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AD.S.R. Durgage BANG WAL

9 9 OCT 2015

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Query No. - 02060000814880/2015

DEED OF EXCHANGE

P.S.: DURGAPUR, MOUZA-GOPALMATH, FIRST SCHEDULE AREA: 22.421 DECIMAL, EXCHANGE VALUE: Rs. 3,95,000/-, MARKET

VALUE: Rs.19,39,538/- SECOND SCHEDULE AREA: 22.421

DECIMAL, EXCHANGE VALUE: Rs. 3,95,000/-, MARKET VALUE: Rs.

16,90,749/- (TOTAL SETFORTH VALUE RS.7,90,000/- & TOTAL

MARKET VALUE Rs. 36,30,287/-) UNDER DURGAPUR MUNICIPAL

CORPORATION.

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Durgapur, Burdwan yearleigeR-du2 JaiO JbbA

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Licence No. 5 of 1989 11-1 S. B. Office, Uurgapur-10 Stamp Verseta Subrata Nornar Chakraborty onichased, Don and Name of me. alad. ्या स्था व्यक्ति and to ets. Sold to Asian Marian Ma **ख्**रेस्त -

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THIS DEED OF EXCHANGE made on this the 9th day of October, 2015 at A.D.S.R. Office, Durgapur

BETWEEN

MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

[PAN – AAKCS1255L], being an existing company within the meaning of the Companies Act, 2013 having its registered office at Hotel Arya H.B. Road, P.O. & P.S.- Lalpur, Dist.- Ranchi, Pin - 834001 in the state of Jharkhand, represented by its authorized signatory and director SRI SANDEEP SAHU, S/o. Sri Gopal Prasad Sahu, by occupation-Business, of Hotel Arya H.B. Road, P.O. & P.S.- Lalpur, Dist.- Ranchi, Pin - 834001 in the state of Jharkhand, by virtue of resolution passed by its Board of Directors, hereinafter Jointly called the **OWNER** as well as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context, be deemed to mean and include its representatives, successors-in-interest, legal representatives, nominees and assigns etc.) of the **FIRST PART**.

AND

TIMES VANIJYA PRIVATE LIMITED, [PAN- AADCT1500A] being an existing company within the meaning of the companies Act, 1956 (as amended upto date) having it's formerly regd. Office at 2 No. Jogendra Kabiraj Row, 3rd Floor, P.O. & P.S.- Bhawanipore, Dist.- South 24 Parganas, West Bengal, Pin – 700025 and its present Office address at 35, Kalighat Road, P.O. & P.S.- Bhawanipore, Dist.- South 24 Parganas, Pin – 700025, W.B. represented by its authorized Director SRI SANDEEP SAHU, \$/o. Sri Gopal Prasad Sahu, by occupation-Business, of Sushila Niketan, Radium Road, P.O.- Kotwali, P.S.- Ranchi Kotwali, Dist.- Ranchi, Pin 834001 in the state of Jharkhand, by virtue of resolution passed by its Board of Directors hereinafter called the OWNER as well as the SECOND PARTY (which expression shall unless excluded by or repugnant to the context, be deemed to mean and include its representatives, successors-in-interest, legal representatives, nominees and assigns etc.) of the SECOND PART.

<u>WHEREAS</u>

The said First party is the sole owner of the property by virtue of Two Regd. Sale Deed vide Nos.-I-10163 for the year 2012 of A.D.S.R. Durgapur and I-3515 for the year 2013 of D.S.R. — I Burdwan and since purchase the First Party is now seized and possessed of or otherwise well and sufficiently entitled to the property /Land situate at Mouza-Gopalmath, Plot No.- R.S.- 516, & L.R.- 438 and Plot No.- R.S.- 532, & L.R.- 389 more particularly described in the First Schedule (Schedule-A & B) hereunder written free from encumbrances.





