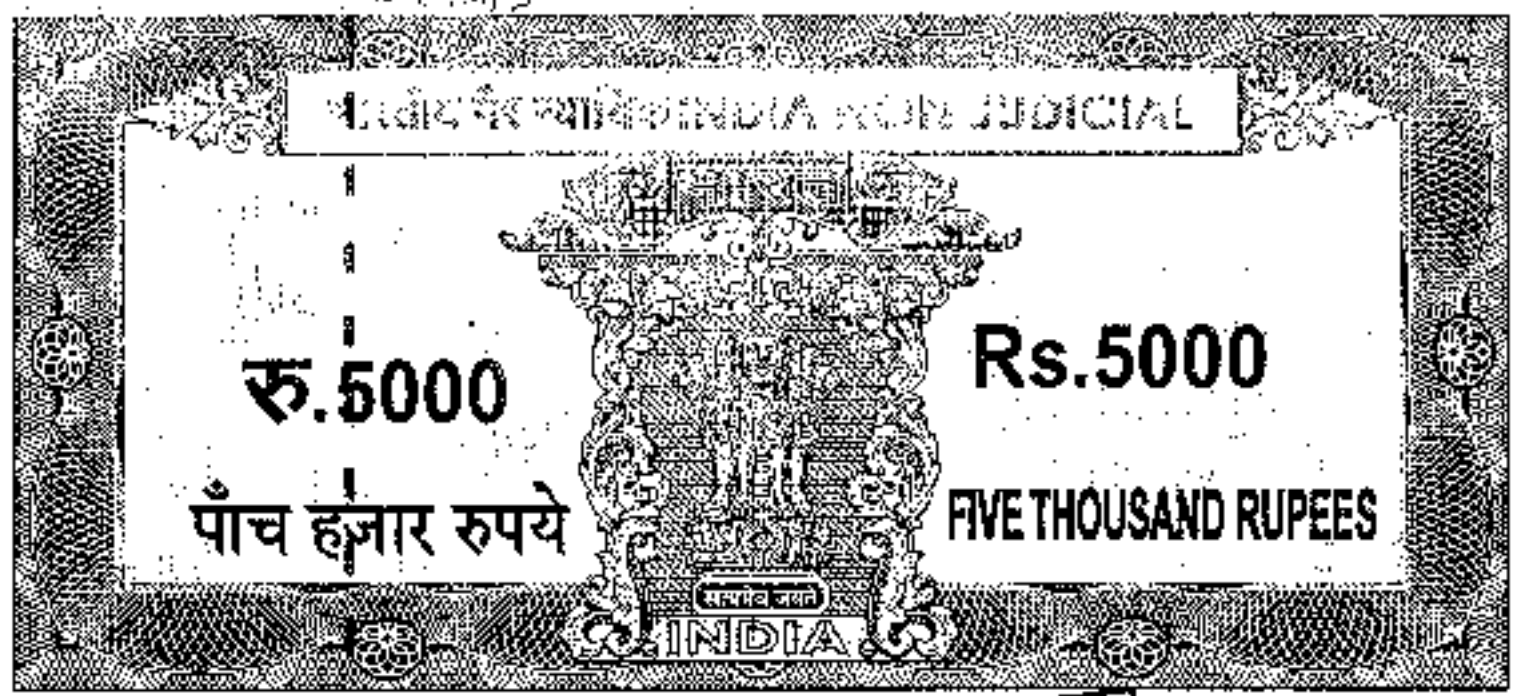


2792/15

L-08226



रु.5000

Rs.5000

पांच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Certified that the Document is Admitted to Registration the original Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

C 023202

D-925218/15

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at  
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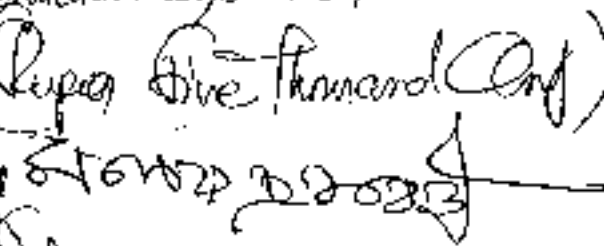
*[Handwritten Signature]*

Additional District Sub-Registrar  
Barnal, Near 24 Parganas.

