

DEED OF CONVEYANCE

OF

Undivided 10 (ten) Decimals
i.e.
undivided 6.06 (six point zero six) Cuttahs of Land

OF

Mouza - Digberia, J.L. No. 74 under L.R. Khatian No. 1289, 1290, 1291, 1292,
1293 and 1294, under Ward No. 12 of Madhyamgram Municipality,
Police Station - Barasat, District - North 24 Parganas.

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,
Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone No. : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in

6945

Q-7656



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 467260

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement / Endor's attached with this document's are the part of this document

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

25 MAY 2012



Deed of Conveyance

This Deed of Conveyance of absolute sale made on this the 25th day of May Two Thousand and Twelve.

Between

M/s. Swadha Nirman Pvt. Ltd. (PAN - AAJCS6291H), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata - 700 001,

..... represented

Handwritten notes in the top left corner: '12971 Sale M.V.-8, 51, 1070 50320'.

Handwritten notes in the bottom left corner: '9, 433 173 608'.

5017 27-4-12 1000/-

ক্রমিক নাম _____
স্বামী _____
স্বামী ডেভার স্বামী _____
বিতান নম্বর (সবটুকাক সিটি) এ. ডি. এস. আর. ৪
মোট পটাল ক্রম _____
মালিকান নং _____ মোট কত টাকা খরিদ _____

EUBIR KUMAR SEAL
Advocate,
High Court, Calcutta
Enrollment No. WB-F-202/087-94

23 APR 2012
350000

টেকসরী স্বাক্ষর ডেভার মিতা দত্ত

উপস্থিত হইয়াছি যে প্রকৃতকৃত হইয়াছে
উপস্থিত হইয়াছি যে প্রকৃতকৃত হইয়াছে
উপস্থিত হইয়াছি যে প্রকৃতকৃত হইয়াছে
উপস্থিত হইয়াছি যে প্রকৃতকৃত হইয়াছে



Ranjit Bhawan
S/o Late Ranjit Bhawan
P.O. Bangor, A/c B1-C.
P.S. Large Town, Kol-SS

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

25 MAY 2012



represented by one of its Director, **Mr. Binod Kumar Drolia** (PAN - ACSPD8375K), son of Sri Govind Ram Drolia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Satya Niket, BC-260, Sector I, Salt Lake City, Kolkata - 700 064,

2. **M/s. Swadha Builders Pvt. Ltd.** (PAN - AAACF7137), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata -700 001,

represented by one of its Director, **Mr. Binod Kumar Drolia** (PAN - ACSPD8375K), son of Sri Govind Ram Drolia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Satya Niket, BC-260, Sector I, Salt Lake City, Kolkata - 700 064,

3. **M/s. Swadha Realtors Pvt. Ltd.** (PAN - AAJCS6293F), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata -700 001,

represented by one of its Director, **Mr. Binod Kumar Drolia** (PAN - ACSPD8375K), son of Sri Govind Ram Drolia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Satya Niket, BC-260, Sector I, Salt Lake City, Kolkata - 700 064,

4. **M/s. Swadha Promoters Pvt. Ltd.** (PAN - AAJCS6740B), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata -700 001,

represented by one of its Director, **Mr. Binod Kumar Drolia** (PAN - ACSPD8375K), son of Sri Govind Ram Drolia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Satya Niket, BC-260, Sector I, Salt Lake City, Kolkata - 700 064,

..... 5. **M/s. Swadha**



[Signature]
Registrar U/S 7(2)
District S - Registrar II
24 Pgs (N) Barasat

25 MAY 2011



5. **M/s. Swadha Enclave Pvt. Ltd.** (PAN - AAJCS6292E), a private limited company incorporated in accordance with the provisions of the Companies Act. 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata - 700 001,

represented by one of its Director, **Mr. Binod Kumar Drolia** (PAN - ACSPD8375K), son of Sri Govind Ram Drolia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Satya Niket, BC-260, Sector I, Salt Lake City, Kolkata - 700 064,

6. **M/s. Swadha Estates Pvt. Ltd.** (PAN - AAJCS6736K), a private limited company incorporated in accordance with the provisions of the Companies Act. 1956, having its registered office at 4, Clive Row, Room No. 405, Fourth Floor, Police Station - Hare Street, Kolkata - 700 001,

represented by one of its Director, **Mr. Binod Kumar Drolia** (PAN - ACSPD8375K), son of Sri Govind Ram Drolia, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at Satya Niket, BC-260, Sector I, Salt Lake City, Kolkata - 700 064,

hereinafter collectively called and referred to as the **Vendors** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director and/or Directors, Successor-in-interest, Successor-in-office, Legal representatives and/or Assigns) of the **One Part**.

