

NM - 160

Deed No - 190102968/2019

2880/19

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4-30

PR-18



पश्चिम बंगाल WEST BENGAL

33AB 294271

8 NO. 664468/2019

MR: Rs. 72,75,000/-

Certified that the Document is admitted to Registration. The Signature and the endorsement stamp are to be placed on the part of the Document.

Signature

Registrar
Kolkata

- 7 MAY 2019

DEED OF EXCHANGE

1. Date: 7th May 2019
2. Place: Kolkata
3. Parties

Madhusree Das.

Signature

Madhusree Das.

10 APR 2019

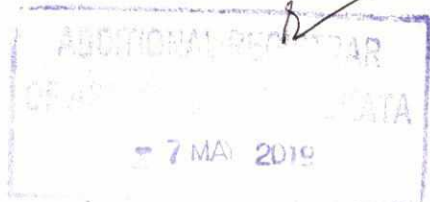
1214 DATE

102



Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



- 3.1 **Madhusree Das alias Madhushri Das**, wife of Gobinda Das *alias* Gobinda Chandra Das, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Purba Joynagar, Roy Para, Pin-700145, Post Office Dakshin Gobindapur, Langalberia, Police Station Sonarpur, District South 24 Parganas, West Bengal (**PAN CFJPD3247L**)

(**First Party**, includes successors-in-interest)

And

- 3.2 **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Ground Floor, 91A/1, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (**PAN AAFCR4144Q**), represented by its authorized signatory **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AXIPS2119K**)

(**Second Party**, includes successors-in-interest)

- 3.3 **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 14, Netaji Subhash Road, Kolkata-700001, Post Office GPO, Police Station Hare Street, District Kolkata, West Bengal (**PAN AAECD2509A**), represented by its authorized signatory **Subhrangshu Nath Sarkar**, son of Late Bhupatish Nath Sarkar, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AXIPS2119K**)

(**Third Party**, includes successors-in-interest)

The First Party, the Second Party and the Third Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS DEED OF EXCHANGE WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of First Party:** By virtue of a Deed of Gift dated 19th July, 2016, registered in the Office of the Additional District Sub-Registrar, Baruipur, recorded in Book No. I, Volume No. 1611-2016, at page 115891-115908, being Deed No.161106071 for the year 2016 (**Gift Deed**), the First Party became the sole and absolute owner of land classified as *shali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*] more or less, being the entirety of R.S./L.R. Dag No. 15, recorded in L.R. *Khatian* No. 1469, *Mouza* Khasmallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur Gram *Panchayat* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property In Dag No. 15**), morefully described in **Part I** of the **1st Schedule** below and the Said Property In Dag No. 15, being delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon.

Madhusree Das.



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OFFICE OF THE
7 MAY 2019

- 4.2 **Ownership of Second Party and Third Party:** By 2 (two) separate Deeds of Conveyance i.e. (1) Deed of Conveyance dated 18th September, 2014, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 23, at page 2727-2742, being Deed No. 09286 for the year 2014 and (2) Deed of Conveyance dated 18th September, 2014, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 23, at page 2711-2726, being Deed No. 09285 for the year 2014 (collectively **Said Conveyance Deed**), the Second Party and the Third Party became the joint and absolute owners of *inter-alia* land classified as *Shali* (agriculture) measuring 4.125 (four point one two five) decimal [equivalent to 2.5 (two point five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* Nos. 1840 and 1949, *Mouza* Khasmallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Said Property In Dag No. 18**), morefully described in **Part II** of the **1st Schedule** below and the Said Property In *Dag* No. 18 being delineated and demarcated on **Plan B** annexed hereto and boarded in colour **Red** thereon.
- 4.3 **Offer to Exchange:** The First Party offered to exchange the entirety of the Said Property In *Dag* No. 15 with the Said Property In *Dag* No. 18.
- 4.4 **Agreement to Exchange:** By an agreement in writing (**Said Agreement**) and for the better enjoyment, proper use of and commercial exploitation of the Said Property In *Dag* No. 15 and the Said Property In *Dag* No. 18, the First Party agreed to transfer to the Second Party and Third Party, the Said Property In *Dag* No. 15, more fully described in the **Part I** of the **1st Schedule** below, in exchange of the Second Party and Third Party jointly transferring to the First Party the Said Property In *Dag* No. 18, morefully described in the **Part II** of the **1st Schedule** below. Since, the Said Property In *Dag* No. 18 is lesser than the Said Property In *Dag* No. 15, the Second Party and the Third Party jointly agreed to make payment of a sum of Rs.2,50,000/- (Rupees two lac fifty thousand) to the First Party (**Exchange Consideration**).
- 4.5 **Payment of Exchange Consideration:** Simultaneously with the execution of the Said Agreement, the Second Party and the Third Party paid the entirety of the Exchange Consideration to the First Party, the receipt whereof the First Party do hereby and by the Receipt And Memo of Exchange Consideration hereunder written, admits and acknowledges.
- 4.6 **Recording of Mutual Transfer:** To give effect to the Said Agreement, the Parties are executing and registering this Deed of Exchange by which the First Party is transferring, in joint and equal share, to the Second Party and the Third Party the entirety of the First Party's right, title and interest of whatsoever and howsoever in nature, in respect of the Said Property In *Dag* No. 15 described in the **Part I** of the **1st Schedule** below and the Second Party and Third Party are jointly transferring to the First Party the entirety of the Second and Third Party's right, title and interest of whatsoever and howsoever in nature, in respect of the Said Property In *Dag* No. 18, described in the **Part II** of the **1st Schedule** below.