10 DEC 2015

# DEED OF CONVEYANCE

THIS INDENTURE made this 10<sup>th</sup> day of DECEMBER, 2015 (TWO THOUSAND FIFTEEN) of Christian Era.

নম্বর : 464  
 সম্বন্ধিত নং : 08/25  
 প্রেরণার স্থান : Dreamweaver Agencies Pvt. Ltd.  
 সাকিন : 301, Dhanitah Street, Plot 69  
 টাকার মূল্য : ₹ 5000 (Rupee Five thousand Only)  
 জেতার শ্রী :   
 বারাসাত কোর্ট  
 উক্তের 28 পরগণা  
 নির্দিষ্ট নং : 08/25  
 প্রাপ্তির তারিখ :  
 মোট টাকার পরিমাণ : ₹ 5000/-  
 ইজারী অফিস : বারাসাত  
 স্থান : শ্রী মলয় চক্রবর্তী



  
 Additor, District Stamp Registrar  
 Barasat, North 24 Parganas, W.B.

**B E T W E E N**

**(1) M/S. SWADHA BUILDERS PVT. LTD.** (PAN - AAACF7137J), 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.

**(2) 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.

**(3) M/S. SWADHU 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,

**(4) 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,

All the Companies are 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



Additional District Sub-Registrar  
Garvasi, North 24 Parganas.

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residing at Saiya 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**

**DREAMVIEW AGENCIES PVT. LTD.**, PAN NO. AADC08597P, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956 having its Registered Office at 214B, Lake Town, Block - H, P.O. & P.S. Lake Town, Kolkata - 700089, Dist - North 24 Parganas, represented by its Authorized Signatory **MR. PAWAN KUMAR PODDER**, Son of Late Jagdish Prasad Podder, by Nationality - Indian, by faith Hindu, By Occupation Service, residing at Flat No. 4, 2nd Floor, Block - D, P.O. Bangur Avenue, P.S. Lake Town, Kolkata - 700 055, Dist - North 24 Parganas, hereinafter called and referred to as **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Office-Successors-in-interest, Office Executors, Administrators, legal Representative and/or assigns) of the **OTHER PART**.

**WHEREAS** M/s. Swadha Builders Pvt. Ltd., M/s. Swadha Promoters Pvt. Ltd., M/s. Swadha Enclave Pvt. Ltd, and M/s. Swadha Estates Pvt.



Additional District Sub-Registrar  
Bangalore, North 24 Paraganas.

10 DEC 2015

Ltd., collectively the Vendors herein, by virtue of different Deeds have purchased all that piece and parcel of Sadi land hereditaments admeasuring an area of 26 (twenty six) Decimals in R.S. and L.R. Dag No. 14, comprised in Mouza Village Digberia, J.L. No. 74, Police Station - Barasat (Old), Madhyamgram (New), under Madhyamgram Municipality. Ward No. -12 and within the jurisdiction of Additional District Sub Registrar, Barasat, District North 24 Parganas as follows :-

S). No.	R.S. & L.R. Dag No.	L.R. Khatian	Recorded Owner	Classification	Total Area (Dec.)	share	Portion of Land
1.	14	1290	Swadha Builders Pvt. Ltd.	Shali	61	1042	6.00
2.	14	1292	Swadha Promoters Pvt. Ltd.	Shali	61	1042	6.00
3.	14	1293	Swadha Enclave Pvt. Ltd.	Shali	61	1041	7.00
4.	14	1294	Swadha Estates Pvt. Ltd.	Shali	61	1041	7.00
			TOTAL			4166	26.00

**AND WHEREAS** said M/s. Swadha Builders Pvt. Ltd., and three others as abovenamed duly mutated their name in the records of B.L. & L.R.O. Barasat-I, under **L.R. Khatian Nos. 1290, 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



Additional District Sub-Registrar  
Gurgaon, North 24 Parganas.

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and started enjoying the same peacefully without any interference from any corner whatsoever (hereinafter for the sake of brevity called and referred to as the "**Landed Property**" as dealt in under **SCHEDULE** herein under appearing).

