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certified that the document in admission
to registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document 453756

District Sub Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

2 FEB 2016

THIS DEED OF EXCHANGE made this 29th day of February Two
Thousand Sixteen **BETWEEN TAPAS DAS**, having PAN ACMPD6784A, son of
Nirmal Das, residing at Flat No. Fl of 60, Ranganathpur Colony, Police Station
Thakurpukur, Kolkata 700 063, hereinafter referred to as the **FIRST PARTY**
(which expression shall unless excluded by or repugnant to the subject or context
be deemed to mean and include his heirs, executors, administrators, legal
representatives and assigns) of the **ONE PART**

No. Di. Rupees
Mrs Smt.
Address
P. S.
Vendor

100/-

9 DEC 2015

C. BANERJEE
Allpore P.S. & 1000 N.M.P.
28/1/2015

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata 27



[Signature]

District Sub-Registrar-iv
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

20 FEB 2016

Alanghi's Razza
y/o Jahangir Razza
28/1, Judge Court Road
P.O. P.S. - Alipura
Kolkata-27

AND

LEYMUS REALTY PRIVATE LIMITED, having PAN AAECT7345N, having CIN U45400WB2013PTC191536, a company incorporated under the Companies Act, 1956, having its registered office at 119 Bhupen Roy Road, Post Office and Police Station Behala, Kolkata 700 034, being represented by its director **Ashutosh Mukhopadhyay**, having PAN ADTPM5416A, son of Late Prafulla Kumar Mukhopadhyay, residing at premises no.119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata 700 034, hereinafter referred to as the SECOND PARTY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the OTHER PART:

WHEREAS:

A. By a Deed of Conveyance dated 29th day of November, 2011, made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and the First Party herein therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.28, Pages 2769 to 2789, Being No.8495 for the year 2011, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein **All That** the piece and parcel of land measuring an area of 4 (four) cottah or 6.6 (six) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No.79, comprising in R.S. and L.R. Dag No.33, under L.R. Khatian No.2990 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas.


B. By a Deed of Declaration dated 23rd day of July, 2013, made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and the First Party herein therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, in Book No. IV, CD Volume No.1, Pages 4946 to 4957, Being No.00443 for the year 2013, the parties rectified the schedule mentioned in Deed No.8495 of 2011 as **All That** the piece and parcel of land measuring an area of 4 (four) cottah or 6.6 (six point six) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No.79, comprising in R.S. and L.R. Dag Nos.33 & 34 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas more fully and particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred as **said First Plot of land**).

C. The First Party herein has duly recorded his name in respect of said First Plot of land in the records of Block Land and Land Reforms Office at Bishnupur under L.R. Khatian No.2990.

D. Thus the First Party herein is now seized and possessed of and/or otherwise well and sufficiently entitled to the Said First plot of land comprising of **All That** the piece and parcel of land measuring an area of 2 (two) cottah or 3.3 (three point three) decimal, be the same a little more or less, comprising in R.S. and L.R. Dag No.33 (hereinafter referred to as the **said 1st part of said First Plot of land**) and 2 (two) cottah or 3.3 (three point three) decimal, be the same a little more or less, comprising in R.S. and L.R. Dag No.34 (hereinafter referred to as the **said 2nd part of said First Plot of land**) totaling **All That** the piece and parcel of land measuring an area of 4 (four) cottah or 6.6 (six point six) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No.79, under L.R. Khatian No.2990 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas.

E. By an Indenture of Conveyance dated 16th day of July, 2015, made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the One Part and the Second Party herein therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, in Book No.I, Volume No. 1604-2015, Pages 36326 to 36355, being no. 160405442 for the year 2015, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein **All That** the piece and parcel of land measuring an area




District Sub-Registrar-iv
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

of 10 (ten) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, comprising in R.S. and L.R. Dag No.30 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas (hereinafter referred to as the **said land**).

F. The Second Party herein has duly recorded its name in respect of said Second Plot of land in the records of Block Land and Land Reforms Office at Bishnupur under L.R. Khatian No.4231.

G. By virtue of the aforesaid purchases, both the parties have become owners of land as shown in the map or plan annexed hereto and marked "A". The portions owned by the First Party is shown in Red and the portions owned by the Second Party is shown in Green.