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- The Second party is the sole owner of the property by virtue of Regd. Sale Deed vide Deed No. I-254 for the year 2014 and since purchase the Second Party is now seized and possessed of or otherwise well and sufficiently entitled to the property/Land situate at Mouza-Gopalmath, Plot No.- R.S.- 514 & L.R.- 451 and more particularly described in the Second Schedule hereunder written free from all encumbrances.
- That it has agreed between the parties hereto to mutually exchange and transfer of ownership of their respective **22.421** (TWO TWO POINT FOUR TWO ONE) Decimal properties viz. the First Party will convey the Land admeasuring **22.421** (TWO TWO POINT FOUR TWO ONE) Decimal more particularly described in the First Schedule (Schedule-A & B) hereunder written unto and to the use of the said Second party and the said Second Party conveying the **22.421** (TWO TWO POINT FOUR TWO ONE) Decimal Land of the Second Schedule more particularly described in the hereunder written unto and to the use of the said First party.
- 4) The value of the said land described in the First Schedule (Schedule-A & B) hereunder written is Rs. 3,95,000/- (Rupees Three lakh Ninety Five thousand) only.
- 5) The value of the said Land described in the Second Schedule hereunder written is Rs. 3,95,000/- (Rupees Three lakh Ninety Five thousand) only.
- 6/ The Value of the property/Land described in the First Schedule (Schedule-A & B) hereto being equal to the value of the property/Land described in the Second schedule hereunder written, so there is no need to either of the parties hereto to equalize the values of the properties to be exchanged.
- 7) The parties hereto have now agreed to execute this Deed of Exchange.



NOW THIS DEED OF WITNESSETH:

THAT in pursuance of the aforesaid agreement the First party does hereby grant, convey, transfer, assign and assure by way of EXCHANGE UNTO and in favour of the Second Party, free from all encumbrance the land/property admeasuring 22.421 (TWO TWO POINT FOUR TWO ONE) Decimal, comprised in the First Schedule (Schedule-A & B) hereunder written and delineated in the Map with BLUE colour bordered together with all the liberties, easements, profits, privileges advantages, rights hereto TO HAVE AND TO HOLD the same absolutely forever, that the said Second party does hereby grant, convey, transfer, assign and assure by way of EXCHANGE UNTO and in favour of the First Party, free from all encumbrance the land/property admeasuring ad-measuring 22.421 (TWO TWO POINT FOUR TWO ONE) Decimal comprised in the Second Schedule hereunder written and delineated in the Map with RED colour bordered together with all the liberties, easements, profits, privileges advantages, rights hereto TO HAVE AND TO HOLD the same absolutely forever.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power and absolute authority and indefinable title to give, grant, transfer and convey the property Exchanged by this Deed. AND that each party shall have right all times after peaceably and quietly to hold, possess and enjoy the same without any claim, demand or interruption by the other and will, at the request and costs of the other execute every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other party hereby conveyed to him. It is hereby further declared that the value of the property **EXCHANGED** specified in each of the schedule is equal and the same as Rs. 3,95,000/- (Rupees Three lakh Ninety Five thousand) only.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Delineated in the annexed Map with BLUE Colour)

SCHEDULE-A

ALL THAT piece or parcel of land measuring an area 12.777 (TWELVE POINT SEVEN SEVEN SEVEN) Decimal delineated in the Map which is the part & parcel of this Deed situate at Mouza-Gopalmath, J.L.No.- 54, New J.L.No.- 3, R.S. Khatian No.- 408 [FOUR ZERO EIGHT], L.R. Khatian No.- 988 [NINE EIGHT EIGHT], R.S. Plot No.- 516 [FIVE ONE SIX], L.R. Plot No.- 438 [FOUR THREE EIGHT], Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area. Value of Land: Rs. 2,00,000/-.

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The land/property use for **Industrial Purpose**, and there is no structure & building thereon over the Schedule mentioned property.

The aforesaid land/property is not within acquired land of Government.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O. Durgapur, Dist.- Burdwan in the State of West Bengal.

BUTTED & BOUNDED BY -

On the NORTH : R.S. Plot No.- 515

On the **SOUTH**: R.S. Plot No.- 516

On the EAST : R.S. Plot No.- 516

On the **WEST**: R.S. Plot No.- 516.