**AND WHEREAS** said M/s. Swadha Builders Pvt. Ltd., and three others, the Vendors herein while seized and possessed the aforesaid landed property measuring about 26 Decimals under Mouza - Digberia, in R.S. & L.R. Dag No. 14 in L.R. Khatian Nos. 1290, 1292, 1293 & 1294, sold and transferred the landed property measuring about 20 Decimals by virtue of different Deeds of Sale and the Vendors herein retained the landed property measuring 06 Decimals under Mouza - Digberia, in R.S. & L.R. Dag No. 14 in L.R. Khatian Nos. 1290, 1292, 1293 & 1294.

**AND WHEREAS** 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 06 (Six) Decimals, which is equivalent to undivided 03 (three) Cottahs 10 (ten) Chittacks 08 (eight) Sq.ft. be the same a little more or less in R.S. and L.R. Dag No. 14 under L.R. Khatian Nos. 1290, 1292, 1293 and 1294 in Mouza - Village Digberia, J.L. No. 74, Police Station - Barasat (Old), Madhyamgram (New), 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



Additional District Sub-Registrar  
Anraol, North 24 Parganas.

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and for a total price of **Rs. 9,09,090/- (Rupees Nine Lakhs nine thousand and ninety) only** more fully 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, dispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debtor 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 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.



Additional District Sub-Registrar  
Bangalore, North 24 Palyanas.

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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



Additional District Sub-Registrar  
Garooh, North 24 Parganas.

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portion thereof in any manner as they may deem fit and proper. The Vendors have agreed to sale of the said land, more fully and particularly described in the **SCHEDULE** herein under 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.

ii) That there is no bargadar and/or bhagechasi 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 license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said Salt land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the



Additional District Sub-Registrar  
Gerasag, North 24 Parganas.

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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



Additional District Sub-Registrar  
Garwal, North 24 Parganas.

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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 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 Schedule hereinafter 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. 9,09,090/- (Rupees Nine Lakhs nine thousand and ninety) only** paid to the Vendors by the Purchaser herein on or before the execution of these presents but the Govt. Assessed value is Rs. 30,90,912/- (Rupees



Additional District Sub-Registrar  
North 24 Parganas.

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Thirty Lakhs ninety thousand nine hundred twelve) only and the Purchaser herein has paid the requisite Stamp Duty herewith (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) more fully and particularly mentioned under memorandum of consideration herein under appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchaser All That Salt land hereditaments admeasuring an area of undivided 06 (Six) Decimals, which is equivalent to undivided 03 (three) Cottahs 10 (ten) Chittacks 08 (eight) Sq.ft. be the same a little more or less in R.S. and L.R. Dag No. 14 under L.R. Khatian Nos. 1290, 1292, 1293 and 1294 in Mouza - Village Digheria, J.L. No. 74, Police Station - Barasat (Old), Madhyamgram (New), 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, which is more fully and particularly described in the **SCHEDULE** herein under 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,



Additional District Sub-Registrar  
Barakel, North 24 Parganas.

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liberties privileges easements and appurtenances whatsoever 16 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 Madhyangram 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



Additional District Sub-Registrar  
General, North 24 Parganas.

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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 defended 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 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



Additional District Sub-Registrar  
Tirunelveli, North 24 Parganas.

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and writings relating to the said land hereditaments and premises mentioned in the **SCHEDULE** herein under 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 keep the said deeds and writings or any of them unobliterated and uncanceled.

**SCHEDULE OF PROPERTY**

**ALL THAT** a piece or parcel of Rayat Sthitiben Satwia undivided Sali land measuring more or less 06 (Six) Decimals, which is equivalent to undivided 03 (three) Cottahs 10 (ten) Chittacks 08 (eight) Sq.ft. be the same a little more or less in R.S. and L.R. Dag No. 14 under L.R. Khatian Nos. 1290, 1292, 1293 and 1294 in Mouza - Village Digberia, J.L. No. 74, Police Station - Barasat (Old), Madhyamgram (New), 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 together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal.



Additional District Sub-Registrar  
Berasal, North 24 Parganas.