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ADDITIONAL REGISTRAR
OF ASSURANCES - L. K. S. P.
- 7 MAY 2019

- 4.7 **Stamp Duty:** It is agreed between the Parties that the Second Party and the Third Party shall be responsible for payment of stamp duty and registration fees for this Deed of Exchange.

5. Mutual Representations and Covenants of Parties

- 5.1 **Hereby Made:** Each Party respectively covenants, represents, agrees, accepts, acknowledges and confirms the following in respect of the Said Property In *Dag* No. 15 and the Said Property In *Dag* No. 18 (collectively **Respective Properties**):

- 5.1.1 **Encumbrance:** No act, deed, matter or thing has at any time been done or executed or knowingly suffered by any of the concerned Parties whereby the Respective Properties or any part thereof can or may be impeached, encumbered or affected in title.

- 5.1.2 **Satisfaction Regarding Title:** The undertaking of the Parties to each other that the Parties are acquainted with, fully aware of and are thoroughly satisfied about the title of the Parties to their Respective Properties and only after being completely satisfied in all respects, the Parties have agreed to exchange the Respective Properties, and the Parties covenant and undertake not to make/raise/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection to the same and/or raise any requisitions in respect thereof.

6. Transfer

- 6.1 **Transfer of Said Property In *Dag* No. 15, Hereby Made:** In consideration of the Second Party and the Third Party jointly transferring to the First Party the Said Property In *Dag* No. 18 (as mentioned in Clause 6.2 below), the First Party hereby conveys and transfers, in joint and equal share, to the Second Party and Third Party, free from all encumbrances, the entirety of the First Party's right, title and interest of whatsoever or howsoever nature in the Said Property In *Dag* No. 15, more fully described in the **Part I** of the **1st Schedule** below.

- 6.2 **Transfer of Said Property In *Dag* No. 18, Hereby Made:** In consideration of the First Party transferring to the Second Party and the Third Party, the Said Property In *Dag* No. 15 (as mentioned in Clause 6.1 above), the Second Party and Third Party hereby jointly convey and transfer to the First Party, free from all encumbrances, the entirety of the Second and Third Party's right, title and interest of whatsoever or howsoever nature in the Said Property In *Dag* No. 18 more fully described in the **Part II** of the **1st Schedule** below.

- 6.3 **Consideration:** The transfer of the Said Property In *Dag* No. 15 is being made in consideration of the transfer of the Said Property In *Dag* No. 18 and payment of Rs. 2,50,000/- (Rupees two lac and fifty thousand) toward pecuniary consideration by the Second Party and Third Party to the First Party, receipt of which the First Party hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges **and** the transfer of the Said Property In *Dag* No. 18 is being made in consideration of the transfer of the Said Property In *Dag* No. 15 and the Parties hereby admit and acknowledge receipt and adequacy of such consideration.

7. Terms of Transfer

- 7.1 **Salient Terms:** The transfers being effected by this Deed of Exchange are:



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ADDITIONAL REGISTRAR
OF ASSURANCE
- 7 MAY 2016

- 7.1.1 **Exchange:** an exchange within the meaning of the Transfer of Property Act, 1882.
- 7.1.2 **Absolute:** absolute, irreversible and perpetual.
- 7.1.3 **Free from Encumbrances:** Said Property In *Dag* No. 15 and Said Property In *Dag* No. 18 are free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutters*, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever.
- 7.2 **Subject to:** The transfers being effected by this Deed of Exchange are subject to:
- 7.2.1 **Transfer of Property Act:** all obligations and duties as provided in the Transfer of Property Act, 1882 save as contracted to the contrary hereunder.
- 7.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property In *Dag* No. 15 has been handed over by the First Party to the Second Party and Third Party and *khas*, vacant, peaceful and physical possession of the Said Property In *Dag* No. 18 has been handed over by the Second Party and Third Party to the First Party, which the Parties hereby admit, acknowledge and accept.
- 7.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Respective Properties, relating to the period till the date of this Deed of Exchange, whether as yet demanded or not, shall be borne, paid and discharged by the concerned Party, with regard to which the concerned Party hereby indemnifies and agrees to keep the other Party fully and comprehensively saved, harmless and indemnified.
- 7.5 **Further Acts:** The Parties hereby covenant that the Parties or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the other and/or its successors-in-interest and/or assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Respective Properties.
- 7.6 **Handing Over of Title Documents:** Simultaneously with the execution of this Deed of Exchange, the First Party shall hand over originals of all title papers and documents in respect of the Said Property In *Dag* No. 15 to the Second Party and the Third Party and similarly, the Second Party and the Third Party shall hand over originals of all title papers and documents in respect of the Said Property In *Dag* No. 18 to the First Party. It is clarified that if the title documents contained extra property then the concerned Party shall hand over original of the certified copy/s of such title document to the other Party/s.
- 7.7 **Original Document:** The registered original of this Deed of Exchange shall remain in the custody of the Second Party and Third Party subject to the condition that the First Party shall at all times, as be requested by the First Party and/or its successors-in-interest, transferees and assigns, provided to them, at its cost, extracts and copies of this Deed of Exchange and shall produce the same, if required, before any Court, Tribunal or Authority and subject further to the condition that the Second Party and Third Party shall always keep the original of this Deed of Exchange safe, obliterated and un-cancelled unless prevented by fire or some other unavoidable circumstances.