SCHEDULE-B

ALL THAT piece or parcel of land measuring an area **9.644** (NINE POINT SIX FOUR FOUR) Decimal delineated in the Map which is the part & parcel of this Deed situate at Mouza-Gopalmath, J.L.No.- 54, New J.L.No.- 3, R.S. Khatian No.- 619 [SIX ONE NINE], & 109 (ONE ZERO NINE), L.R. Khatian No.- 988 [NINE EIGHT EIGHT], **R.S. Plot No.- 532** [FIVE THREE TWO], L.R. Plot No.- 389 [THREE EIGHT NINE], Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area. Value of Land: Rs. 1,95,000/-.

The land/property use for **Industrial Purpose**, and there is no structure & building thereon over the Schedule mentioned property.

The aforesaid land/property is not within acquired land of Government.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O. Durgapur, Dist.- Burdwan in the State of West Bengal.

BUTTED & BOUNDED BY -

On the NORTH : R.S. Plot No.- 528

On the **SOUTH** : R.S. Plot No.- 532

On the **EAST** : R.S. Plot No.- 532

On the **WEST** : R.S. Plot No.- 531.

TOTAL AREA - (SCHEDULE-A & SCHEDULE-B) = 22.421 [TWENTY TWO POINT FOUR TWO ONE] Decimal.

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THE SECOND SCHEDULE ABOVE REFERRED TO

(Delineated in the annexed Map with RED Colour)

ALL THAT piece and parcel of Land measuring an area 22.421 [TWENTY TWO POINT FOUR TWO ONE] Decimal as per delineated in the annexed Map with RED Colour bordered which is the part & parcel of this deed situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, R.S. Khatian No.- 14 [ONE FOUR], L.R. Khatian No.- 974 [NINE SEVEN FOUR], R.S. Plot No.- 514 [FIVE ONE FOUR], L.R. Plot No.- 451 [FOUR FIVE ONE], Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area. Value of Land: Rs. 3,95,000/-.

The land/property use for **Industrial Purpose**, and there is no structure & building thereon over the Schedule mentioned property.

The aforesaid land/property is not within acquired land of Government.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O. Durgapur, Dist.- Burdwan in the State of West Bengal.

BUTTED & BOUNDED BY -

On the **NORTH** :

R.S. Plot No.- 513.

On the **SOUTH**

R.S. Plot No.- 514.

On the EAST

R.S. Plot No.- 542.

On the WEST

R.S. Plot No.- 514.

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both the hands of Vendors/Land owners are attested in additional pages in this deed being no. 1(A) and this will be treated as a part of this deed.

(month)

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

IN THE PRESENCE OF WITNESSES:

1) Falgner (Latter) W/O Badip Chartery 146 A, Dewangazi Road, Bally, Howrah.

2) Junkamilhenda (INDRANIL CHANDA) Sto Laic Braja Gopal Chanda 48/12 Swin Park. Komaia 760 033

Drafted by me & I read over & explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

(JOYDIP NAG) Licence No. DPR-42 A.D.S.R. Durgapur.

Printed & Typed by me,
Mimics Decel.
(MANAS DUTTA)

TYPIST

SIGNATURE OF THE FIRST PARTY

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SIGNATURE OF THE SECOND PARTY

•			Thumb	1st finger	middle finger	ring finger	small finger
1		left hand					
<i>)</i>		right hand					
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ļ		NAMES OF THE OWNER, ASSOCIATION OF THE OWNER,	Thumb	1st finger	middle finger	ring finger	small finger
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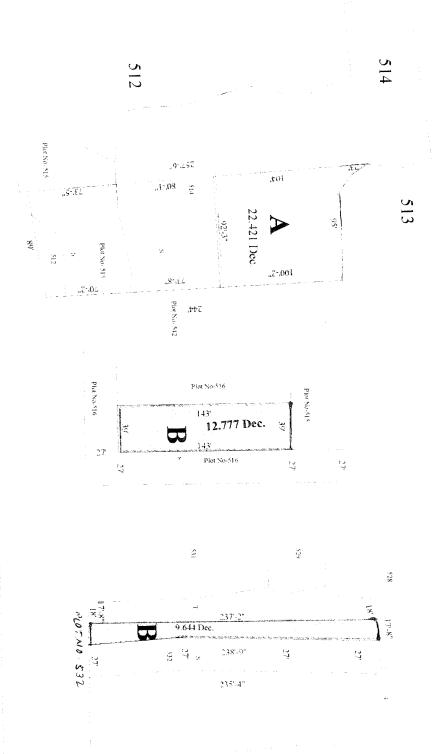
Signature.....