A n d

Mr. Mohanlal Roongta (PAN - ACQPR4029N), son of Deeki Nandan Roongta by nationality Indian, by faith Hindu, by occupation Business,

presently residing at AD-29, Salt Lake City, Sector - I, Kolkata - 700 064,

..... hereinafter



hereinafter called and referred to as the **Purchaser/s** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **Other Part**.

Background/Title of the Property hereby sold by these presents :-

Whereas :

That M/s. Swadha Nirman Pvt. Ltd., M/s. Swadha Builders Pvt. Ltd., M/s. Swadha Realtors Pvt. Ltd., M/s. Swadha Promoters Pvt. Ltd., M/s. Swadha Enclave Pvt. Ltd. and M/s. Swadha Estates Pvt. Ltd., collectively the Vendors herein, by virtue of different Deeds have purchased all that piece and parcel of Sali land hereditaments admeasuring an area of 40 (forty) Decimals out of which 38 (thirty eight) Decimals in R.S. and L.R. Dag No. 14, and 02 (two) Decimals in R.S. and L.R. Dag No. 8 along with a no. of Kutcha (RTS) Structures standing thereon of different size and shape comprised in Mouza Village Digberia, J.L. No. 74, Police Station - Barasat, under Madhyamgram Municipality, Ward No. - 12 and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas as follows :-

<u>Sl. No.</u>	<u>R.S. & L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Recorded Owner</u>	<u>Classification</u>	<u>Total Area of land (Deci)</u>	<u>Share</u>	<u>Portion of Land (Deci)</u>
1.	14	1289	Swadha Nirman Pvt. Ltd.	Sali	61	1042	6.00
2.	14	1290	Swadha Builders Pvt. Ltd.	Sali	61	1042	6.00
3.	14	1291	Swadha Realtors Pvt. Ltd.	Sali	61	1042	6.00
4.	14	1292	Swadha Promoters Pvt. Ltd.	Sali	61	1042	6.00
5.	14	1293	Swadha Enclave Pvt. Ltd.	Sali	61	1041	7.00
6.	14	1294	Swadha Estates Pvt. Ltd.	Sali	61	1041	7.00
7.	08	1289	Swadha Nirman Pvt. Ltd.	Sali	35	0208	1.00
8.	08	1290	Swadha Builders Pvt. Ltd.	Sali	35	0208	0.00
9.	08	1291	Swadha Realtors Pvt. Ltd.	Sali	35	0209	1.00
					Total -	<u>6875</u>	<u>40.00</u>

..... That the



That the said M/s. Swadha Nirman Pvt. Ltd., and five others as abovenamed duly mutated their name in the records of B.L. & L.R.O. Barasat-I, under **L.R. Khatian Nos. 1289, 1290, 1291, 1292, 1293 and 1294** as aforesaid and are paying Khajna thereof regularly to the competent authority of Govt. of West Bengal and are paying taxes thereof regularly to the local municipal body as the sole and absolute owners of the aforesaid land in question and thus are seized and possessed of the same and started enjoying the same peaceably without any interference from any corner whatsoever (hereinafter for the sake of brevity called and referred to as the "**Larger Property**" as dealt in under **First Schedule** hereinunder appearing).

That the Vendors herein is desirous to sell and the Purchaser herein is desirous to purchase all that Sali land hereditaments admeasuring an area of **undivided 10 (ten) Decimals**, which is equivalent to undivided 6.06 (six point zero six) Cuttaha be the same a little more or less in (being 1645 Share) out of our total land 40 (forty) Decimals along with one Kutcha Structure of 100 (one hundred) Sq.ft. be the same a little more or less standing thereon in **R.S. & L.R. Dag No. 14, under L.R. Khatian Nos. 1289, 1290, 1291, 1292, 1293 and 1294** in **Mouza Village Digberia, J.L. No. 74, Police Station - Barasat, vide Municipal Holding Nos. 233/1, 233/B and 233/2 and 233, Badu Road under Ward No. 12 of Madhyamgram Municipality and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas at and for a total price of Rs. 3,93,900/- (Rupees three lac ninety three thousand and nine hundred) only** morefully and particularly dealt in under **Second Schedule** hereinunder appearing under the following terms and conditions :-

On or before the execution of these presents the Vendors herein have assured, declared and represented to the purchaser herein as follows (hereinafter referred to as "The Representation").