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ADDITIONAL REGISTRAR
OF ASSURANCE
7 MAY 2019

8. Miscellaneous

- 8.1 **Essence of Contract:** In addition to time as mentioned herein, the Parties expressly agree that the mutual understandings and promises contained in this Deed of Exchange shall be the essence of this contract.
- 8.2 **Valid Receipt:** The First Party and the Fourth Party shall grant valid receipts for all amounts paid under this Agreement.
- 8.3 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Deed of Exchange shall not amount to an implied waiver of any such rights.
- 8.4 **Over Riding Effect:** It is clarified that this Deed of Exchange shall supersede and/or shall have over riding effect on the Said Agreement and/or any other documents executed prior to the date of this Deed of Exchange.

9. Interpretation

- 9.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- 9.2 **Headings:** The headings in this Deed of Exchange are inserted for convenience only and shall be ignored in construing the provisions of this Deed of Exchange.
- 9.3 **Definitions:** Words and phrases have been defined in the Deed of Exchange by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.
- 9.4 **Documents:** A reference to a document includes an amendment and supplement to, or replacement or novation of that document.

Madhusree Das.





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1st Schedule**(Part I)****(Said Property In Dag No. 15)****[Subject Matter of this Deed of Exchange]**

Land classified as *shali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*] more or less, out of 8 (eight) decimal, being the entirety of R.S./L.R. Dag No. 15, recorded in L.R. *Khatian* No. 1469, *Mouza* Khasmallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur Gram *Panchayat*, Sub-Registration District Baruipur, District South 24 Parganas and the First Property being delineated and demarcated on **Plan A** annexed hereto and boarded in colour **Red** thereon, free from all encumbrances and butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 14
On the East : By R.S./L.R. *Dag* No. 13
On the South : By R.S./L.R. *Dag* No. 16
On the West : By Road

(Part II)**(Said Property In Dag No. 18)****[Subject Matter of this Deed of Exchange]**

Land classified as *Shali* (agriculture) measuring 4.125 (four point one two five) decimal [equivalent to 2.5 (two point five) cottah], *inter-alia*, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* Nos. 1840 and 1949, *Mouza* Khasmallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur Gram *Panchayat*, Sub-Registration District Baruipur, District South 24 Parganas and the Second Property being delineated and demarcated on **Plan B** annexed hereto and boarded in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 17
On the East : By R.S./L.R. *Dag* No. 18 (P)
On the South : By R.S./L.R. *Dag* No. 18 (P)
On the West : By Road

Madhusree Das.



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ADDITIONAL REGISTRAR
OF ASSURANCE COMPANY
7 MAY 2019

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Deed of Exchange on the date mentioned above.

Madhusree Das.
(Madhusree Das alias Madhushri Das)

[First Party]

Darpad Promoters Pvt. Ltd.

Subhrangshu Nath Sarkar
Director/Authorised Signatory

(Darpad Promoters Private Limited
is represented by its authorised signatory
Subhrangshu Nath Sarkar)

[Second Party]

Recoup Tracom Pvt. Ltd.

Subhrangshu Nath Sarkar
Director/Authorised Signatory

(Recoup Tracom Private Limited is
represented by its authorised signatory
Subhrangshu Nath Sarkar))

[Third Party]

Drafted by: Recoup Tracom Pvt. Ltd.

Subhrangshu Nath Sarkar
Director/Authorised Signatory

Typed by:

Dilip Ghosh, Saha & Ray

Witnesses:

Signature

M. Mondal

Signature

Ashis Kr. Halder

Name:

Jayanti Mondal

Name:

Ashis Kr. Halder

Father's Name:

Krishanpada Mondal

Father's Name:

Mr. Kalyan Halder

Address:

Vill Baruli, P.O Dakshin

Address:

D. Feakinal. Puz Roj Baruli

Gobindapur P.S. Sonarpur
24 Parganas (S) - 700145

P.S. Sonarpur. 200145



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ADDITIONAL REGISTRAR
OF ASSURANCE
- 7 MAY 2010

Receipt and Memo of Consideration

Received from the within named Second Party and Third Party the within mentioned sum of **Rs. 2,50,000/- (Rupees two lacs fifty thousand)** towards full and final payment for exchange of the Said Property In *Dag* No. 15, described in the **Part I** of the **1st Schedule**, above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
By Pay Order No. 000656	7 th September, 2016	AXIS Bank Ltd.	2,50,000/-	Madhushri Das alias Madhusree Das
		Total	2,50,000/-	

Madhusree Das.
(**Madhusree Das alias Madhushri Das**)
(**First Party**)

Witnesses:

Signature



Name:

Jayanta Mondal

Signature



Name:

