

DEED OF CONVEYANCE

OF

Undivided 10 (ten) Decimals

i.e.

undivided 6.06 (six point zero six) Cuttahs of Sali Land

OF

Mouza Village Kutulsahi, J.L. No. 42, R.S. & L.R. Dag No. 546, L.R. Khatian No. 38/1,
under Ward No. 19 of Barasat Municipality, Police Station - Barasat,
District 24 Parganas (North)

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

12354

I-13506



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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9/21/12

Sub
B02796
47684

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement / sheet / Sheet'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

10 SEP 2012



Deed of Conveyance

This Deed of Conveyance of absolute sale made on this the 10th day of September Two Thousand 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

706
175
9036

3074 23-8-12 500/-

ক্রেতার নাম Subir Kumar Seal

স্বাঃ Advocate High Court Calcutta.

স্টাম্প ডেভার হাক্কর

বিধান নগর (সেন্ট্রেল সিটি) এ ডি এম অফিস

মোট স্টাম্প ক্রয় তাঃ 80000

নামান নং _____ মোট কত টাকা খরচ

30 APR 2012

টেকারী বাবাকপুর জেলায় মিতা দস্ত

800000

on behalf of the mortgagee and first mortgagee
the contents of the documents, notwithstanding
the instrument has been attached to
the document and to the original and

11 0 21 2012



[Handwritten signature]

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat
170 SEP 2012

Subhas Chatterjee
310, Sri Shyam Chandra Chatterjee
P-106, Bangur Avenue, B1-C
PS- Lake Town, Kol-55



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 called and referred to as the **Owner/Vendor** (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

M/s. Toplink Developers Consultancy Pvt. Ltd. (PAN - AADCT5284F) a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at G-501 City Centre, DC Block, 5th Floor, Salt Lake, Kolkata - 700 064, represented by one of its Director **Mr. Prateek Agarwal** (PAN - AGTPA9616K), son of Mr. Niranjan Kumar Agarwal, by nationality Indian, by faith Hindu, by occupation Business,

presently residing at P-337, Block-A, Lake Town, Police Station - Lake Town, Kolkata - 700 089;

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 its Director and/or Directors, Successor-in-interest, Successor-in-office, Legal representatives and/or Assigns) of the **Other Part**.

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

1. Whereas :

- i) That by virtue of a Deed of Conveyance dated 17th day of June, 1965, and registered at the Sub Registrar, Barasat, copied in Book No. I, being Deed No. 8417 for the year 1965, one Jafar Ali, the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land to one Sk Wazed Ali, the purchaser therein of the other part, at a valuable consideration mentioned therein, hereditaments admeasuring an area of 0.1225 (zero point one two two five) Acre, be the same a little more or less comprised in R.S. Dag No. 546 under R.S. Khatian No. 130 in Mouza Kutulsahi, J.L. No. 42 under Police Station Barasat, District North 24 Parganas.

.....ii) While



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Registrar US 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

