerjee for the consideration therein mentioned sold conveyed and transferred unto and to the First Party hereto All That their entire three-fifth undivided part or share of and in the piece and parcel of land comprised in Premises No. 23/2, Gopal Chandra Chatterjee Road.

C. Premises No. 23A, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 1st March, 1955 and registered with the Sub-Registrar of Cossipore, Dum Dum in Book I, Volume No. 7, Pages from 253 to 259, Being No. 3417 for the year 1955 one Benimadhab Chatterjee and Nani Bala Debi for the consideration therein mentioned sold conveyed and transferred unto and to the First Party hereto All That the piece and parcel of land comprised in Premises No. 23A, Gopal Chandra Chatterjee Road.

D. Premises No. 23D, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 1st March, 1955 and registered with the Sub-Registrar of Cossipore, Dum Dum in Book I, Volume No. 7, Pages from 253 to 259, Being No. 3417 for the year 1955 one Benimadhab Chatterjee and Nani Bala Debi for the consideration therein mentioned sold conveyed and transferred unto and to the First

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Sarfaraz Alam



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DE INVESTIGACIONES
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Party hereto All That the piece and parcel of land comprised in Premises No. 23D, Gopal Chandra Chatterjee Road.

PART- II
(THE SECOND SCHEDULE PROPERTY)

A. Premises No. 23/1, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 10th November, 2017 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2017, Pages from 431045 to 431076, Being No. 190411260 for the year 2017 the First Party hereto for the consideration therein mentioned sold conveyed and transferred unto and to the Second Party hereto All That piece and parcel of land comprised in Premises No. 23/1, Gopal Chandra Chatterjee Road.

B. Premises No. 23/3, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 10th November, 2017 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2017, Pages from 431045 to 431076, Being No. 190411260 for the year 2017 the First Party hereto for the consideration therein mentioned sold conveyed and transferred unto and to the Second Party hereto All That piece and parcel of land comprised in Premises No. 23/1, Gopal Chandra Chatterjee Road.

C. Premises No. 23E, Gopal Chandra Chatterjee Road

1. By a Sale Deed dated 23rd August, 2017 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2017, Pages from 328986 to 329017, Being No. 190408700 for the year 2017 one Uma Chatterjee, Rajesh Chatterjee for the consideration therein mentioned sold conveyed and transferred unto and to the Second Party hereto All That their entire one-third undivided part or share of and in the piece and parcel of land comprised in Premises No. 23E, Gopal Chandra Chatterjee Road.
2. By a Sale Deed dated 4th September, 2017 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2017, Pages from 350585 to 350625, Being No. 190409260 for the year 2017 one Tripty Chatterjee, Krishnendu Chattopadhyay, Dibyendu Chattopadhyay, Sutapa Dalal for the consideration therein mentioned sold conveyed and transferred unto and to the Second Party hereto All That their entire one-third undivided part or share of and in the piece and parcel of land comprised in Premises No. 23E, Gopal Chandra Chatterjee Road.
3. By a Sale Deed dated 23rd September, 2017 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2017, Pages from

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27 DEC 2013

392112 to 392141, Being No. 190410223 for the year 2017 one Sanat Kumar Chatterjee for the consideration therein mentioned sold conveyed and transferred unto and to the Second Party hereto All That their entire one-third undivided part or share of and in the piece and parcel of land comprised in Premises No. 23E, Gopal Chandra Chatterjee Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the abovenamed **FIRST PARTY** at Kolkata in the presence of:

① Jacobanta Swain
S/O Kapil Swain
2/2, Bsojan Mueherjee Road
Kolkata - 700034
② Wilip kr. Mahato

Suburban Estates (Pvt. Ltd.)
Md. Noor Alam
Director

(MD. NOOR ALAM)

SIGNED SEALED AND DELIVERED by the abovenamed **SECOND PARTY** at Kolkata in the presence of:

① Jacobanta Swain
② Wilip kr. Mahato
C/o DSP Law Associates
4D Nicco House
1B & 2 Hare Street
Kolkata

Enclave Guest House Pvt. Ltd.
Sarfraz Alam
Director

(SARFARAZ ALAM)

Drafted by me:-

Saumya Samanta, Advocate
F-1064/2012

C/o DSP Law Associates,
4D, Nicco House, 1B, Hare Street,
Kolkata - 700001



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 DEC 2013

PLAN SHOWING PREMISES NOS. 23, 23/2, 23A AND 23D, GOPAL CHANDRA CHATTERJEE ROAD, KOLKATA-700 002, POLICE STATION-COSSIPORE BORDERED IN 'RED' AND PREMISES NOS. 23/1, 23/3 AND 23E, GOPAL CHANDRA CHATTERJEE ROAD, KOLKATA-700 002, POLICE STATION-COSSIPORE BORDERED IN 'GREEN'



Suburban Estates (Pvt. Ltd.)












Md. NODY ALAM
Director












Enclave Guest House Pvt. Ltd.

Sajjad Alam
Director



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OF ASSURANCES-IV, KOLKATA
27 DEC 2017

<i>Finger prints of the executant</i>					
 Md. Nur Alam					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 Sarfaraz Alam					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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OF COMPANIES, KOLKATA
27 DEC 2014

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

GRN: 19-201718-014248498-1

Payment Mode Online Payment

GRN Date: 27/12/2017 13:03:32

Bank : HDFC Bank

BRN : 428649907

BRN Date: 27/12/2017 13:04:48

DEPOSITOR'S DETAILS

Id No. : 19040001773909/6/2017

[Query No./Query Year]

Name : BENGAL ISHA INFRASTRUCTURE LIMITED

Contact No. : Mobile No. : +91 9163306923

E-mail :

Address : 52A SHAKESPEARE SARANI KOLKATA700017

Applicant Name : Org SUBURBAN ESTATES PRIVATE LIMITED

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Exchange, Exchange Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001773909/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	62776
2	19040001773909/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	10574

Total

73350

In Words : Rupees Seventy Three Thousand Three Hundred Fifty only



7

ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KOLKATA
27 DEC 2017

DATED THIS DAY OF DECEMBER 2017

BETWEEN

SUBURBAN ESTATES PRIVATE LIMITED

....FIRST PARTY

AND

ENCLAVE GUEST HOUSE PRIVATE LIMITED

...SECOND PARTY

DEED OF EXCHANGE

DSP LAW ASSOCIATES

Advocates

**4D NICCO HOUSE,
1B & 2 HARE STREET,
KOLKATA-700001**



ভারত সরকার
Government of India



যশোবন্ত সোয়াইন
Jasobanta Swain
পিতা : কপিল সোয়াইন
Father: Kapil Swain
জন্মতারিখ / DOB : 02/05/1970
পুরুষ / Male



5827 0093 6087

আমার আধার, আমার পরিচয়

Jasobanta Swain



आधार

भारतीय विशिष्ट पहिचान प्राधिकरण

Unique Identification Authority of India

ঠিকানা:

2/2, ব্রজেন মুখার্জী রোড,
বেহালা, কোলকাতা, বেহালা,
পশ্চিম বঙ্গ, 700034

Address:

2/2 BROJEN MUKHERJEE
ROAD, Behala, Kolkata, Behala,
West Bengal, 700034

5827 0093 6037



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help@uidai.gov.in



www.uidai.gov.in

Jaschanta Wilson



Enclave Guest House Pvt. Ltd.

Sarfraz Alam
Director

✓

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAECS0692M



नाम /NAME

SUBURBAN ESTATE PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

29-07-1949

B. Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Suburban Estates (Pvt. Ltd.)

Md. Noor Alam

Director

इस कार्ड के खो / मिल जाने पर वृष्ण जाी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
धीरंगी स्ववायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARFARAZ ALAM
ATIUR RAHAMAN
28/02/1982

Permanent Account Number
AHPPA4706K

Sarfaz Alam
Signature



Sarfaz Alam



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, I T TSI,

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने / पाये पर कृपया सूचित करें/ लौटाने :

आपका पैन सेवा यूनिट, I T TSI,

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.