H. Both the parties herein have agreed to exchange the Said First Plot of Land more fully described in the First Schedule hereunder written and **All That** the piece and parcel of land measuring an area of 6.6 (six point six) decimal, be the same a little more or less, out of the said land more fully and particularly described in the **Second Schedule** hereunder written (hereinafter referred as **Said Second Plot of Land**) respectively amongst themselves for better enjoyment and exploitation thereof.

I. Both the parties confirm that the aforesaid transfers that they have made in favour of each other is in consideration of the mutual exchanges of property as described aforesaid and no monetary consideration has been paid and/or is payable by both the parties to each other. For the purposes of computation of stamp duty, the subject matters of exchange have been valued at Rs.1,00,000/- (Rupees One Lac only) and both the parties have, by equal contribution, paid ad valorem stamp duty on such value.

NOW THIS INDENTURE WITNESSETH that in consideration of the Second Party conveying and transferring unto and in favour of the First Party **ALL THAT** the piece and parcel of land containing an area of **6.6 (six point six) decimal**, be the same a little more or less, comprising in R.S. and L.R. Dag No.30, lying situate at Mouza Daulatpur, J.L. No.79, under L.R. Khatian No.4231 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas, more fully and particularly described in the **Second Schedule** hereunder written, the First Party doth hereby grant, transfer, convey, assign and assure unto and in favour of the Second Party **ALL THAT** the piece and parcel of land measuring an area of 3.3 (three point three) decimal, be the same a little more or less, comprising in R.S. and L.R. Dag No.33 and 3.3 (three point three) decimal, be the same a little more or less, comprising in R.S. and L.R. Dag No.34 totaling **All That** the piece and parcel of land measuring an area of **6.6 (six point six) decimal**, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No.79, under L.R. Khatian No.2990 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas, more fully and particularly described in the **First Schedule** hereunder written (hereinafter referred to as the **said First Schedule mentioned land**) **TO HOLD** the said First Schedule mentioned land and the right thereunto attached granted or expressed so to be unto and to the use of the Second Party absolutely and forever.

NOW THIS INDENTURE FURTHER WITNESSETH that in further consideration of the said agreement and in consideration of the First Party granting and transferring **ALL THAT** the piece and parcel of land containing an area of **6.6 decimals**, be the same a little more or less, comprising in R.S. and L.R. Dag No.30, lying situate at Mouza Daulatpur, J.L. No.79, under L.R. Khatian No.4231 within the limits of the Kulerdari Gram Panchayet, Police Station Bishnupur, District South 24-Parganas, more fully and particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the **said Second Schedule mentioned land**) **TO HOLD** the said Second Schedule mentioned land and the right thereunto attached granted or expressed so to be unto and to the use of the First Party absolutely and forever.

I. Exchange between First Party of One Part and Second Party of Other Part: In exchange of the First Party transferring to Second Party the said First Plot of Land, more fully described in First Schedule hereunder written, the Second Party hereby transfers to First Party the said

Second Plot of Land, more fully described in the Second Schedule hereunder written, absolutely and forever. The subject matter of this exchange (Exchanged Plots of Land) is described in the Third Schedule below. The ownership of respective plots of land after such exchange is shown in the map or plan annexed hereto and marked "B". The portion owned by the First Party is shown in Red and the portion owned by the Second Party is shown in Green.