17/05/2016



- ii) While seizing, possessing and enjoying the aforesaid land the said Sk. Wazed Ali, by virtue of a Deed of Conveyance dated the 17th day of February, 1984, registered at the office of Sub Registrar, Barasat, copied in Book No. I, Volume No. 98, Pages Nos. 155 to 158, being Deed No. 1463 for the year 1984, had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali Land hereditaments admeasuring the entire area of **0.1225 (zero point one two two five) Acre**, be the same a little more or less to one **Akbar Ali**, son of Jasimuddin, the Purchaser therein, at a valuable consideration mentioned therein, comprised in R.S. & L.R. Dag No. 546 under R.S. Khatian No. 130, in Mouza Kutulsahi, J.L. No. 42 under Police Station - Barasat, District North 24 Parganas.
- iii) That by virtue of a Deed of Conveyance dated 17th day of February, 1984, and registered at the Sub Registrar, Barasat, copied in Book No. I, Volume No. 95, Pages Nos. 150 to 154, being Deed No. 1462 for the year 1984, one Safar Ali, the Vendor therein of the one part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land to one **Akbar Ali**, son of Jasimuddin, the Purchaser therein, at a valuable consideration mentioned therein, hereditaments admeasuring an area of **0.1675 (zero point one six seven five) Acre** which is equivalent to 10 (ten) Cuttaks 3 (three) Chittacks, be the same a little more or less comprised in the said Dag No. 546 under R.S. Khatian No. 146 in Mouza Kutulsahi, J.L. No. 42 under Police Station - Barasat, District North 24 Parganas.
- iv) While seizing, possessing and enjoying the aforesaid land i.e. 0.29 (zero point two nine) Acre the said Akbar Ali duly mutated his name in the records of Block Land and Land Revenue Office, Barasat - I, **L.R. Khatian No. 38/1** (in 2000 Share) in the said **R.S. & L.R. Dag No. 546**, in Mouza Kutulsahi, J.L. No. 42 under Police Station - Barasat, District North 24 Parganas and since then was paying Khajna thereof regularly as the sole and absolute owner of the aforesaid property, in question.
- v) While seizing, possessing and enjoying the aforesaid land that by virtue of a Deed of Conveyance dated the 14th day of November, 2008, the said Akbar Ali, son of Jasimuddin, the Vendor therein of the one part has indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Sali land measuring 29 (twenty nine) Decimals, be the same a little more or less comprised in R.S. and L.R. Dag No. 546 in R.S. Khatian No. 130 and 146 in L.R. Khatian No. 38/1 in Mouza Kutulsahi, J.L. No. 42, Police Station - Barasat, under Barasat Municipality to one



M/s. Swadha Nirman Pvt. Ltd., the purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Barasat, copied in Book No. 1, Volume No. 19 (CD), Pages Nos. 2614 to 2629, being Deed No. 05015 for the year 2012.

- vi) Thus by virtue of the recital hereinabove stated the said **Swadha Nirman Pvt. Ltd.** of 4, Clive Row, Room No. 405, Kolkata - 700 001 has seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land measuring 29 (twenty nine) Decimals, be the same a little more or less comprised in Mouza Kutulsahi, J.L. No. 42, R.S. and L.R. Dag No. 546 in R.S. Khatian No. 130 and 146 in L.R. Khatian No. 38/1, Police Station - Barasat, District North 24 Parganas, free from all encumbrances and the said M/s. Swadha Nirman Pvt. Ltd. since then is 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" dealt in under "**First Schedule**" hereinafter appearing).
- vii) That the Vendor 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** (being 690 share) which is equivalent to undivided 6.06 (six point zero six) Cuttahs out of 29 (twenty nine) Decimals in R.S. Khatian Nos. 130 and 146, **L.R. Khatian No. 38/1** in the said **R.S. and L.R. Dag. No. 546**, in **Mouza Kutulsahi**, J.L. No. 42 under **Police Station - Barasat**, District North 24 Parganas (hereinafter for the sake of brevity called and referred to as the "said property") 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 :-

That the Vendor herein has contracted with the purchaser herein for absolute sale and transfer of all that said property and the mentioned share, right, title and interest of the Vendor herein free from all encumbrances, mortgages, charges, liens, leases, tenancies, occupancies, rights, lispendences, attachments, uses, debottors, trusts, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever and handover complete vacant, peaceful possession thereof and the purchaser has agreed to purchase the same at or for the total consideration of **Rs. 3,93,900/- (Rupees three lac ninety three thousand and nine hundred) only** under the following terms and conditions :-



2. On or before the execution of these presents the Vendor herein has 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, lispendences, 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 Barasat 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 Vendor forthwith on demand without any demur.
 - c) That the Vendor has 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 Vendor 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 Vendor, out of the said land, the said part or portion of the land under the said Dag No. would be demarcated and 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 Vendor and such part owner, on the map and filed with the office of the Block Land and Land Revenue Office/ R. I.
 - f) The Vendor is legally competent to sell and transfer the said Sali land intended herein to be sold.