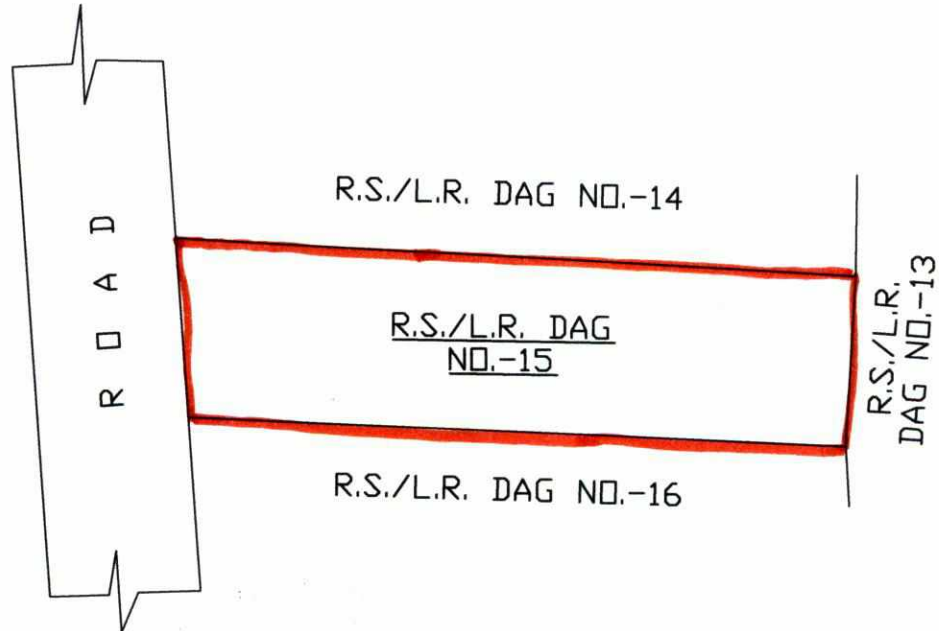
Ashis Kumar Halder



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ADDITIONAL DEPUTY
COMMISSIONER
OF ASSESSMENT
7 MAY 2019

SITE PLAN OF R.S./L.R. DAG NO.- 15 L.R. KHATIAN NO.-1469,
MOUZA -KHASHMALICK, J.L. NO.- 35, P.S.-BARUIPUR, UNDER
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.15 - 08 DECIMAL



Recoup Tracom Pvt. Ltd.

Subhrajyoti Nath Saha
 Director/Authorised Signatory

Madhusree Das.

Darpad Promoters Pvt. Ltd.

Subhrajyoti Nath Saha
 Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : ENTIRE 8.0000 DECIMAL SHALI LAND OUT OF 08 DECIMAL
OF R.S/L.R. DAG NO.- 15.

SHOWN THUS :

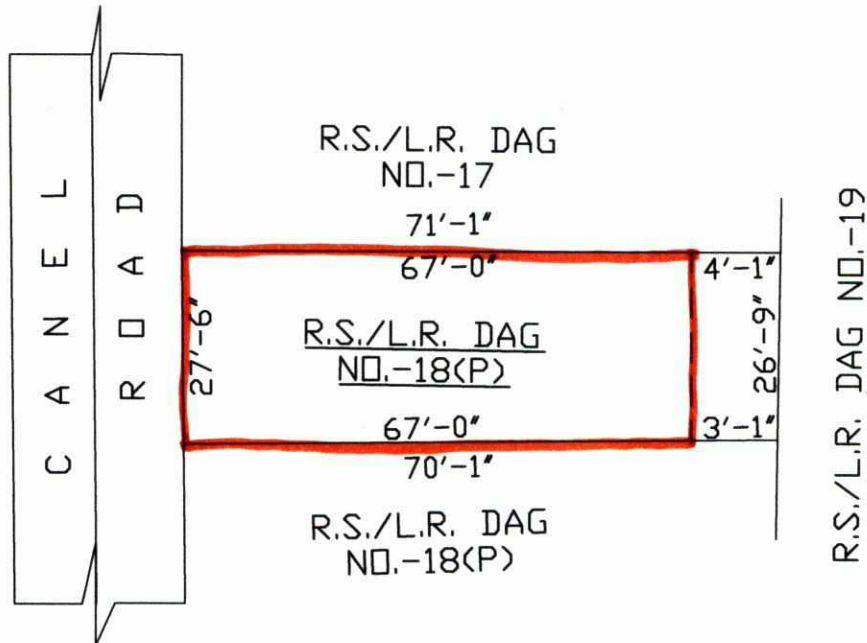
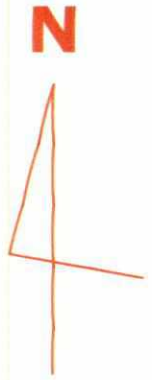


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ADDITIONAL REGISTRAR
OF ASSURANCES - CALCUTTA
= 7 MAY 2019

SITE PLAN OF R.S./L.R. DAG NO.- 18 L.R. KHATIAN NOS.-1840 & 1949, MOUZA -KHASHMALICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

PLAN-B'

TOTAL AREA OF DAG NO.18 - 22 DECIMAL



Madhusree Das

Recoup Tracom Pvt. Ltd.

Subhrajyoti Nath Sankar
Director/Authorised Signatory

Darpad Promoters Pvt. Ltd.

Subhrajyoti Nath Sankar
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 4.1250 DECIMAL UNDIVIDED SHARE OF 4.6500 DECIMAL DEMARCATED SHALI LAND OUT OF 22 DECIMAL OF R.S/L.R. DAG NO.- 18.

