

1670/11

01877



446/11
05/03
2011
12/08p

पश्चिम बंगाल WEST BENGAL

K 354956

Certified that the Document is admitted to
Registration. The Signature Sheet and the
probationary stamp attached to this document
are the part of this Document.

[Signature]
05.03.11

THIS DEED OF EXCHANGE made this the 05th day of March 2011
BETWEEN JAIVEER HOUSING (P) LTD., a Company incorporated under
the Companies Act, 1956, having its registered office at 2, Rowland Road,
Kolkata-700020, P.S. Ballygunge, having its I.T. PAN No.AACCJ4132D,
represented by its ^{Authorized Signatory} Director Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka

Sanje Dabriwal

298331

UK Deorata

NAME.....
 ADD.....
 Ra.....
 - 4 MAR 2011
 S. CHATTER
 283 N. ...
 K. 1

4 MAR 2011



05-03
2011

Alfred Mame Sto N.C. Mame
12, old post office ...
service,

Additional ...
 - 5 MAR 2011



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 01877 of 2011
(Serial No. 01670 of 2011)

On

Payment of Fees:

On 05/03/2011

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 : 31,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 3651/-, on 05/03/2011

(Under Article : A(1) = 3553/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 05/03/2011)

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.- 324000/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 19460 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 19400/- is paid 11816305/03/2011 State Bank of India, CHANDNI CHOWK, received on 05/03/2011

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

Presented for registration at 12.08 hrs on :05/03/2011, at the Office of the A.R.A.-I KOLKATA by Sanjiv Kumar Dabriwal , one of the Executants.

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

Execution is admitted on 05/03/2011 by

1. Sanjiv Kumar Dabriwal
Authorised Signatory, Jalveer Housing (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
. By Profession : Business



(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 01877 of 2011
(Serial No. 01670 of 2011)

2. Sanjiv Kumar Dabriwal

Authorised Signatory, Ambalika Properties (p) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Sarideep Developers (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Jaiveer Properties (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Jaiveer Construction (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Padma Residency (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

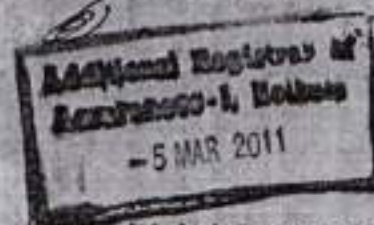
Director, Padma Hirise (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Padma Towers (P) Ltd, 2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

. By Profession : Business

Identified By Utpal Manna, son of M C Manna, 12, O . P . O . Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01670 / 2011

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sanjiv Kumar Dabrial	<i>Sanjiv Dabrial</i> 05/03/11

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

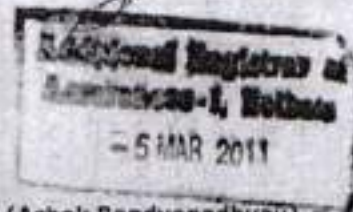
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sanjiv Kumar Dabrial Address -2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self		 LTI	<i>Sanjiv Dabrial</i>
			05/03/2011	05/03/2011	
2	Sanjiv Kumar Dabrial Address -2, Row Land Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self			<i>Sanjiv Dabrial</i>

Name of Identifier of above Person(s)

Utpal Manna
 12, O . P . O . Street, Kolkata, Thana:-Hare Street,
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin
 :-700001