II. AND THE PARTY DO AND EACH OF THEM DOTH HEREBY COVENANT WITH EACH OTHER as follows :-

- a) Notwithstanding any act, deed, matter or things whatsoever by the Party herein done or executed or knowingly suffered to the contrary the Party are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the respective Schedule mentioned land hereby respectively granted, and transferred or intended or expressed so to be and every part thereof.
- b) Notwithstanding any act, deed, matter or thing whatsoever as aforesaid the Party now hath good right, full power and absolute authority to grant and transfer All and singular their respective Schedule mentioned land hereby respectively granted, and transferred or expressed so to be unto and to the use of the respective Party in manner aforesaid.
- c) The said respective Schedule mentioned land hereby respectively granted, and transferred or expressed so to be are now free from all claims, demands, encumbrances, liens, attachments, leases, lispens, made or suffered by the respective Party or any person or persons having or lawfully claiming any estate or interest in the said respective Schedule mentioned land from under for the respective Party herein.
- d) Each of the Party shall and may at all times hereafter peaceably and quietly possess and enjoy the said respective Schedule mentioned land.
- e) Either of the Party and all persons having or lawfully or equitably claiming any estate or interest in the said Schedule mentioned land or any part thereof from under or in trust for the respective Party shall and will from time to time and at all times hereafter at the request and costs of the other party do and execute all such acts, deeds, matter or things whatsoever for further better or more perfectly assuring the said respective Schedule mentioned land and every part thereof unto and to the use of the respective party in manner aforesaid as shall or may be reasonably required.
- f) None of the Party hath at any time done or execute or knowingly suffered or been party to any act deed matter or thing whereby the said respective Schedule mentioned land hereby granted and transferred or expressed so to be or any part thereof can or may be impeached, encumbered or affected in title or otherwise.
- g) The Party herein has agreed that in future when the road will be made it will be made for both the Party herein in common.
- h) That both the Party have agreed to register the Final Deed of Exchange after the completion of the Boundary wall in the below schedule land and the cost of the said will be borne by the second party.
- i) Simultaneously herewith, vacant and peaceful possession of the Exchanged Properties has been handed over by the concerned Party to each other.
- j) It has been understood between the Parties that, the Second Party shall take all initiatives to develop the road connecting the Diamond Harbour Road. Moreover, the Second Party shall at its own costs and expenses bring electric connection to the plot and shall also channelize the entire sewerage system. The First Party shall not be responsible for the same. The Second Party shall at its own cost and responsibility erect pucca boundary wall around the periphery of the said Plot. Be it noted herein, only basic amenities, as to be deemed fit and proper by the Second Party, with regard to electricity, sewerage etc. shall be

provided and under no circumstances, the First Party shall demand for any additional facilities or specification.

k) It has been agreed between the Parties that, the Second Party will provide an absolute access to the plot of First Party and First Party shall be entitled to enjoy the access to its plot in perpetuity. But, the special understanding between the Parties to this effect is that, the aforesaid access will be provided after 5 years from the date hereof and till then the First Party shall be entitled to use the road of the Second Party in common with First Party as an access road to its plot. The time frame as mentioned herein for providing absolute access to the First Party is firm and shall not be open to question for any Party, subject to force majeure and other provisions of this deed. However, neither any right of First Party shall be created with respect to the said access by virtue of its use and/or otherwise nor the First Party shall be entitled to claim any right or benefit of the said access, save and except temporary right of use of the access road for the sole purpose of ingress and egress, as granted herein. Pertinent to mention herein that, the Parties shall by a separate document/indenture record their entire understanding with regard to the access, such document shall be legally binding on both the Parties and shall run in parallel with these presents.

l) The Party herein shall and will at all times hereafter at the request and cost of the other produce to them or as they shall direct the deeds and writings specified in the **FOURTH SCHEDULE** hereunder written for evidencing the title to the said respective Schedule mentioned land, hereditaments and premises as also furnish to them, copies of or extracts from the same and each of the Party shall and will in the meanwhile keep the same safe, damage by fire or other accidents excepted.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Said First Plot of Land)

ALL THAT the piece and parcel of Bastu land containing an area of **6.6 (six point six) decimal**, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari Gram Panchayat, District South 24-Parganas comprised in following manner:

R.S. & L.R. Dag Nos.	L. R. Khatian No.	Area (decimal)
33	2990	3.3
34	2990	3.3
Total:		6.6

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Said Second Plot of Land)

ALL THAT the piece and parcel of Bastu land containing an area of **6.6 (six) decimal**, out of 10 (ten) decimal be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, comprised in R.S. & L.R. Dag No.30, under L.R. Khatian No.4231, Police Station Bishnupur, within Kulerdari Gram Panchayat, District South 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Exchanged Plots of Land)

The Parties herein exchanged with the **Said First Plot of Land**, morefully mentioned in the First Schedule above with the **Said Second Plot of Land**. The ownership of respective plots of land after such exchange is shown in the map or plan annexed hereto and marked "B". The portion owned by the First Party is shown in **Red** and the portion owned by the Second Party is shown in **Green**.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Deed in custody of the First Party)

1. Deed of Conveyance registered in the Office of the D. S. R.-IV, South 24-Parganas and recorded in Book I, CD Volume No. 28, Pages 2769 to 2789, being no. 08495 for the year 2011.
2. Deed of Declaration registered in the Office of the D. S. R.-IV, South 24 Parganas and recorded in Book IV, CD Volume No. 1, Pages 4946 to 4957, being no. 00443 for the year 2013.

(Deed in custody of the Second Party)

1. Deed of Conveyance registered in the Office of the D. S. R.-IV, South 24-Parganas and recorded in Book I, Volume No. 1604-2015, Pages 36326 to 36355, being no. 160405442 for the year 2015.

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

SIGNED AND DELIVERED by the said FIRST PARTY at Kolkata in the presence of :

1. *Siddhartha Mukherjee*
119 Bhupen Roy Road, Kol-34

2. *Ram Kamal Datta*
33/4, M.B. Road,
Kol-60

(TAPAS DAS)

SIGNED SEALED AND DELIVERED by the said SECOND PARTY at Kolkata in the presence of :

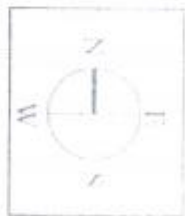
1. *Siddhartha Mukherjee*
119 Bhupen Roy Road, Kol-34

2. *Ram Kamal Datta*
33/4, M.B. Road,
Kol-60

LEYMUS REALTY PVT. LTD.
Ashutosh Mukherjee

Drafted by me
Alamgir Beg Adv
F-1194/03
Al'pre Judge Court
Kol-27

ANNEXURE 'A'



LEYMUS REALTY PVT. LTD.

Arshantika Mukherjee
Director.

(Signature)
CTTPAS DAS

ANNEXURE 'B'



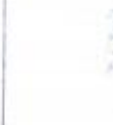



















LEYMUS REALTY PVT. LTD.

Authorised Representative
Director.

(Seal)
(TAPAS DAS)

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants						
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							

5

Ashutosh Mukhopadhyay



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000257626/2016	Query Date	22/02/2016 4:42:25 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0601] Exchange, Exchange		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 3/-	Total Market Value:	Rs. 32,34,000/-
Stampduty Payable	Rs. 80,870/-	Stampduty Article:-	31
Registration Fee Payable	Rs. 17,822/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp'			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	M.V. of the property of Greatest Value Rs 16,17,000/-		

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
L1	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 33, RS Khatian No:- 2990	3.3 Dec	1/-	8,08,500/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 34, RS Khatian No:- 2990	3.3 Dec	1/-	8,08,500/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L3	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 30, RS Khatian No:- 4231	6.6 Dec	1/-	16,17,000/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
Total			13.2 Dec	3/-	32,34,000/-	

Donor of Settlement Details				
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	Mr Tapas Das Son of Mr Nirmal Das Ranganathpur Colony, FI 60, Post Office: Thakurpukur, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Form 60/61 supplied.
2	Leymus Realty Private Limited 119, Bhupen Roy Road, Post Office: Behala, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Organization	Executed by: Representative,	PAN No. AAECT7345N,

Representative Details					
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of	
1	Mr Ashutosh Mukhopadhyay , Director, Leymus Realty Private Limited 119, Bhupen Roy Road, Post Office: Behala, Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPM5416A,		Leymus Realty Private Limited	
Identifier Details					
Identifier Name & Address		Other Details		Identifier of	
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,		Mr Tapas Das, Mr Ashutosh Mukhopadhyay	
Share of Property After Exchange					
Sch No.	Name of the Donor of Settlement	Party No	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	Leymus Realty Private Limited	2	3.3 Dec	100	8,08,500/-
Share of Property After Exchange					
Sch No.	Name of the Donor of Settlement	Party No	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L2	Leymus Realty Private Limited	2	3.3 Dec	100	8,08,500/-
Share of Property After Exchange					
Sch No.	Name of the Donor of Settlement	Party No	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L3	Mr Tapas Das	1	6.6 Dec	100	16,17,000/-