Mouza-Gopalmath

P.S. Durgapur

J.I. No-54

Sub-Exchange
As per deed of exchange Sub-Plot" B"(516&532) marking blue colour transfered by Saimaa Synergyone Solutions
Pvt. Ltd in favour of Times Vanijya Pvt. Ltd.
Sub- Plot "A"(514) marking red colour transfered by Times Vanijya Pvt Ltd. in favour of Saimaa Synergyone Solutions Pvt. Ltd.



CANADEST DESCRIPTION NO 3825 Durbeyor · 安田田 (10) -8.10-2015

Seller, Buyer and Property Details

A. Donor of Settlement & Donee of Settlement Details

	Presentar	nt Details	
SL No.	Name, Address, Photo, Fing	ger print and Signature of Pres	entant
1	Mr SANDEEP SAHU SUSHILA NIKETAN, RADIUM ROAD, P.O:- KOTWALI, P.S:- RANCHI KOTWALI, District:- Ranchi, Jharkhand, India, PIN - 834001	09/10/2015 3:26:14 PM	LTI 09/10/2015 3:26:53 PM
		99/10/2015	3:27:08 PM

	Donor of Settle	ment Details		
SL No.	Name, Address, Photo	o, Finger print and Signature		
1	MESSRS.SAIMAA SYNERGYONE SOLUTIONSP HOTEL ARYA H.B.ROAD, P.O:- LALPUR, P.S:- LA 834001PAN No. AAKCS1255L,; Status : Organizat	ALPUR, District:-Ranchi, Jha		
1(1)	Mr SANDEEP SAHU SUSHILA NIKETAN, RADIUM ROAD, P.O:- KOTWALI, P.S:- RANCHI KOTWALI, District:- Ranchi, Jharkhand, India, PIN - 834001Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status: Representative; Date of Execution: 09/10/2015; Date of Admission: 09/10/2015; Place of Admission of Execution:	09/10/2015 3:26:14 PM	LTI 09/10/2015 3:26:53 PM	
	Office	Son Sh		
		09/10/2015	3:27:08 PM	

	Donor of Settle	ment Details	
SL No.	Name, Address, Photo	o, Finger print and Signature	
2	TIMES VANIJYA PRIVATE LIMITED 35, Kalighat Road. P.O - Bhawanipore, DtSouth 2 South 24-Parganas, West Bengal, India, PIN - 7000 Represented by representative as given below:-		·
2(1)	Mr SANDEEP SAHU SUSHILA NIKETAN, RADIUM ROAD, P.O:- KOTWALI, P.S:- RANCHI KOTWALI, District:- Ranchi, Jharkhand, India, PIN - 834001Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status: Representative; Date of Execution: 09/10/2015; Date of Admission: 09/10/2015; Place of Admission of Execution: Office	09/10/2015 3:26:23 PM 09/10/2015	LTI 09/10/2015 3:26:41 PM 3:27:24 PM

B. Identifire Details

		ldentifier Details	
SL No.	Identifier Name & Address	Identifier of	Signature
	Mrs FALGUNI CHATTERJEE Wife of Mr PRADIP CHATTERJEE 146A, DEWANGAZI ROAD, P.O:- BALLY, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711201 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr SANDEEP SAHU, Mr SANDEEP SAHU	Tolgmi Cheth 09/10/2015 3:27:40 PM

C. Transacted Property Details

		Land D	etails		11	tara sa
Sch No	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath), Mouza: Gopalmath	LR Plot No:- 438 , LR Khatian No:- 988	12.777 Dec	2,00,000/-	9,63,504/-	Proposed Use: Land for Industrial use, ROR: Baid, Width of Approach Road: 1 Ft.,
L2	District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath), Mouza: Gopalmath	LR Plot No:- 389 , LR Khatian No:- 988	9.644 Dec	1,95,000/-		Proposed Use: Land for Industrial use, ROR: Baid, Width of Approach Road: 1 Ft.,
	District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath), Mouza: Gopalmath	l	22.421 Dec	3,95,000/-	16,90,749/-	Proposed Use: Land for Industrial use, ROR: Baid, Width of Approach Road: 1 Ft.,