10 DEC 2015

The butted and bounded of the total landed property is as follows :-

**ON THE NORTH :** Land of Dag No. 570, 57/595, 573  
under Kutulsahi Mouza;

**ON THE SOUTH :** Land of Dag No. 15 under Digheria Mouza;

**ON THE EAST :** Land of Dag No. 8 and 15' ft. wide Municipal Road  
under Digheria Mouza;

**ON THE WEST :** Land of Dag No. 13 under Digheria Mouza.

**IN WITNESSES WHEREOF** the Vendor herein have set and subscribed  
his respective hands and seals on the day month and year first written  
hereinabove.

Signed Sealed and Delivered

By the Vendor hereto in

the presence of Witnesses :-

1) SK Sateen Rahman  
D.igheria

2) Jyoti Debroy  
Bangor

M/s. Swadha Builders Pvt. Ltd

*Binod Kumar 5502*  
Authorised Signatory

M/s. Swadha Promoters Pvt. Ltd.

*Binod Kumar 5502*  
Authorised Signatory

SWADHA REALTORS PVT. LTD. Swadha Enclave Pvt. Ltd.

*Binod Kumar 5502*  
Director.

*Binod Kumar 5502*  
Director

**SIGNATURE OF THE VENDORS**

*Pawan Kumar Poddar*

**SIGNATURE OF THE PURCHASER**

Drafted and Prepared by :-

*Nandini Bhunia*  
(Nandini Bhunia)  
Advocate

Barasat Judges' Court  
Kolkata 700 121  
Enrolment No. F 1237/988/07

Computer type by :

*Rana Dey*  
(Rana Dey, Barasat)



Additional District Sub-Registrar  
Gerasai, North 24 Parganas.

10 DEC 2015

**MEMO OF CONSIDERATION**

RECEIVED of and from within named Purchaser within mentioned a sum of Rs. 9,09,090/- (Rupees Nine Lakhs nine thousand and ninety) only being the full consideration money as Memo given below :

1) By Cash Rs. 9,09,090.00

TOTAL Rs. 9,09,090.00

(Rupees Nine Lakhs nine thousand ninety) only.

**WITNESSES :**

1) SK Sateer Rahman  
D. J. G. K. S. A.

2) Jyoti Dubey  
Bangalore

Swadha Builders Pvt Ltd

Rinoo Kumar P. S. S.  
Director

SWADHA PROMOTERS P. L. D.

Rinoo Kumar P. S. S.  
Director

Swadha Enclave Pvt Ltd

Rinoo Kumar P. S. S.  
Director

Swadha Estates Pvt Ltd

Rinoo Kumar P. S. S.  
Director

**SIGNATURE OF THE VENDORS**

-----X-----



Additional District Sub-Registrar  
Barisal, North 24 Parganas.

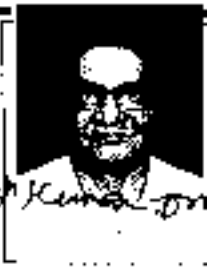
10 DEC 2015



**UNDER RULE 44A OF THE I.R. ACT 1908**

Bimal Kumar Datta

Status - Presentant



Bimal Kumar Datta

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Bimal Kumar Datta  
Signature of the presentant

(2)

Name Pawan Kumar Padidar

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (Tick the appropriate status)



Pawan Kumar Padidar Pvt. Ltd.

Pawan Kumar Padidar  
Authorized Signatory / Director

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Pawan Kumar Padidar

Signature of the Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Additional District Registrar  
Garut, North 24 Payanas.

10 DEC 2015

## Seller, Buyer and Property Details

### Buyer Details

#### Presentant Details

Name, Address, Photo, Finger print and Signature of Presentant

Mr BINGO KUMAR DROJA  
 BC-260, SECTOR - I, SALT LAKE CITY,, P.O:-  
 BIDHANNAGAR, P.S - Bidhannagar,  
 Bidhannagar, District-North 24 Parganas, West  
 Bengal, India, PIN - 700064



10/12/2015 12:35:50 PM



LT1

10/12/2015 12:35:13 PM

*Bingo Kumar Droja*

10/12/2015 12:38:27 PM

#### Seller Details

SL No. Name, Address, Photo, Finger print and Signature

1 M/S SWADHA BUILDERS PVT. LTD  
 4, CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O:- HARE STREET, P.S:- Hare Street, Kolkata,  
 District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACF7137J.; Status : Organization