..... g) That the



- g) That the Vendor has 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 a manner as they may deem fit and proper. The Vendor has agreed to sale of the said land, morefully and particularly described in the **Second Schedule** hereinafter written, to the Purchaser herein.
- h) That the Vendor does not hold and/or possess the said 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 Vendor is 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 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 Vendor 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 Vendor has 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 Purchasers 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



receive maintenance or a 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 Vendor has 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 Vendor of any nature whatsoever and properties of the Vendor 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 operating against the Vendor of the land or part thereof, which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the said Sali land which can prejudicially affect the title to the same.
- p) That the Vendor is in possession, power or control of the documents of title setforth in the Schedule hereunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendor 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 Owner/Vendor by the Purchaser herein on or before the execution of these presents (the receipt of which the Owner/Vendor 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 Owner/Vendor in the said land premises) morefully and particularly mentioned under memorandum of consideration hereunder appearing and the Owner/Vendor doth hereby grant, transfer and convey unto and to the use of the said

..... Purchaser All



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, along with 100 (one hundred) Sq.ft. Kutchha Structure standing thereon, comprised in R.S. Khatian Nos. 130 and 146, **R.S. and L.R. Dag No. 546, L.R. Khatian No. 38/1** in **Mouza Kutulsahi, J.L. No. 42** under **Police Station - Barasat**, within the jurisdiction of Additional District Sub Registrar, Barasat, and within the Municipal limits of Barasat, District 24 Parganas North, morefully and particularly described in the **Second Schedule** hereinunder appearing and delineated in the map or plan annexed hereto and thereon verged in RED lines 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 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 Barasat and all the estates rights, title and interest claims and demands whatsoever of the Owner/Vendor 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 Owner/Vendor or their predecessors in title done and executed or knowingly suffered to the contrary the said Owner/Vendor 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 Owner/Vendor 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 Owner/Vendor and her assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND that free and clear and

..... freely and



freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Owner/Vendor 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 Owner/Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND FURTHER that the said Owner/Vendor 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 Owner/Vendor 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 Owner/Vendor doth hereby covenant with the said Purchaser its heirs and assigns that the said Owner/Vendor will unless prevented by fire or any other inevitable accidents from time to time 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 **First 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 pieces and parcels of land (sali in nature) admeasuring an area of **29 (twenty nine) Decimals** (in 2000 Share) be the same a little more or less, along with 290 (two hundred and ninety) Sq.ft. Kutcha Structure standing thereon, comprised in **Mouza Village Kutulsahi**, J.L. No. 42 in Pargana Anwarpur, under R.S. Khatian Nos. 130 and 146, **R.S. and L.R. Dag No. 546, L.R. Khatian No. 38/1, Police Station - Barasat**, under Ward No. 19 of Barasat Municipality and within the jurisdiction of Additional District Sub Registrar Barasat, District North 24 Parganas.

..... the said



the said property is butted and bounded as follows :-

- On The North By** : Partly by portion of Dag Nos. 552 and 546.
On The South By : Partly by portion of Dag Nos. 345 and 549.
On The East By : By portion of Dag No. 546.
On The West By : Partly by portion of Dag Nos. 546 and 552.

The Schedule above referred to :-

(Description of the **Sold Property**)

All that piece and parcel of Sali land hereditaments admeasuring an area of **undivided 10 (ten) Decimals (being 690 share)** out of the total land of 1.49 (one point four nine) Acres which is equivalent to undivided 6.06 (six point zero six) Cuttaks be the same a little more or less, along with 100 (one hundred) Sq.ft. Kutchha Structure standing thereon under R.S. Khatian Nos. 130 and 146, in **R.S. and L.R. Dag No. 546** under **L.R. Khatian No. 38/1** in **Mouza Village Kutulsahi**, J.L. No. 42, **Police Station - Barasat** under Ward No. 19 of Barasat Municipality and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas.

..... In witness



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 **Owner/Vendor**
at Kolkata in the presence of :

1. *Subir Kumar Seal & Associates,
Advocate,
High Court Kolkata,*
2. *Subhal Chatterjee
P-106, Bangur Ave.
B-1-C, Police Station, Lake Town,
Kolkata-700055*

swacha Nirman Pvt. Ltd.