Signature of Identifier with Date

Utpal Manna
5/3/11



(Ashok Bandyopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA

Prasad Dabriwal, by Nationality Indian, by occupation Business, residing at 2, Rowland Road, Kolkata-700020, P.S. Ballygunge, hereinafter referred to as the PARTY OF THE FIRST PART (which expression shall mean and include its successors-in-interest and/or assigns) of the ONE PART AND (1) AMBALIKA PROPERTIES (P) LTD., a Company incorporated under the Companies Act, 1956, having its registered office at 2 Rowland Road, P.S. Ballygunge, Kolkata 700 020, having its I.T. PAN No. AAICA7217N, represented by its Authorized Signatory Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka Prasad Dabriwal, by Nationality Indian, by occupation business, residing at 2 Rowland Road, P.S. Ballygunge, Kolkata 700 020; (2) SARIDEEP DEVELOPERS (P) LTD.; (3) JAIVEER PROPERTIES (P) LTD.; (4) JAIVEER CONSTRUCTION (P) LTD.; (5) PADMA RESIDENCY (P) LTD.; (6) PADMA HIRISE (P) LTD.; (7) PADMA TOWERS (P) LTD.; all Companies incorporated under the Companies Act, 1956, all having their registered office at 2 Rowland Road, P.S. Ballygunge, Kolkata 700 020, all having their respective I.T. PAN Nos. AAICA7217N, AAOCS8738E, AACCJ4515G, AACCJ4514H, AAFCP8134L, AAFCP8136J, AAFCP8139H, all represented by their common Director Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka Prasad Dabriwal, by Nationality Indian, by occupation business, residing at 2 Rowland Road, P.S. Ballygunge, Kolkata 700 020; all collectively hereinafter referred to as the PARTIES OF THE SECOND PART (which expression shall mean and include each of their respective successors-in-interest and/or assigns) of the OTHER PART.

WHEREAS:

- A. By a registered Deed of Conveyance dated 10.9.2010 registered with A.D.S.R., Behala in Book No. I, CD Volume No. 21, Pages 2846 to 2868, being Deed No. 8550 for the year 2010 the Party of the First Part purchased for valuable consideration by way of absolute sale All That the demarcated and distinct portion of land admeasuring 3 cottahs 13 chittacks 26 sq. ft. more or less further together with 100 sq. ft. of RTS shed constructed thereon or part thereof being the demarcated portion of land comprised in part of Dag No. 3161 under Khatian No. 2013, Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1 to 6, 8 to 10 and 12 to 16, P.S. previously Behala, presently Thakurpukur, District 24 Parganas, situate within Ward No. 124 of the Kolkata Municipal Corporation and assessed by the KMC as premises No. 95A, Mahatma Gandhi Road, Kolkata-63 vide Assessee No. 41-124-06-0452-1, being the premises described under the First Schedule hereto, hereinafter referred to as the 'said first premises'.
- B. By a registered Deed of Conveyance dated 21.1.2011 registered with D.S.R.-II, Alipore in Book No. 1, Volume No. 2, Pages 3976 to 3994, being Deed No. 747 for the year 2011 the Parties of the Second Part jointly purchased for valuable consideration by way of absolute sale All That the piece and parcel of land admeasuring 3 cottahs 13 chittacks 26 sq. ft. more or less together with RTS structure thereon admeasuring 200 sq. ft. being demarcated and divided portion of land being part of Dag No. 3161 under Khatian No. 2013, Mouza

Sanjay Debbarh

Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1 to 6, 8 to 10 and 12 to 16, P.S. previously Behala, presently Thakurpukur, District 24 Parganas, situate within Ward No. 124 of the Kolkata Municipal Corporation and assessed by the KMC as premises No. 95, Mahatma Gandhi Road, Kolkata-63 vide Assessee No. 41-124-06-0093-0, being the premises described under Part-I of the Second Schedule hereunder written, hereinafter referred to as the 'said second premises'.