2 M/S SWADHA PROMOTORS PVT LTD  
 4, CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O:- HARE STREET, P.S:- Hare Street, Kolkata,  
 District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAJCS6740B.; Status : Organization

3 M/S. SWADHA ENCLAVE PVT. LTD,  
 4, CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O:- HARE STREET, P.S:- Hare Street, Kolkata,  
 District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAJCS6292E.; Status : Organization

4 M/S. SWADHA ESTATES PVT. LTD  
 4 CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O:- HARE STREET, P.S:- Hare Street, Kolkata  
 District-Kolkata, West Bengal, India, P.N - 700001 PAN No. AAJCS6736K.; Status : Organization  
 Represented by their ( 1-4 ) representative as given below:-



**Seller Details**

Name, Address, Photo, Finger print and Signature

Mr BINOD KUMAR DROLIA  
BC-260, SECTOR -1, SALT LAKE CITY, P O:  
DIDI HANNAGAR, P S: D dhannagar,  
Brdhannagar, District-North 24-Parganas, West  
Bengal, India, PIN - 700064 Sex: Male, By Caste,  
Hindu, Occupation: Business, Citizen of India,  
PAN No ACSPD8375K.; Status Representative;  
Date of Execution : 10/12/2015; Date of  
Admission : 10/12/2015 Place of Admission of  
Execution : Office



10/12/2015 12:35:50 PM



L1

10/12/2015 12:36:13 PM

*Binod Kumar Drolia*



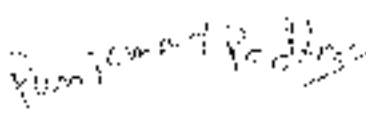
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### Buyer Details

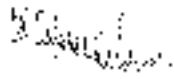
Name, Address, Photo, Finger print and Signature

Dreamview Agencies Pvt Ltd  
214B, Lake Town Block/Sector B, P.O:- Lake Town, P.S:- Lake Town, District-North 24-Parganas West Bengal, India, PIN - 700089 PAN No. AADGD9597P., Status - Organization Represented by representative as given below:-

1(1)	Mr Pawan Kumar Podder . 2nd Floor, Block/Sector D, Flat No: 4, P.O - Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Service Citizen of India., Status - Representative; Date of Execution : 10/12/2015; Date of Admission : 10/12/2015. Place of Admission of Execution : Office		
		10/12/2015 12:37:03 PM	10/12/2015 12:37:18 PM
			
		10/12/2015 12:37:39 PM	

### B. Identifire Details

#### Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Sk Sabiyar Rahaman Son of Late Sk Osman A/I Digberia, P.O:- Bedu, P.S - Madhyamgram, District-North 24- Parganas, West Bengal, India, PIN 700128 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India,	Mr BINOD KUMAR DROLIA, Mr Pawan Kumar Podder	  10/12/2015 12:38:35 PM

### C. Transacted Property Details

#### Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details





**Land Details**

	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Dig Bariya	LR Plot No: 14 LR Khatian No- 1290	0.99 Dec	1,00,000/-	5,13,000/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Dig Bariya	LR Plot No:- 14 LR Khatian No:- 1292	1 Dec	1,00,000/-	5,15,152/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	District: North 24-Parganas, P.S.- Barasat, Municipality MADHYAMGRAM, Road: Badu Rd, Mouza: Dig Bariya	LR Plot No - 14 LR Khatian No:- 1293	2 Dec	1,00,000/-	10,30,304/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Dig Bariya	LR Plot No: 14 LR Khatian No:- 1294	2.01 Dec	1,00,000/-	10,35,456/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 15 Ft., Adjacent to Metal Road,

**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	M/S SWADHA BUILDERS PVT. LTD	Dreamview Agencies Pvt Ltd	0.99	100
L2	M/S SWADHA PROMOTORS PVT. LTD	Dreamview Agencies Pvt Ltd	1	100
L3	M/S. SWADHA ENCLAVE PVT LTD.	Dreamview Agencies Pvt Ltd	2	100