Asmit Kumar
Director

Signature of the Owner/Vendor

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

1.

2.

[Signature]
Signature of the Purchaser/s

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/s by the withinnamed Owner/ Vendor 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>Bank</u> | <u>Branch</u> | <u>Amount (Rs.)</u> |
|----------------|-------------|-------------------|-------------|---------------------------------|---------------------------|
| 1. | 25-08-12. | 457651 | ICICI Bank | Salt Lake Sector-1 Branch | 3,93,700.00 |
| Total : | | | | | <u><u>3,93,900.00</u></u> |

(Rupees three lac ninety three thousand and nine hundred) only

Witnessess :

1. *Jai Chandra Prasad*
Advocate
High Court Kolkata.

2. *Sabhar Chatterjee.*

swadha Nirman Pvt. Ltd.

Braj Kumar
Director

Signature of Owner/Vendor



Prateek

| | | | | |
|---------------------------------|------|--------|------|--------|
| | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| (LEFT HAND FINGER IMPRESSIONS) | | | | |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| (RIGHT HAND FINGER IMPRESSIONS) | | | | |

Prateek Kumar
SIGNATURE OF THE EXECUTANT/S



Prateek Agarwal

| | | | | |
|---------------------------------|------|--------|------|--------|
| | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| (LEFT HAND FINGER IMPRESSIONS) | | | | |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| (RIGHT HAND FINGER IMPRESSIONS) | | | | |

Prateek Agarwal
SIGNATURE OF THE EXECUTANT/S



| | | | | |
|---------------------------------|------|--------|------|--------|
| | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| (LEFT HAND FINGER IMPRESSIONS) | | | | |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| (RIGHT HAND FINGER IMPRESSIONS) | | | | |

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. 12354 / 2012, Deed No. (Book - I , 13506/2012)

I. Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|---------------------------------------|
| Binod Kumar Drolia Satya Niket, B C-260, Salt Lake City, I, P.O. :- District:-Kolkata, WEST BENGAL, India, |  10/09/2012 |  LTI 10/09/2012 | <i>Binod Kumar</i> 0702 10/9/12 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|---|----------------------------|
| I. | Binod Kumar Drolia Address -Satya Niket, B C-260, Salt Lake City, I, P.O. :- ,District:-Kolkata, WEST BENGAL, India, | Self |  10/09/2012 |  LTI 10/09/2012 | <i>Binod Kumar</i> 0702 |

Name of Identifier of above Person(s)

Sabhas Chatterjee
106, Bangur Avenue, C, Thana:-Lake Town, P.O. :-
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Sabhas Chatterjee. 10.09.12



(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 - 13506 of 2012
(Serial No. 12354 of 2012)

On

Payment of Fees:

On 10/09/2012

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. 8861.00/-, on 10/09/2012

(Under Article : A(1) = 8822/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 10/09/2012)

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.-8,02,726/-

Certified that the required stamp duty of this document is Rs.- 48174 /- and the Stamp duty paid as Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 47684/- is paid, by the draft number 508226, Draft Date 05/09/2012, Bank Name State Bank of India, BANGUR AVENUE BRANCH, received on 10/09/2012

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

Presented for registration at 11.28 hrs on :10/09/2012, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Binod Kumar Drolia ,Executant.

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

Execution is admitted on 10/09/2012 by

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

Identified By Subhas Chatterjee, son of Shyam Chand Chatterjee, P-106, Bangur Avenue, C, Thana:-Lake Town, P.O. :- ,District:-North 24 Parganas, WEST BENGAL, India, , By Caste: Hindu, 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 - 13506 of 2012
(Serial No. 12354 of 2012)

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Sushil Kumar Roy



Sushil Kumar Roy

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 1151 to 1168
being No 13506 for the year 2012.



(Sushil Kumar Roy) 12-September-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal

Dated the day of 2012

Between

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

And

Name of the Purchaser/s : M/S. TOPLINK DEVELOPERS CONSULTANCY PVT. LTD.

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.

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