Sch	Name of the Donor of	Party	Defined	Transferred	Transferred Area in(%)	Share in Marke
No.	Settlement	No.	Share (in	Area		Value (in Rs.)
			%)			

	Share of Property after Exchange Donor of Settlement					
Sch No.	Name of the Donor of Settlement	Party No.	Defined Share (in %)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
L1	MESSRS.SAIMAA SYNERGYONE SOLUTIONSPRIVATE LIMITED	1	0	12.777	100	9,63,504/-
L2	MESSRS.SAIMAA SYNERGYONE SOLUTIONSPRIVATE LIMITED	1	0	9.644	100	9,76,034/-
L3	TIMES VANIJYA PRIVATE LIMITED	2	0	22.421	100	16,90,749/-

D. Applicant Details

Det	ails of the applicant who has submitted the requsition form			
Applicant's Name	Joydip Nag			
Address	Rabindra Pally, Thana: Coke Oven, District: Burdwan, WEST BENGAL, PIN - 713201			
Applicant's Status	Deed Writer			

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020607253 / 2015

Query No/Year

02060000814880/2015

Serial no/Year

0206007414 / 2015

Deed No/Year

1 - 020607253 / 2015

Transaction

[0601] Exchange, Exchange

Name of Presentant

Mr SANDEEP SAHU

Presented At

Office

Date of Execution

09-10-2015

Date of Presentation

09-10-2015

Remarks

On 06/10/2015

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 36,30,287/-. MV of the property of Greatest Value Rs 19,39,538/-

(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

On 09/10/2015

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 14:51 hrs on: 09/10/2015, at the Office of the A.D.S.R. DURGAPUR by Mr SANDEEP SAHU,.

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

Execution is admitted on 09/10/2015 by

Mr SANDEEP SAHU AUTHORIZED SIGNATORY AND DIRECTOR, MESSRS.SAIMAA SYNERGYONE SOLUTIONSPRIVATE LIMITED, HOTEL ARYA H.B.ROAD, P.O:- LALPUR, P.S:- LALPUR, District:-Ranchi, Jharkhand, India, PIN - 834001

Indetified by Mrs FALGUNI CHATTERJEE, Wife of Mr PRADIP CHATTERJEE, 146A, DEWANGAZI ROAD, P.O: BALLY, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711201, By caste Hindu, By Profession Service

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

Execution is admitted on 09/10/2015 by

Mr SANDEEP SAHU AUTHORIZED SIGNATORY AND DIRECTOR, TIMES VANIJYA PRIVATE LIMITED, 35, Kalighat Road. P.O - Bhawanipore, Dt.-South 24, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South

24-Parganas, West Bengal, India, PIN - 700025 Indetified by Mrs FALGUNI CHATTERJEE, Wife of Mr PRADIP CHATTERJEE, 146A, DEWANGAZI ROAD, P.O: BALLY, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711201, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,336/- (A(1) = Rs 21,329/-, E = Rs 7/-) and Registration Fees paid by Cash Rs 21,336/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,16,382/- and Stamp Duty paid by Draft Rs 1,11,382/-, by Stamp Rs 5,000/-

Description of Stamp

- 1. Rs 10/- is paid on Court Fees.
- 2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 44, Purchased on 01/10/2015, Vendor named Subrata Kumar Chakraborty.

Description of Draft

- 1. Rs 11,902/- is paid, by the Bankers cheque No: 000428444077, Date: 08/10/2015, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
- 2. Rs 49,740/- is paid, by the Bankers cheque No: 000428444065, Date: 08/10/2015, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
- 3. Rs 49,740/- is paid, by the Bankers cheque No: 000428444076, Date: 08/10/2015, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.

(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

Gertificate of Registration under section 60 and Rule 69. Registered in Book - I Volume number 0206-2015, Page from 65492 to 65508

being No 020607253 for the year 2015.





Date: 2015.10.13 14:37:05 +05:30 Reason: Digital Signing of Deed.



(Abhijit Chatterjee) 13/10/2015 2:37:04 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)