**Transfer of Property from Seller to Buyer**

Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in[%]
S. SWADHA ESTATES PVT LTD.	Dreamview Agencies Pvt Ltd	2.01	100

**Applicant Details****Details of the applicant who has submitted the requisition form**

Applicant's Name	SANDINI BHUNIYA
Address	BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150308226 / 2015

No/Year	1505000925218/2015	Serial no/Year	500008792 / 2015
No/Year	I - 150308226 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	M. BINOD KUMAR DROLIA	Presented At	Office
Date of Execution	10-12-2015	Date of Presentation	13-12-2015

**Remarks**

On 09/12/2015

**Certificate of Market Value(WB PUVA rules of 2001)**

Certificat that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,90,912/-

(Joyjit Chandra)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal

On 10/12/2015

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962).**

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1895.

**Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 11:20 hrs on : 10/12/2015, at the Office of the A.D.S.R. BARASAT by Mr. BINOD KUMAR DROLIA .

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

Execution is admitted on 10/12/2015 by

1. Mr BINOD KUMAR DROLIA AUTHORIZED SIGNATORY, M/S. SWADHA BUILDERS PVT. LTD , 4, CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001
2. Mr B NOD KUMAR DROLIA AUTHORIZED SIGNATORY, M/S. SWADHA PROMOTORS PVT LTD, 4, CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, P.N - 700001
3. Mr BINOD KUMAR DROLIA AUTHORIZED SIGNATORY, M/S. SWADHA ENCLAVE PVT. LTD , 4 CLIVE ROAD ROOM NO. 405, 4TH FLOOR., P.O - HARE STREET, P.S- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001
4. Mr BINOD KUMAR DROLIA AUTHORIZED SIGNATORY, M/S SWADHA ESTATES PVT LTD., 4, CLIVE ROAD, ROOM NO. 405, 4TH FLOOR,, P.O.- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata.



India, PIN - 700001

By Sk. Sabiyar Rahaman, Son of Late Sk Osman Ali, Dighera, P O: Badu, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700128 By caste Muslim By Profession Business

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

Execution is admitted on 10/12/2015 by

Mr Pawan Kumar Podder authorized signatory, Dreamview Agencies Pvt Ltd, 214D, Lake Town, Block/Sector B, P O.- Lake Town, P.S - Lake Town, District: North 24-Parganas, West Bengal, India, PIN - 700089  
Indefied by Sk. Sabiyar Rahaman, Son of Late Sk Osman Ali, Dighera, P O: Badu, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700128, By caste Muslim, By Profession Business

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 34,004/- ( A(1) = Rs 33,990/- E = Rs 14/- ) and Registration Fees paid by Cash Rs 34,004/-

#### **Payment of Stamp Duty**

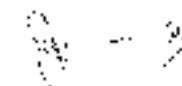
Certified that required Stamp Duty payable for this document is Rs. 1,85,475/- and Stamp Duty paid by Draft Rs 1,80,490/-, by Stamp Rs 5,300/-

#### **Description of Stamp**

1. Rs 100/- is paid on Court Fees.
2. Rs 5,000/- is paid on impressed type of Stamp, Serial no 484, Purchased on 08/12/2015, Vendor named M Chakrabarty

#### **Description of Draft**

1. Rs 33,490/- is paid, by the Bankers cheque No: 335487000428, Date: 09/12/2015, Bank: STATE BANK OF INDIA (SBI), BARASAT
2. Rs 49,000/- is paid, by the Bankers cheque No: 335484000428, Date: 09/12/2015, Bank: STATE BANK OF INDIA (SBI), BARASAT,
3. Rs 49,000/- is paid, by the Bankers cheque No: 335485000428, Date: 09/12/2015, Bank: STATE BANK OF INDIA (SBI), BARASAT.
4. Rs 49,000/- is paid, by the Bankers cheque No: 335486000428, Date: 09/12/2015, Bank: STATE BANK OF INDIA (SBI), BARASAT.



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal





Registration under section 60 and Rule 69.

in Book - I

number 1503-2015, Page from 113913 to 113948  
No 150308226 for the year 2015.



Digitally signed by JOYJIT CHANDA  
Date: 2015.12.11 11:01:57 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 12/11/2015 11:01:57 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)

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