- C. By a registered Deed of Conveyance dated 21.1.2011 registered with D.S.R.-II, Alipore in Book No. 1, Volume No. 2, Pages 3956 to 3975, being Deed No. 746 for the year 2011 the Parties of the Second Part jointly purchased for valuable consideration by way of absolute sale All That the piece and parcel of contiguous lands total admeasuring 23 cottahs 14 chittacks 4 sq. ft. more or less together with RTS shed constructed thereon or part thereof admeasuring 5000 sq. ft. being demarcated and divided portion of land being part of Dag Nos. 3160/3210, 3159/3209 and 2168 under Khatian Nos. 2019 and 794, Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1 to 6, 8 to 10 and 12 to 16, P.S. previously Behala, presently Thakurpukur, District 24 Parganas, situate within Ward No. 124 of the Kolkata Municipal Corporation and assessed by the KMC respectively as premises Nos. 36/1, 36/2, 36/3 and 36/4, Barisha Paddy Land, Kolkata-63 vide respective Assessee Nos. 41-124-01-0215-1, 41-124-01-0216-3, 41-124-01-0228-0 and 41-124-01-0229-1, being the premises described under Part-II of the Second

Sanjay Debbarh

Schedule hereunder written, hereinafter referred to as the 'said third premises'.

- D. Thus the Party of the First Part is the full and absolute owner of the said First Premises described under the First Schedule hereto admeasuring 3 cottahs 13 chittacks 26 sq. ft. and the Parties of the Second Part collectively are the absolute owners of the contiguous lands being the Second and the Third Premises admeasuring in aggregate 27 cottahs 11 chittacks 30 sq. ft. of land described under Part-I and Part-II of the Second Schedule hereto as and by way of absolute owners.
- E. The Party of the First Part and the Parties of the Second Part have decided to carry out the amalgamation of the entirety of the land firstly comprised under the First Schedule hereto and secondly comprised under Part-I and Part-II of the Second Schedule hereto and for the said purpose the Party of the First Part are desirous of exchanging by dint of this deed of exchange an undivided 8 chittacks equivalent to half cottah of land out of land belonging to the Party of the First Part with the Parties of the Second Part collectively in lieu of getting similar undivided quantum of land out the land belonging to the Parties of the Second Part whereby the Party of the First Part shall transfer and convey the said undivided 8 chittacks of land out of its land holding described under the First Schedule hereto in lieu of the Parties of the Second Part simultaneously conveying and transferring to the Party of the First

Part by way of absolute transfer and conveyance an undivided 8 chittacks of land out of their land holdings described collectively under Part-I and Part-II of the Second Schedule hereunder written.

- F. The value of such undivided 8 chittacks of land being exchanged under this Indenture of the Deed of Exchange is proposed to be valued at Rs.1,00,000/- (Rupees One Lac) Only.

NOW THIS DEED WITNESSES that in pursuance of the aforesaid agreement, and in consideration of the transfer effected by the Second Parties hereto as hereunder appearing, the said First Party hereto as beneficial Owner do hereby grant, convey, transfer, assign and assure unto and in favour of the said the Parties of the Second Part hereto, free from all encumbrances, the undivided land admeasuring 8 chittacks out of the said First Premises belonging to the Party of the First Part described under the First Schedule hereto and such undivided 8 chittacks of land belonging to the party of the First Part being hereby transferred to the Parties of the Second Part is more specifically described under the THIRD SCHEDULE hereunder written to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereunder transferred by the said Parties of the Second Part in favour of the Party of the First Part. AND THAT likewise the said Parties of the Second Part hereto in further pursuance of the said agreement and in consideration of the transfer effected by the Party of the First Part hereto as beneficial Owner the Parties of the Second Part collectively do hereby grant, convey, transfer, assign and assure unto and in favour of the said Party of the First Part hereto free from all encumbrances, the undivided land admeasuring 8 Chittacks out of the said Second and the said Third Premises collectively