- a) That the said land is free from all encumbrances, liens, lispences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Madhyamgram Municipality in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.

..... c) That the



- c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other law, for the time being, in force.
- e) That in respect of the land being the part or portion of the Dag Nos owned by the Vendors out of the said land, the said part or portion of the land under the said Dag No. would be demarcated thereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos and authenticated by joint signature of the Vendors and such part owner on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
- f) The Vendors are legally competent to sell and transfer the said land intended herein to be sold.
- g) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in any manner as they may deem fit and proper. The Vendors have agreed to sale of the said land, morefully and particularly described in the **Second Schedule** hereinunder written, to the Purchaser herein.
- h) That the Vendors do not hold and/or possess the land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- i) That the Vendors are and their predecessors-in-title were in uninterrupted and/or undisputed possession of the said land without any right or any claim whatsoever of any third party.

..... j) That there



- j) That there is no bargadar and/or bhagchasi into or upon the said land or any part or portion thereof and the land is not cultivated for the last twenty five years or more.
- k) That the Vendors nor any of their predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said Sali land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever.
- l) That the Vendors have indisputably purchased/inherited the said land from their predecessors-in-title of the said land by paying them their due consideration and duly registered the several aforesaid Deed of Conveyances and/or other documents by paying the appropriate stamp duty and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- m) That no person, male or female, being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or provision for advancement or marriage from the profit of the said land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- o) That the said land nor any part thereof is subject to any litigation or any other proceedings in any Court under any law for the time being in force. There is no decree, attachment or any other order of any Court or

..... authority



authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.

- p) That the Vendors are in possession, power or control of the documents of title set forth in the First Schedule hereinunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

Now this indenture witnesseth :-

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 3,93,900/- (Rupees three lac ninety three thousand and nine hundred) only** paid to the Vendors by the Purchaser herein on or before the execution of these presents (the receipt of which the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchaser/s as well as the interest of the Vendors in the said land premises) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchaser All That Sali land hereditaments admeasuring an area of **undivided 10 (ten) Decimals**, which is equivalent to undivided 6.06 (six point zero six) Cuttahs be the same a little more or less (being 1645 Share) out of the total land of 40 (forty) Decimals along with one Kutchia Structure of 100 (one hundred) Sq.ft. be the same a little more or less standing thereon in **R.S. & L.R. Dag No. 14**, under **L.R. Khatian No. 1289, 1290, 1291, 1292, 1293 and 1294** in **Mouza Village Digberia, J.L. No. 74**, Police Station - Barasat, under Ward No. 12 of Madhyamgram Municipality and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas, morefully and particularly described in the **Second Schedule** hereinunder appearing OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses, lights, rights, liberties privileges easements and appurtenances

..... whatsoever to



whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under Municipal limit of Madhyamgram Municipality and all the estates rights, title and interest claims and demands whatsoever of the Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said lands hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchaser that notwithstanding any act deed matter or thing by the said Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the said Vendors now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendors hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendors well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said plot of lands hereditaments and premises unto and to the use of the said Purchaser as shall or may be reasonably required AND the said Vendors doth hereby covenant with the said Purchaser its heirs and assigns that the said Vendors will unless prevented by fire or any other inevitable accidents from time to time

..... and at all



and at all times hereafter upon and every reasonable request and costs of the Purchaser its heirs and assigns produce/or cause to be produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the **Second Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchaser their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled.

The First Schedule above referred to :

(Description of the **Larger Property** of which the sold property is a part or portion)

All that piece and parcel of land (sali in nature) admeasuring an area of **40 (forty) Decimals** be the same a little more or less comprised in **Mouza Village Digberia, J.L. No. 74, Police Station - Barasat**, under Ward No. 12 of Madhyamgram Municipality vide Municipal Holding Nos. 233/1, 233/B and 233/2 and 233, Badu Road and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas under the following R.S. & L.R. Dag and L.R. Khatian Nos. :-

<u>Sl. No.</u>	<u>R.S. & L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Recorded Owner</u>	<u>Classification</u>	<u>Total Area of land (Deci)</u>	<u>Share</u>	<u>Portion of Land (Deci)</u>
1.	14	1289	Swadha Nirman Pvt. Ltd.	Sali	61	1042	6.00
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4.	14	1292	Swadha Promoters Pvt. Ltd.	Sali	61	1042	6.00
5.	14	1293	Swadha Enclave Pvt. Ltd.	Sali	61	1041	7.00
6.	14	1294	Swadha Estates Pvt. Ltd.	Sali	61	1041	7.00
7.	08	1289	Swadha Nirman Pvt. Ltd.	Sali	35	0208	1.00
8.	08	1290	Swadha Builders Pvt. Ltd.	Sali	35	0208	0.00
9.	08	1291	Swadha Realtors Pvt. Ltd.	Sali	35	0209	1.00
					Total -	6875	40.00

..... **The Second**



The Second Schedule above referred to :

(Description of the **Sold Property** which is a portion of "Larger Property")

All that piece and parcel of Sali land hereditaments admeasuring an area of **undivided 10 (ten) Decimals (being 1645 Share)** out of the total land of 40 (forty) Decimals in **R.S. & L.R. Dag No. 14** which is equivalent to undivided 6.06 (six point zero six) Cuttahs be the same a little more or less along with one Kutcha Structure standing thereon admeasuring an area of 100 (one hundred) Sq.ft. be the same a little more or less in **R.S. and L.R. Dag No. 14**, in **L.R. Khatian No. 1289, 1290, 1291, 1292, 1293 and 1294, Mouza Village Digberia, J.L. No. 74**, under **Police Station - Barasat**, under Ward No. 12 of Madhyamgram Municipality vide Municipal Holding Nos. 233/1, 233/B and 233/2 and 233, Badu Road and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas.

..... In witness



Faint text and markings, possibly a signature or date, located below the stamp.



In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered
by the above named **Vendors**
at Kolkata in the presence of :

1. *Subir Kumar Seal & Associates*
Advocate,
High Court Calcutta,
2. *Pronoyit Bhattacharya*
P-106, Bangur Avenue,
B1-C, P.S. Lake Town,
KOL-55.

Arund Kumar Das

Director

SWADHA BUILDERS PVT. LTD.

Arund Kumar Das

Director

Swadha Realtors Pvt. Ltd.

Arund Kumar Das

Director

Swadha Promoters Pvt. Ltd.

Arund Kumar Das

Director

Swadha Enclave Pvt. Ltd.

Arund Kumar Das

Director,

SWADHA ESTATES PVT. LTD.

Arund Kumar Das

Director

Signature of the Vendors

Signed Sealed and Delivered
by the above named **Purchaser**
at Kolkata in the presence of :

- 1.
- 2.

y
Signature of the Purchaser

This Deed of Conveyance is
drafted and prepared at our office :

Subir Kumar Seal & Associates
For Subir Kumar Seal & Associates
Advocates.

High Court Calcutta.

P - 106, Bangur Avenue, Block - C,
Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.

Phone : 033-2574 1768.

033-2574 3790.

Mobile : 91-98312 76735.

91-98304-76735.

E-mail : seal_associates@yahoo.co.in



Received on and from the withinnamed Purchaser by the withinnamed Vendors the withinmentioned sum of Rs. 3,93,900/- (Rupees three lac ninety three thousand and nine hundred) only as and by way of consideration money in full and final for sale, as per Memorandum of Consideration below :-

Memo of Consideration

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No.</u> <u>RTGS/NEFT NO.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
		UBINH12126011283			3,93,900.00
Total :					<u>3,93,900.00</u>

(Rupees three lac ninety three thousand and nine hundred) only
swadha Nirman Pvt. Ltd,
Arvind Kumar

Director

SWADHA BUILDERS PVT. LTD.

Arvind Kumar

Director

Swadha Realtors Pvt. Ltd.,

Arvind Kumar

Director

Swadha Promoters Pvt. Ltd.

Arvind Kumar

Director

Swadha Enclave Pvt. Ltd.

Arvind Kumar

Director,

SWADHA ESTATES PVT. LTD.