ভারত সরকার

Government of India



সরফরাজ আলম

Sarfaraz Alam

পিতা : অতিউর রহমান

Father: ATIUR RAHMAN

জন্ম বর্ষ / Year of Birth: 1982

পুরুষ / Male



6713 0525 7792

আধার - সাধারণ মানুষের অধিকার

Sarfaraz Alam



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

১১৮, এলিয়ট রোড, পার্ক স্ট্রিট
এইচ ও, কোলকাতা, পশ্চিমবঙ্গ,
৭০০০১৬

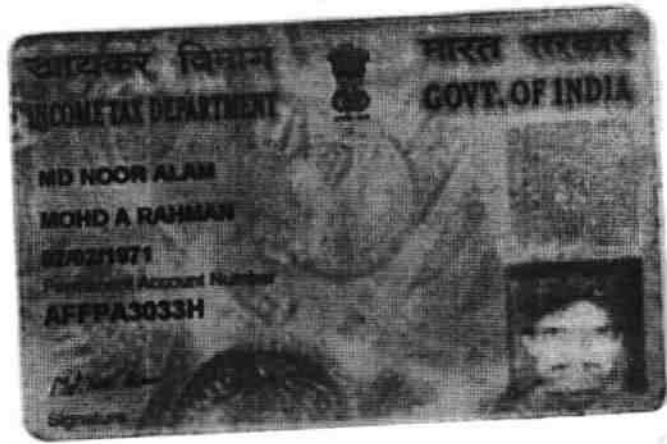
Address

118 ELLIOT ROAD, Park Street
H.O. Park Street, Kolkata, West
Bengal, 700016

6713 0525 7792



Sarfraz Alam



MOHD. NOOR ALAM

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTISI,
Flat No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड जो खोने या पावना मिले उसे/वहें देना :

आयकर सेवा केंद्र, UTISI,
फ्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614.



ভারত সরকার
Government of India



নাম: নূর আলম
Md Noor Alam
পিতা : অতিউর রহমান
Father: ATIUR RAHMAN
জন্ম বার / Year of Birth : 1971
পুরুষ / Male



6455 1950 8802

আধার - সাধারণ মানুষের অধিকার

Md. Noor Alam



ভারতীয় পরিচয় পরিষদ

Unique Identification Authority of India

ঠিকানা:
১১৮, এলিয়ট রোড, পার্ক স্ট্রিট
৩ইচ ও, কোলকাতা, পশ্চিমবঙ্গ,
৭০০০১৬

Address:
118, ELLIOT ROAD, Park Street
H.O, Park Street, Kolkata, West
Bengal, 700016

6455 1950 8802

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mr. Anwar Akter

Major Information of the Deed

Deed No :	I-1904-13069/2017	Date of Registration	27/12/2017
Query No / Year	1904-0001773909/2017	Office where deed is registered	
Query Date	26/12/2017 5:18:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBURBAN ESTATES PRIVATE LIMITED 23D, Gopal Chandra Chatterjee Road, Kolkata, Thana : Cossipur, District : North 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 9163306923, Status : Seller/Executant		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 20,77,083/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 62,876/- (Article:31)	Rs. 10,574/- (Article:A(1), E, M(a), M(b), I)		
Remarks	M.V. of the property of Greatest Value Rs 10,47,601/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Chatak 32.811 Sq Ft	1/-	2,16,142/-	Property is on Road

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23/1

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		2 Chatak 38.835 Sq Ft	1/-	3,39,981/-	Width of Approach Road: 6 Ft.,

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23/2

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu		1 Chatak 32.367 Sq Ft	1/-	2,04,163/-	Width of Approach Road: 6 Ft.,

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23/3

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4			Bastu		2 Chatak 41.733 Sq Ft	1/-	3,65,925/-	Property is on Road

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23A

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5			Bastu		1 Chatak 10.611 Sq Ft	1/-	1,46,751/-	Width of Approach Road: 6 Ft.,



District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23D

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6			Bastu		3 Chatak 24.84 Sq Ft	1/-	4,44,000/-	Property is on Road

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No. 23E

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L7			Bastu		2 Chatak 18.927 Sq Ft	1/-	2,87,446/-	Width of Approach Road: 6 Ft.,
Grand Total :					1.6961Dec	7 /-	20,04,408 /-	



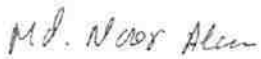
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	114.05 Sq Ft.	1/-	72,675/-	Structure Type: Structure
Gr. Floor, Area of floor : 114.05 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		114.05 sq ft	1 /-	72,675 /-	



Parties to Exchange Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUBURBAN ESTATE PRIVATE LIMITED 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipur, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAEC50692M, Status :Organization, Executed by: Representative
2	ENCLAVE GUEST HOUSE PRIVATE LIMITED 2A, Sarat Bose Road, Kolkata, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCE5340H, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md MOHD NOOR ALAM Son of Late MOHD A RAHMAN Date of Execution - 27/12/2017, , Admitted by: Self, Date of Admission: 27/12/2017, Place of Admission of Execution: Office			
	118, Elliot Road, Kolkata, P.O:- Elliot Road, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFFPA3033H Status : Representative, Representative of : SUBURBAN ESTATE PRIVATE LIMITED (as DIRECTOR)	Dec 27 2017 3:54PM	LTI 27/12/2017	27/12/2017