For Information only




Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
 2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 06/04/2016
 3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
 4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
 5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
 6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
 7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
 8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.
-




Seller, Buyer and Property Details

A. Donor of Settlement & Donee of Settlement Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	 29/02/2016 2:33:12 PM	 LTI 29/02/2016 2:33:25 PM
		 29/02/2016 2:33:54 PM	

Donor of Settlement Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Tapas Das Son of Mr Nirmal Das Ranganathpur Colony, Fl 60, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 29/02/2016; Date of Admission : 29/02/2016; Place of Admission of Execution : Office	 29/02/2016 2:34:04 PM	 LTI 29/02/2016 2:34:11 PM
		 29/02/2016 2:34:28 PM	
2	Leymus Realty Private Limited 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AAECT7345N,; Status : Organization; Represented by representative as given below:-		

Donor of Settlement Details

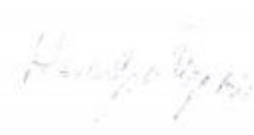
SL No.	Name, Address, Photo, Finger print and Signature		
2(1)	<p>Mr Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPM5416A,; Status : Representative; Date of Execution : 29/02/2016; Date of Admission : 29/02/2016; Place of Admission of Execution : Office</p>		
		29/02/2016 2:33:12 PM	LTI 29/02/2016 2:33.25 PM
			
		29/02/2016 2:33:54 PM	

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.)
L3	Mr Tapas Das	1	0	6.6	100	16,17,000/-

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Alamgir Reza
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mr Tapas Das, Mr Ashutosh Mukhopadhyay	 29/02/2016 2:34:41 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
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 33 , RS Khatian No:- 2990	3.3 Dec	1/-	8,08,500/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L2	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 34 , RS Khatian No:- 2990	3.3 Dec	1/-	8,08,500/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L3	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 30 , RS Khatian No:- 4231	6.6 Dec	1/-	16,17,000/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,

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	Leymus Realty Private Limited	2	0	3.3	100	8,08,500/-
L2	Leymus Realty Private Limited	2	0	3.3	100	8,08,500/-

Endorsement For Deed Number : I - 160401254 / 2016

Query No/Year	16040000257626/2016	Serial no/Year	1604001259 / 2016
Deed No/Year	I - 160401254 / 2016		
Transaction	[0601] Exchange, Exchange		
Name of Presentant	Mr Ashutosh Mukhopadhyay	Presented At	Office
Date of Execution	29-02-2016	Date of Presentation	29-02-2016

Remarks

On 29/02/2016

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 14:27 hrs on : 29/02/2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Ashutosh Mukhopadhyay .

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 32,34,000/- . MV of the property of Greatest Value Rs 16,17,000/-

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

Execution is admitted on 29/02/2016 by

Mr Tapas Das, Son of Mr Nirmal Das, Ranganathpur Colony, Fl 60, P.O: Thakurpukur, Thana: Thakurpukur, . South 24-Parganas, WEST BENGAL, India, PIN - 700063, By caste Hindu, By Profession Others
Identified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

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

Execution is admitted on 29/02/2016 by

Mr Ashutosh Mukhopadhyay Director, Leymus Realty Private Limited, 119, Bhupen Roy Road, P.O: Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Mr Ashutosh Mukhopadhyay, Son of Late Prafulla Kumar Mukhopadhyay, 119, Bhupen Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business
Identified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,822/- (A(1) = Rs 17,775/- E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 17,822/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,870/- and Stamp Duty paid by Draft Rs. 80,870/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 3217, Purchased on 09/12/2015, Vendor named S K Dey.

Description of Draft

1. Rs 80,870/- is paid, by the Draft(other) No: 241846000428, Date: 26/02/2016, Bank: STATE BANK OF INDIA (SBI), ALIPORE.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

DATED THIS 21st DAY OF February 2016

BETWEEN

TAPAS DAS

AND

LEYMUS REALTY PRIVATE LIMITED

DEED OF EXCHANGE



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 36273 to 36290

being No 160401254 for the year 2016.



Tridip Misra



Digitally signed by TRIDIP MISRA
Date: 2016.03.08 19:08:04 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 3/8/2016 7:08:03 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)