Arvind Kumar

Director

Signature of the Vendors

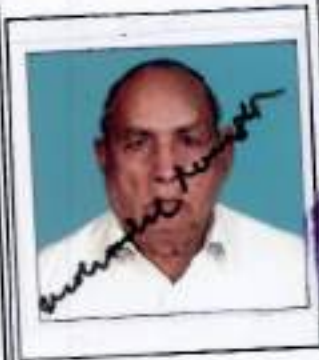
Witnesses :

- Sudhakar Reddy*
Advocate
High Court Kolkata.
- Prasenjit Bhattacharya*



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Ajay Kumar Das
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Ajay Kumar Das
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

SIGNATURE OF THE EXECUTANT/S

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 06945 / 2012, Deed No. (Book - I , 07656/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Binod Kumar Drolia Satya Niket , Sector -i Salt Lake City, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> Drolia 25/5/12

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Binod Kumar Drolia Address -Satya Niket , Sector -i Salt Lake City, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001	Self	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> Drolia
2	Binod Kumar Drolia Address -Satya Niket , Sector -i Salt Lake City, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :-700001	Self	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> Drolia
3	Binod Kumar Drolia Address -Satya Niketan , Slatlake City, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> Drolia
4	Binod Kumar Drolia Address -Satya Niketan , Slatlake City, P.O. :- District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> Drolia



Sushil Kumar Roy
(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 06945 / 2012, Deed No. (Book - I , 07656/2012)

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Binod Kumar Drolia Address -Satya Niketan , Siatlake City, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> <i>0702</i> <i>25/5/12</i>
6	Binod Kumar Drolia Address -Satya Niketan , Siatlake City, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 25/05/2012	 LTI 25/05/2012	<i>Binod Kumar</i> <i>0702</i>

Name of Identifier of above Person(s)
 Prasenjit Bhoumik
 P-106 Bangur Avenue, Thana:-Lake Town, P.O. :-
 ,District:-North 24-Parganas, WEST BENGAL, India,
 Pin :- 55

Signature of Identifier with Date
Prasenjit Bhoumik
25/05/2012



(Signature)
(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 07656 of 2012
(Serial No. 06945 of 2012)

On

Payment of Fees:

On 25/05/2012

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. 9433.00/-, on 25/05/2012

(Under Article : A(1) = 9394/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 25/05/2012)

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.-8,55,000/-

Certified that the required stamp duty of this document is Rs.- 51310 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 50320/- is paid, by the draft number 506767, Draft Date 22/05/2012, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 25/05/2012

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

Presented for registration at 11.52 hrs on :25/05/2012, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Binod Kumar Drolia , one of the Executants.

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

Execution is admitted on 25/05/2012 by

1. Binod Kumar Drolia
Director, Swadha Nirman Pvt Ltd, 4 Clive Row, Nare Street, P.O. :--- ,District:-Kolkata, WEST BENGAL, India, .
. By Profession : Business



(Sushil Kumar Roy)

DISTRICT SUB-REGISTRAR-II

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 07656 of 2012
(Serial No. 06945 of 2012)

2. Binod Kumar Drolia
Representative, Swadha Builders Pvt Ltd, 4 Clive Row,, Thana:-Hare Street, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, .
, By Profession : Business
3. Binod Kumar Drolia
Director, Swadha Realtors Pvt Ltd, 4 Clive Row, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST
BENGAL, India, .
, By Profession : Business
4. Binod Kumar Drolia
Director, Swadha Promotors Pvt Ltd, 4 Clive Row, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST
BENGAL, India, .
, By Profession : Business
5. Binod Kumar Drolia
Director, Swadha Enclave Pvt Ltd, 4 Clive Row, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST
BENGAL, India, .
, By Profession : Business
6. Binod Kumar Drolia
Representative, Swadha Estates Pvt Ltd, 4 Clive Row, Thana:-Hare Street, P.O. :- ,District:-Kolkata,
WEST BENGAL, India, .
, By Profession : Cultivation
Identified By Prasenjit Bhoomik, son of Lt. Ranjit Bhoomik, P-106 Bangur Avenue, Thana:-Lake Town,
P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-55, By Caste: Hindu, By Profession:
Professionals.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II




(Sushil Kumar Roy)
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EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 2009 to 2028
being No 07656 for the year 2012.




(Sushil Kumar Roy) 28-May-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal

Dated the 25th day of May, 2012

Between

Name of the Vendors : ...M/S. SWADHA NIRMAN PVT. LTD.....

And

Name of the Purchaser :MR. MOHANLAL ROONGTA.....

Drafted By :

SUBIR KUMAR SEAL & ASSOCIATES

Advocates.

High Court Calcutta.

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone No. : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

91-98304-76735.

Email - seal_associates@yahoo.co.in