2	Name	Photo	Finger Print	Signature
	Mr SARFARAZ ALAM (Presentant) Son of Late ATIUR RAHMAN Date of Execution - 27/12/2017, , Admitted by: Self, Date of Admission: 27/12/2017, Place of Admission of Execution: Office			<i>Sarfaraz Alam</i>
		Dec 27 2017 3:54PM	LTI 27/12/2017	27/12/2017
118, Elliot Road, Kolkata, P.O:- Elliot Road, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No...: AHPPA4706K Status : Representative, Representative of : ENCLAVE GUEST HOUSE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr JASOBANTA SWAIN Son of Mr KAPIL SWAIN 2/2,BROJEN MUKHERJEE ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , Identifier Of Md MOHD NOOR ALAM, Mr SARFARAZ ALAM	
<i>Jasobanta Swain</i>	27/12/2017

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	ENCLAVE GUEST HOUSE PRIVATE LIMITED	2	0.178317 Dec	0.178317 Dec	2,16,142/-
L2	SUBURBAN ESTATE PRIVATE LIMITED	1	0.295247 Dec	0.295247 Dec	3,39,981/-
L3	ENCLAVE GUEST HOUSE PRIVATE LIMITED	2	0.177299 Dec	0.177299 Dec	2,04,163/-
L4	SUBURBAN ESTATE PRIVATE LIMITED	1	0.301888 Dec	0.301888 Dec	3,65,925/-
L5	ENCLAVE GUEST HOUSE PRIVATE LIMITED	2	0.127442 Dec	0.127442 Dec	1,46,751/-
L6	ENCLAVE GUEST HOUSE PRIVATE LIMITED	2	0.3663 Dec	0.3663 Dec	4,44,000/-
L7	SUBURBAN ESTATE PRIVATE LIMITED	1	0.249624 Dec	0.249624 Dec	2,87,446/-



Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
S1	SUBURBAN ESTATE PRIVATE LIMITED	1	56.7 Sq Ft	56.7 Sq Ft	36,130/-
S1	ENCLAVE GUEST HOUSE PRIVATE LIMITED	2	57.35 Sq Ft	57.35 Sq Ft	36,545/-

Endorsement For Deed Number : I - 190413069 / 2017

On 26-12-2017

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 20,77,083/-. MV of the property of Greatest Value Rs 10,47,601/-

Asit Kumar Joarder

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 27-12-2017

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 : 31 of Indian Stamp Act 1899.

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

Presented for registration at 15:25 hrs on 27-12-2017, at the Office of the A.R.A. - IV KOLKATA by Mr SARFARAZ ALAM ,

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

Execution is admitted on 27-12-2017 by Md MOHD NOOR ALAM, DIRECTOR, SUBURBAN ESTATE PRIVATE LIMITED (Private Limited Company), 23D, Gopal Chandra Chatterjee Road, Kolkata, P.O:- Cossipur, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002

Indetified by Mr JASOBANTA SWAIN, , Son of Mr KAPIL SWAIN, 2/2,BROJEN MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Private Service

Execution is admitted on 27-12-2017 by Mr SARFARAZ ALAM, DIRECTOR, ENCLAVE GUEST HOUSE PRIVATE LIMITED (Private Limited Company), 2A, Sarat Bose Road, Kolkata, Sarat Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr JASOBANTA SWAIN, , Son of Mr KAPIL SWAIN, 2/2,BROJEN MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,574/- (A(1) = Rs 10,476/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,574/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2017 1:04PM with Govt. Ref. No: 192017180142484981 on 27-12-2017, Amount Rs: 10,574/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 428649907 on 27-12-2017, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 62,876/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 62,776/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 70849, Amount: Rs.100/-, Date of Purchase: 14/12/2017, Vendor name: B GANGA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2017 1:04PM with Govt. Ref. No: 192017180142484981 on 27-12-2017, Amount Rs: 62,776/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 428649907 on 27-12-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 13705 to 13732
being No 190413069 for the year 2017.



AL

Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.01.10 09:56:14 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 10-01-2018 09:56:05
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

10/01/2018 09:56:05
S.M.S. No. 78
Dr. No. 10/01/2018
Plotted/Defence

2-10-18
2-10-18