and respectively described hereto under the Part-I and Part-II of the Second Schedule hereto and such undivided 8 chittacks of land belonging to the parties of the Second Part being hereby transferred to the Party of the First Part is more specifically described under the FOURTH SCHEDULE hereunder written TO HAVE AND TO HOLD the same absolutely and forever in exchange for the transfer as aforesaid effected by the Party of the First Part in favour of the Parties of the Second Part hereto as aforesaid.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power absolute authority and indefeasible title to give, grant, transfer and convey the property exchanged by this Deed AND that each party shall at all times hereafter peaceably and quietly 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 assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to them.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring 3 (Three) Cottahs 13 (Thirteen) Chittacks 26 (Twenty Six) Sq. Ft. more or less together with 100 Sq. Ft. R.T.S. structure standing thereon, lying and situated at Mouza - Purba Barisha, Pargana - Khaspur, J.L. No. 23, R.S. No. 43, District Collectorate's Touzi No. 1-6, 8-10, 12-16 comprised in Dag No. 3161, appertaining to R.S. Khatian No. 2013, presently within the limits of the

Kolkata Municipal Corporation (S. S. Unit) under Ward No. 124, K.M.C. Premises No. 95A, Mahatma Gandhi Road, Location - James Long Sarani to Haridevpore, Kolkata - 700 063, A.D.S.R. Office Behala, under Police Station - previously Behala at present Thakurpukur in the District of South 24 - Parganas, together with all easement rights, benefits and liberties for ingress and egress upon the Mahatma Gandhi Road adjacent to the Southern Side of the said property hereby sold and the Purchaser shall have every right to take all sorts of connections in or underneath the said passage in or over thereon and enjoy generation after generation.

BUTTED AND BOUNDED:-

ON THE NORTH : Land of Dag No. 3160 of Ramani Mohan
Samaddar;

ON THE SOUTH : Mahatma Gandhi Road;

ON THE EAST : Land of Dag No. 3162 of Ramani Mohan
Samaddar;

ON THE WEST : Land of Dag No. 3161 of Goutam Kumar Dutta.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(PART - I)

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less together with a tin shedded structure thereon measuring an area of 200 Sq. Ft. more or less situate and lying at

Mouza - Purba Barisha, Khatian No. 2013, Dag No. 3161, J.L. No. 23 within Kolkata Municipal Corporation being Premises No. 95, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata - 700 063, Assessece No. 41-124-06-0093-0 in the District of 24-Parganas (South) along with all easement and quasi easement right connected with the said property, which is butted and bounded in the manner following:-

ON THE NORTH : By Dag No. 3160/3210;
 ON THE SOUTH : By Mahatma Gandhi Road;
 ON THE EAST : By Dag No. 3161;
 ON THE WEST : By Dag No. 2168.

(PART - II)

ALL THAT piece and parcel of land situate at Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1 to 6, 8 to 10, 12 to 16, Additional District Sub-Registry Office Behala, Pargana Khaspur, comprising in C.S. Dag No. 3160, appertaining to C.S. Khatian No. 677, corresponding to R.S. Dag Nos. 3160/3210 and 3159/3209, appertaining to R.S. Khatian Nos. 2019 and 794, Police Station previously Behala at present Thakurpukur, being the Kolkata Municipal Corporation Ward No. 124 under the jurisdiction of the Kolkata Municipal Corporation, presently respectively assessed in the name of the Vendor vide respective Premises No., Land area and structure butted and bounded as follows :-

<u>Premises No.</u>	<u>Land Area</u>		
	<u>Cottahs</u>	<u>Chittacks</u>	<u>Sq. Ft.</u>
36/1, Barisha Paddy Land Kolkata - 700 063	5	15	20
36/2, Barisha Paddy Land	5	15	20

Kolkata - 700 063

36/3, Barisha Paddy Land Kolkata - 700 063	5	15	34
36/4, Barisha Paddy Land Kolkata - 700 063	5	15	20

Total land measuring about 23 (Twenty Three) Cottahs 14 (Fourteen) Chittacks 4 (Four) Sq. Ft. more or less together with separate dwelling houses, servant quarters, security rooms, garages, R.T. sheds etc. constructed thereon further together with internal pathways, passages and boundary walls covering the entirety of the said land hereby sold, transferred conveyed and delivered by virtue of this Deed in favour of the Purchaser including all right of access, easement with all amenities and facilities including the right to ingress in and egress out and user of the municipal road namely Mahatma Gandhi Road abutting Southern Side of the said Premises.