SHOWN THUS : 



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ADDITIONAL RECORD
- 7-11-2019

RECOUP TRACOM PRIVATE LIMITED

CIN: U51909WB2011PTC166131

Address: 91A/1, PARK STREET, KOLKATA - 700016

EXTRACTS OF THE MINUTES OF THE MEETING OF F.Y- 2018-2019 OF THE BOARD OF DIRECTORS OF RECOUP TRACOM PRIVATE LIMITED HELD ON WEDNESDAY, THE 20TH DAY OF FEBRUARY, 2019 AT ITS REGISTERED OFFICE SITUATED AT 91A/1, PARK STREET, KOLKATA - 700016 FROM 10.00 AM TILL 10.30 AM.

AUTHORIZATION BEING DELEGATED TO MR. SUBHRANGSHU NATH SARKAR TO ACT AND TO DEAL WITH TRANSFER OF PROERTY IN CONNECTION WITH THE PROJECT "SIDDHA SUBURBIA".

The Chairman apprised the Board that requisite Authority needs to be delegated to Mr. Subhrangshu Nath Sarkar in addition to existing signatories -Mr. Anirban Bhattacharya And Mr. Dipankar Chandra Dey to act as Authorised signatory, jointly and/or severally, for transfer of Property by way of deed of exchange the land measuring 3.255 (three point two five five) decimal more or less out of 22 (twenty two) decimal, being a portion of R.S./L.R. Dag No. 18, recorded in L.R. Khatian No. 1840 and by way of exchange the land measuring 4 (four) decimal R.S./L.R. Dag No. 15, recorded in L.R. Khatian No. 1469, lying & situated at Mouza Khasmallik, J.L. No.35, Police Station Baruipur, within Hariharpur Gram Panchayet, District - South 24 Parganas (Said Property) by way of executing and registering deed of exchange.

AFTER DISCUSSION IT WAS:

"RESOLVED that in connection with transfer of the Said Property, Mr. Subhrangshu Nath Sarkar, son of Late Bhupatish Nath Sarkar working for gain at Siddha Park, 99A, Park Street, Kolkata - 700 016 hereby authorized on behalf of the company to execute any agreement, Deed of Conveyance, deed of exchange for registration and other ancillary documents on behalf of the company and all Acts and deeds done by them under this authorization would be treated as act and deeds of this Company.

RESOLVED FURTHER THAT a copy of the above resolutions in this connection, if necessary, be submitted/furnished to any authority or person under the signature of SURENDRA JAIN (DIN - 00828111 - Director) and

RECOUP TRACOM PRIVATE LIMITED

CIN: U51909WB2011PTC166131

Address: 91A/1, PARK STREET, KOLKATA - 700016

RABINDRA KUMAR BHANJA (DIN- 07035602 -Director) of the company and that the Certified Copy of the above resolution shall remain valid unless duly rescinded/modified by the Board to the said effect.

"RESOLVED FURTHER THAT the certified true copy of the above resolutions, containing the specimen signature of Mr. Subhrangshu Nath Sarkar (duly attested by SURENDRA JAIN (DIN - 00828111), Director, if required, be submitted to any concerned authority and/or person and that the above resolution shall remain valid unless duly rescinded/modified by the Board to the said effect."

CERTIFIED TO BE TRUE

FOR RECOUP TRACOM PRIVATE LIMITED

Recoup Tracom Pvt. Ltd.


Director/Authorised Signatory
SURENDRA JAIN

Director

DIN: 00828111

Recoup Tracom Pvt. Ltd.


Director/Authorised Signatory
RABINDRA KUMAR BHANJA


Director

DIN: 07035602

Signature of Mr. Subhrangshu Nath Sarkar



Recoup Tracom Pvt. Ltd.


Director/Authorised Signatory
Signature of Mr. Subhrangshu Nath Sarkar attested by SURENDRA JAIN (DIN - 00828111), Director

DARPAD PROMOTERS PRIVATE LIMITED

CIN: U70109WB2012PTC181515

Address: 14, NETAJI SUBHASH ROAD, KOLKATA - 700001

EXTRACTS OF THE MINUTES OF THE MEETING OF F.Y- 2018-2019 OF THE BOARD OF DIRECTORS OF DARPAD PROMOTERS PRIVATE LIMITED HELD ON WEDNESDAY, THE 20TH DAY OF FEBRUARY, 2019 AT ITS REGISTERED OFFICE SITUATED AT 14, NETAJI SUBHAS ROAD FIRST FLOOR KOLKATA , KOLKATA - 700001 FROM 10.00 AM TILL 10.30 AM.

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AUTHORIZATION POWER BEING DELEGATED TO MR. SUBHRANGSHU NATH SARKAR TO ACT AND TO DEAL WITH TRANSFER OF PROPERTY IN CONNECTION WITH THE PROJECT "SIDDHA SUBURBIA".

The Chairman apprised the Board that requisite Authority needs to be delegated to Mr. Subhrangshu Nath Sarkar in addition to the existing signatories - Mr. Abinash More And Mr. Dipankar Chandra Dey to act as Authorised signatory, jointly and/or severally, for transfer of Property by way of deed of exchange the land measuring 1.395 (one point three nine five) decimal more or less out of 22 (twenty two) decimal, being a portion of R.S./L.R. Dag No. 18, recorded in L.R. Khatian No. 1949 and by way of exchange the land measuring 4 (four) decimal R.S./L.R. Dag No. 15, recorded in L.R. Khatian No. 1469, lying & situated at Mouza Khasmallik, J.L. No.35, Police Station Baruipur, within Hariharpur Gram Panchayet, District - South 24 Parganas (Said Property) by way of executing and registering deed of exchange.

AFTER DISCUSSION IT WAS:

"RESOLVED that in connection with transfer of the Said Property, Mr. Subhrangshu Nath Sarkar, son of Late Bhupatish Nath Sarkar working for gain at Siddha Park, 99A, Park Street, Kolkata - 700 016 hereby authorized on behalf of the company to execute any agreement, Deed of Conveyance, deed of exchange for registration and other ancillary documents on behalf of the company and all Acts and deeds done by them under this authorization would be treated as act and deeds of this Company.

RESOLVED FURTHER THAT a copy of the above resolutions in this connection, if necessary, be submitted/furnished to any authority or person under the signature of ABINASH MORE (DIN - 00860557, Director) and MAYA AGARWAL (DIN- 03177832-Director) of the company and that the Certified Copy of the above resolution shall remain valid unless duly rescinded/modified by the Board to the said effect.

"RESOLVED FURTHER THAT the certified true copy of the above resolutions, containing the specimen signature of Mr. Subhrangshu Nath Sarkar (duly

DARPAD PROMOTERS PRIVATE LIMITED

CIN: U70109WB2012PTC181515

Address: 14, NETAJI SUBHASH ROAD, KOLKATA - 700001

attested by ABINASH MORE (DIN - 00860557), Director, if required, be submitted to any concerned authority and/or person and that the above resolution shall remain valid unless duly rescinded/modified by the Board to the said effect."

CERTIFIED TO BE TRUE

FOR DARPAD PROMOTERS PRIVATE LIMITED

For DARPAD PROMOTERS PVT. LTD.

Abinash More

Director

ABINASH MORE

Director

DIN: 00860557

For DARPAD PROMOTERS PVT. LTD.

Maya Agarwal

Director

MAYA AGARWAL

Director

DIN: 03177832

Signature of Mr. Subhrangshu Nath Sarkar

Subhrangshu Nath Sarkar

Signature of Mr. Subhrangshu Nath Sarkar attested ABINASH MORE (DIN - 00860557), Director

For DARPAD PROMOTERS PVT. LTD.

Abinash More

Director

ভারতের নির্বাচন কমিশন
 Election Commission of India
 IDENTITY CARD
 LMW5028709



নির্বাচকের নাম : স্বপন কর

Elector's Name : Swapan Kar

পিতার নাম : রবীন্দ্রনাথ কর

Father's Name : Rabindranath Kar

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ / Date of Birth : 05/05/1969

Swapan Kar

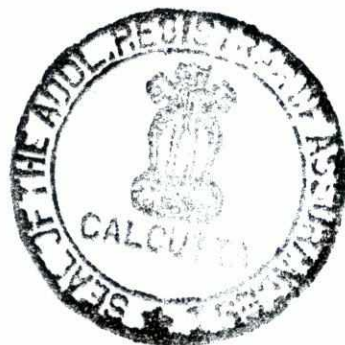
LMW5028709

ঠিকানা:
 96/1 Rajdanga School Road (Kolkata)
 Municipal Corp. KASBA SOUTH 24
 PARGANAS 700078

Address:
 96/1 Rajdanga School Road (Kolkata)
 Municipal Corp. KASBA SOUTH 24
 PARGANAS 700078

Date: 12/02/2008
 108-বারান্দার নির্বাচন অফিসের নির্বাচন
 অধিকারিকের স্বাক্ষর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 108-Jadavpur Constituency

বিজ্ঞপ্তি: নির্বাচন কমিশন কর্তৃক প্রদত্ত এই কার্ডটি নির্বাচন
 চলাকালীন প্রদর্শন করা হবে।
 In case of change in name, the elector should
 inform the Electoral Registration Officer at the
 IDB at the address above and to obtain the card
 with same number.



आयकर विभाग
INCOME TAX DEPARTMENT
MADHUSREE DAS



भारत सरकार
GOVT. OF INDIA

ASHIS KUMAR HALDER

02/12/1981

Permanent Account Number

CFJPD3247L

Madhusree Das

Signature



270520 15

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मांन्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Madhusree Das.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KCT1152263



নির্বাচকের নাম : মধুশ্রী দাস

Elector's Name : Madhushri Das

স্বামীর নাম : গোবিন্দ দাস

Husband's Name : Gobinda Das

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX/XX/1982

Date of Birth : XX/XX/1982

KCT1152263

ঠিকানা:
পূর্ব জয়নগর রায়পাড়া, পোস্ট-দক্ষিণ গোবিন্দপুর
লাঙ্গলবেড়িয়া সোনারপুর দক্ষিণ 24 পরগণা 700145

Address:
Purba Joynagar Roypara P.O.-Dakshin
Gobindapur Langalberia Sonarpur South
24 Parganas 700145

Date: 31/08/2007
110-বিশ্বপুৰ পূৰ্ব (তপশ্বিনী জাতি) নিৰ্বাচন ক্ষেত্ৰৰ
নিৰ্বাচক নিবন্ধন আধিকাৰিকৰ থকাৰ অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
110-Bishnupur East (SC) Constituency

ঠিকানা পৰিৱৰ্তন হলে নতুন ঠিকনাত ভোটাৰ লিষ্টে নাম
তোলা ও একই নম্বৰেৰে নতুন সঠিক পৰিচয়পত্ৰ পাবলৈ
জনা নিৰ্দিষ্ট ফৰ্মে এই পৰিচয়পত্ৰৰ নংটো উল্লেখ কৰিব।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

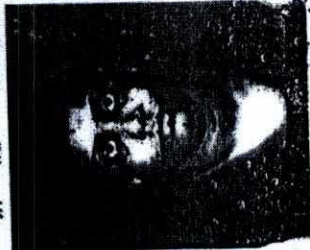
104-00-02

Madhushree Das.

ABBREVIATIONS

संक्षिप्तियाँ

1. न.	नकदी	15. से. शु.	सेवा शुल्क	15. Sc.	Service Charges
2. सभा.	समाशोधन	16. ओ.	ओवरड्राफ्ट	16. OD.	Overdraft
3. अं.	अंतरण	17. सं. शु.	संचालन	17. HC.	Handling Charges
4. इ.	इष्ट	18. व.	शुल्क	18. Ret.	Returned
5. डा. अं.	डाक अंतरण	19. पु. आ.	वापसी	19. PO.	Pay Order
6. ता. अं.	तार अंतरण	20. व. आ. बि.	आदेश	20. Int.	Interest
7. चे.	चेक	21. व. जा. बिल	वसूली हेतु	21. Com.	Commission
8. व्या.	व्याज	22. व. बा. चे.	आवक बिल	22. Exch.	Exchange
9. कमी.	कमीशन	23. निर्मो.	वसूली हेतु	23. DW.	Dividend
10. विनि.	बिनिमय	24. वि. पत्र	जावक बिल	24. Dr.	Debit
11. ला. अ.	लाभांश		वसूली हेतु	25. Cr.	Credit
	अधिपत्र		वाहरी चेक	26. St.	Standing In
12. ना.	नाम		निर्मीचत		
13. ज.	जमा		बिनिमय पत्र		
14. स्था. अनु.	स्थायी अनुदेश				



ALLAHABAD BANK



इलाहाबाद बैंक

खाता सं. : 50322351973
Account No:

SAVING

पामबुक का स्वरूप
Nature of Pass Book :

शाखा का नाम व पता
Name & Address of the Branch :
GOEINDAPUR (1766)
P. O. - DAKSHIN GOBINDAPUR DIST. - 24 PARGANAS (SOUTH)
WEST BENGAL 743353

दूरभाष सं. / Telephone No : 24379581
आईएफएससी / IFSC : ALLA0211766

एमआईसीआर कूट / MICR Code : 700010091
खाताधारक का नाम / Name of Account Holder

सीआईएफ सं. / CIF No : 3004940157-2

प/ा. :
बी/डी. : MADHUSREE DAS
सी/सी. : NA

Madhusree Das.



Darpad Promoters Pvt. Ltd.


Director / Authorised Signatory



Recoup Tracom Pvt. Ltd.


Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHRANGSHU NATH SARKAR

BHUPATISH NATH SARKAR

30/12/1976

Permanent Account Number
AXIPS2119K

Signature

01072010

[Handwritten signature]

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CRZ3253325

নির্বাচকের নাম : **সুব্রাহ্মণ্য নাথ**
Elector's Name : **Subhrangshu Nath Sarkar**

পিতার নাম : **ভূপতীশ নাথ**
Father's Name : **Bhupatish Nath Sarkar**

লিঙ্গ/Sex : **পু/ M**

জন্ম তারিখ : **30/12/1976**
Date of Birth :

CRZ3253325

ঠিকানা:
বি-১, (আংশিক) গৃহ নং- ১ থেকে ২৫৬, কাল্যানী, কাল্যানী,
নাদিয়া- ৭৪১২৩৫

Address:
B-1,(ANGSHIK) HOME NO- 1 TO 256.,
KALYANI, KALYANI, NADIA- 741235

[Handwritten signature]

Date: 27/11/2015

৯২-কাল্যানী (উপনির্বাচনী জায়গা) নির্বাচন কমিশনের নির্বাচন
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
92-Kalyani (SC) Constituency

উপস্থাপন কর্তৃক যখন নতুন ঠিকানা দেওয়া হবে তখন এই কার্ড
সম্পর্কে নতুন সঠিক পরিচয়পত্র প্রদানের জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
[In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.]

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

GRN: 19-201920-001215736-1
GRN Date: 07/05/2019 12:02:33
BRN : CKJ3491653

Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 07/05/2019 12:03:27

DEPOSITOR'S DETAILS

Id No. : 19010000664468/5/2019
[Query No./Query Year]

Name : MOUMITA KUNDU
Contact No. :
E-mail :
Address : ROOM NO5AB 5TH FLOOR 7CKSROY ROAD KOL1
Applicant Name : Org Saha And Ray
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Exchange, Exchange Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000664468/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	252520
2	19010000664468/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	50598
Total				303118

In Words : Rupees Three Lakh Three Thousand One Hundred Eighteen only



SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Subhanshu Nath
Sarkar

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Madhusree
Das.

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 7 MAY 2019

Major Information of the Deed

Deed No :	I-1901-02968/2019	Date of Registration	07/05/2019
Query No / Year	1901-0000664468/2019	Office where deed is registered	
Query Date	25/04/2019 4:52:16 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saha And Ray 7C Kiran Shankar Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903844131, Status :Advocate		
Transaction		Additional Transaction	
[0601] Exchange, Exchange		[4306] Other than Immovable Property, Sale [Rs : 2,50,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,50,001/-		Rs. 72,75,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,52,530/- (Article:31)		Rs. 50,598/- (Article:A(1), A(1), E, M(a), M(b), I)	
Remarks	M.V. of the property of Greatest Value Rs 48,00,000/-		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-15	RS-1469	Bastu	Shali	8 Dec	1/-	48,00,000/-	Property is on Road Adjacent to Metal Road,
L2	RS-18	RS-1840	Bastu	Shali	4.125 Dec	2,50,000/-	24,75,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			12.125Dec	2,50,001 /-	72,75,000 /-	
	Grand Total :				12.125Dec	2,50,001 /-	72,75,000 /-	




Parties to Exchange Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Madhusree Das, (Alias: Madhushri Das) Wife of Gobinda Das Executed by: Self, Date of Execution: 07/05/2019 , Admitted by: Self, Date of Admission: 07/05/2019 ,Place : Office			
	07/05/2019	07/05/2019	LTI	07/05/2019

Major Information of the Deed :- I-1901-02968/2019-07/05/2019

	Purba Joynagar, Roy Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFJPD3247L, Status :Individual, Executed by: Self, Date of Execution: 07/05/2019 , Admitted by: Self, Date of Admission: 07/05/2019 ,Place : Office
2	Recoup Tracom Private Limited 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAFCR4144Q, Status :Organization, Executed by: Representative, Executed by: Representative
3	Darpad Promoters Private Limited 1st Floor 14 Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAECD2509A, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Subhrangshu Nath Sarkar (Presentant) Son of Late Bhupatish Nath Sarkar Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 07/05/2019, Place of Admission of Execution: Office	 May 7 2019 5:09PM	 LTI 07/05/2019	 07/05/2019
	99A Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AXIPS2119K Status : Representative, Representative of : Recoup Tracom Private Limited (as Authorised Signatory), Darpad Promoters Private Limited (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Swapan Kar Son of R N Kar 96/1 Rajdanga School Road, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	 07/05/2019	 07/05/2019	 07/05/2019
Identifier Of Madhusree Das, , Subhrangshu Nath Sarkar			

Major Information of the Deed :- I-1901-02968/2019-07/05/2019

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	Recoup Tracom Private Limited	2	4 Dec	4 Dec	24,00,000/-
L1	Darpad Promoters Private Limited	2	4 Dec	4 Dec	24,00,000/-
L2	Madhusree Das	1	4.125 Dec	4.125 Dec	24,75,000/-

Endorsement For Deed Number : I - 190102968 / 2019

On 29-04-2019

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 72,75,000/-. MV of the property of Greatest Value Rs 48,00,000/-



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

On 07-05-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 31 of Indian Stamp Act 1899.

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

Presented for registration at 16:30 hrs on 07-05-2019, at the Office of the A.R.A. - I KOLKATA by Subhrangshu Nath Sarkar ,.

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

Execution is admitted on 07/05/2019 by Madhusree Das, Alias Madhushri Das, Wife of Gobinda Das, Purba Joynagar, Roy Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession House wife

Indetified by Swapan Kar, , , Son of R N Kar, 96/1 Rajdanga School Road, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

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

Execution is admitted on 07-05-2019 by Subhrangshu Nath Sarkar, Authorised Signatory, Recoup Tracom Private Limited (Private Limited Company), 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised Signatory, Darpad Promoters Private Limited (Private Limited Company), 1st Floor 14 Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Swapan Kar, , , Son of R N Kar, 96/1 Rajdanga School Road, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Major Information of the Deed :- I-1901-02968/2019-07/05/2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,598/- (A(1) = Rs 50,500/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,598/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/05/2019 12:03PM with Govt. Ref. No: 192019200012157361 on 07-05-2019, Amount Rs: 50,598/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKJ3491653 on 07-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,520/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 2,52,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1214, Amount: Rs.10/-, Date of Purchase: 10/04/2019, Vendor name: M GHOSH
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/05/2019 12:03PM with Govt. Ref. No: 192019200012157361 on 07-05-2019, Amount Rs: 2,52,520/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKJ3491653 on 07-05-2019, Head of Account 0030-02-103-003-02



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1901-02968/2019-07/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 144932 to 144964
being No 190102968 for the year 2019.



Debasis Patra

Digitally signed by DEBASIS PATRA
Date: 2019.05.15 15:33:42 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 15/05/2019 15:33:21
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

Dated this 7th day of May, 2019

Between

Madhusree Das *alias* Madhushri Das
.... First Party

And

Recoup Tracom Private Limited
.... Second Party

Darpad Promoters Private Limited
.... Third Party

DEED OF EXCHANGE

Dag No. 18 & 15
Mouza Khasmallik
Police Station Baruipur

Saha & Ray
Advocates
3A/1, 3rd Floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700 001