ON THE NORTH : Dag No. 3210 & 3157;
 ON THE SOUTH : M. G. Road;
 ON THE EAST : Dag No. 3156/3160;
 ON THE WEST : Dag No. 1260/3210.

THE THIRD SCHEDULE ABOVE REFERRED TO

legally with 80 cots & 7 chittacks transferred by 1st party to 2nd party
 ALL THAT an undivided 8 chittacks share of land out of the entire land

Belonging to the Party of the First Part being out of the said First Premises

No. 95A, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata- 700 063

more fully described under the First Schedule above written with

proportionate undivided share or interest in all the easements, benefits

① St.

Saaji Debbar

Saaji Debbar

Ad. by 1st Party to 2nd Party

etc. appurtenant thereto is being hereby transferred by the Party of the First Part abovenamed to the Parties of the Second Part collectively.

THE FOURTH SCHEDULE ABOVE REFERRED TO

together with 800 Sq Ft. land transferred by 2nd party to 1st party

ALL THAT an undivided share of land aggregating to 8 chittacks out of the different contiguous Premises being the said Second and the said Third Premises belonging jointly to the Parties of the Second Part being Premises No. 95, Mahatma Gandhi Road, P.s. Thakurpukur, Kolkata- 700 063 and Premises Nos. 36/1, 36/2, 36/3 and 36/4 Barisha Paddy Land, P.S. Thakurpukur, Kolkata- 700 063 and respectively and more fully described under Part- I and Part-II of the Second Schedule above written with proportionate undivided share or interest in all the easements, benefits etc. appurtenant thereto is being hereby transferred by the Parties of the Second Part abovenamed to the Party of the First Part in the following manner :-

<u>Premises No. from which transferred</u>	<u>Quantum of undivided share in land</u>
i) Premises No. 95A, Mahatma Gandhi Road	4 Chittacks
ii) Premises No. 36/1, Barisha Paddy Land	1 Chittack
iii) Premises No. 36/2, Barisha Paddy Land	1 Chittack
iv) Premises No. 36/3, Barisha Paddy Land	1 Chittack
v) Premises No. 36/4, Barisha Paddy Land	1 Chittack
Total -	8 Chittacks (undivided)

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

EXECUTED AND DELIVERED by
the PARTY OF THE FIRST PART at
Kolkata in the presence of:

Saigy Das
117A Dalimhala Lane
Kolkata - 700006.

Kartick Nath
117 R.S.Road
K. Gumbha
Wardhat

JAIVEER HOUSING PVT. LTD.

Saigy Dabihel
Director
Authorised Signatory ✓

EXECUTED AND DELIVERED by
the PARTIES OF THE SECOND
PART at Kolkata in the presence of:

Saigy Das

Kartick Nath

AMBALIKA PROPERTIES PVT. LTD.

Saigy Dabihel
Authorised Signatory

SARIDEEP DEVELOPERS PVT. LTD.
JAIVEER PROPERTIES PVT. LTD.
JAIVEER CONSTRUCTION PVT. LTD.
PADMA RESIDENCY PVT. LTD.
PADMA HIRISE PVT. LTD.
PADMA TOWERS PVT. LTD.

Saigy Dabihel
Director

Drafted by me
C. K. Das,
Adv.

SPECIMEN FORM FOR TEN FINGERPRINTS



Sergio Dabrial



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Dated this 5th day of March 2011

BETWEEN

JAIVEER HOUSING (P) LTD.

AND

**AMBALIKA PROPERTIES (P) LTD.
AND OTHERS**

DEED OF EXCHANGE

C. K. DEORA & COMPANY
Advocates,
10, Old Post Office Street,
Kolkata-700 001

4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 988 to 1006
being No 01877 for the year 2011.



(Ashok Bandyopadhyay) 05-March-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal