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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 Stamp and cheques attached to this document
 are a part of this Document.

Additional Registrar
 of Assurances-II, Kolkata

Additional Registrar of Assurances-II
 Kolkata

DEED OF CONVEYANCE

1. Date : 25.06.2012
2. Place : Kolkata
3. Parties :
 - 3.1 SWARNIM HIRISE PVT.
LTD. [PAN NO. APPLIED
FOR], a Private Limited

সাল 2012
তারিখ 31-05-12
নং 1620

PINAKI CHATTOPADHYAY
Advocate
Judge's Court, Barasat

1000/- one thousand
শত টাকা

হাটখাতা এ.সি.এস.আর অফিস, জেলা-উত্তর ২৩ পরগনা
ডেপুটির নাম স্বপ্না ঘোষ

Rs 50000

28 MAY 2012



[Handwritten signature]



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
25 JUN 2012

Tithi Mukherjee
A/o, Tapas Mukherjee
29A, M.M. Lane.
P.S. Ancherst St.
Kolkata - 700 006.
Student.

Company, constituted under the Provisions of the Companies Act, 1956, having its Registered Office at 2, Lal Bazar Street, 1st Floor, Room No. 107, Kolkata - 700 001, West Bengal, represented by its Director, **Mahabir Banka**, son of Babulal Banka.

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, administrators, executors, representatives and assigns) of the ONE PART.

AND

3.2 FAIR MERCHANDISE PVT. LTD. [PAN NO. AABCF1942N], a Private Limited Company, constituted under the Provisions of the Companies Act, 1956, having its Registered Office at ~~Bikaner Building, 3rd Floor, Room No. 9, 8/1, Lal Bazar Street, Kolkata - 700 001, West Bengal,~~ ^{2B, Grant Lane, 2nd fl., room no. 201, Kolkata - 700 012,} represented by its Director, **Pradeep Hirawat**, son of Madan Lal Hirawat, of 199/5, M.G. Road. P.S. Bowrabazar, Kolkata - 700 007.

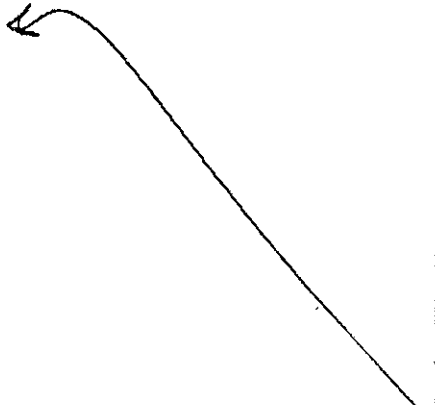
Pradeep Hirawat

Hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, administrators, executors, representatives and assigns) of the OTHER PART.

Vendor/Owner and the Purchaser collectively Parties and individually Party.



DEPARTMENT OF ASSURANCE
KARNATAKA
25 JUN 2012



NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 Said Property : ALL THAT piece and parcel of Vendor's undivided 1/25th share in the total land, as follows :

<u>R.S. Dag</u> <u>No.</u>	<u>Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Purchased</u> <u>Area as per Deed</u> <u>No. 05309 of 2011</u> <u>(In Decimal)</u>	<u>Ownership of Swarnim</u> <u>Hirise Pvt. Ltd.</u> <u>[undivided 1/25th share</u> <u>in the total purchased</u> <u>area] (In Decimal)</u> <u>[Sold Property]</u>
84	292	Danga	36	1.44
85	292	Danga	59	2.36
86	11	Danga	16	0.64
87	9	Danga	15	0.60
203	292	Sali	09	0.36
204	287	Sali	30	1.20
205	292	Sali	09	0.36
205/778	292	Sali	12	0.48
206	292	Sali	18	0.72
207	9	Sali	14	0.56
208	292	Sali	09	0.36
209	11	Sali	14	0.56
TOTAL :				<u>9.64</u>

in total land measuring 9.64 Decimals equivalent to 5 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) sq.ft. be the same a little more or less out of the total land measuring 241 Decimals more or less, in R.S. Dag Nos.

Contd.....A

84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, lying and situated at **Mouza - Talbanda**, J.L. No. 28, Pargana - Kalikata, P.S. previously Khardah presently Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal [**SAID PROPERTY/SOLD PROPERTY**]. The Sold Property/Said Property being undivided share/part of the total land as described in the First Schedule hereinafter written. The total land is morefully described in the First Schedule hereunder written and Sold Property/Said Property is morefully described in the Second Schedule hereunder written.

5. Background, Representations, Warranties and Covenants :

5.1. Representations and Warranties Regarding Title : The Vendor has/have made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 Jointly Purchase by Swarnim Hirise Pvt. Ltd. & 24 Others Companies from Anil Mondal & Others : One Swarnim Hirise Pvt. Ltd., present owner herein, alongwith 24 Companies namely Adhunik Realcon (P) Ltd., Adhunik Real Properties (P) Ltd., Adhunik Land-Developers (P) Ltd., Adhunik Build-Niketan (P) Ltd., Adhunik Enclave (P) Ltd., Adhunik Infra-Abasan (P) Ltd., Adhunik Infra-Home (P) Ltd., Adhunik Devcon (P) Ltd., Adhunik Conclave (P) Ltd., Adhunik Build-Dev (P) Ltd., Aashiyana Infra-Abasan (P) Ltd., Aashiyana Infra-Properties (P) Ltd., Aaron Infra Nirman Pvt. Ltd., Goldshine Realty Pvt. Ltd., Lambokdar Niketan Pvt. Ltd., Midway Construction Pvt. Ltd., Northstar Projects Pvt. Ltd., Naman Towers Pvt. Ltd., Skytouch Homes Pvt. Ltd., Skylark Enclave Pvt. Ltd., Reliant Hirise Pvt. Ltd., Janhit

Developers Pvt. Ltd., Perfect Shelters Pvt. Ltd. & Elite Infra Nirman Pvt. Ltd., jointly purchased :

ALL THAT piece and parcel of land measuring :

<u>R.S. Dag</u> <u>No.</u>	<u>Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Land Area</u> <u>(in Decimal)</u>
84	292	Danga	36
85	292	Danga	59
86	11	Danga	16
87	9	Danga	15
203	292	Sali	09
204	287	Sali	30
205	292	Sali	09
205/778	292	Sali	12
206	292	Sali	18
207	9	Sali	14
208	292	Sali	09
209	11	Sali	14

in total land measuring 241 Decimals more or less equivalent to 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. be the same a little more or less in aforementioned R.S. Dag Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previously Khardah presently Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, from one Anil Mondal, Sudhir Joardar, Kalipada Sikdar, Santosh

Biswas, Anath Bar, Ramesh Ojah, Manasa Biswas, Padma Saha, Narayan Khan @ Narayan Chandra Kahn, Jiban Sajoyal, Nirmal Sarkar, Sushil Biswas, Hriday Halder, Prafulla Gain, Amar Adhikari, Dhiren Mondal, Anjali Adhikari, Pramila Majumder, Taramani Halder, Raju Halder, Sima Halder, Asha Mondal, Kalpana Sen, Gita Biswas, Niva Roy & Minati Roy, by the strength of a Registered Deed of Conveyance, registered on 25.08.2011, in the office of the District Sub-Registrar-1, North 24 Parganas at Barasat, and recorded in Book No. I, CD Volume No. 24, Pages 394 to 448, being Deed No. 05309 for the year 2011.

5.1.2 **Absolute Ownership of Swarnim Hirise Pvt. Ltd. :** Thus on the basis of the aforementioned Deed, bearing Deed No. 05309 for the year 2011, the said **Swarnim Hirise Pvt. Ltd.** became the absolute owner of :

ALL THAT piece and parcel of **undivided 1/25th share** in the total land, as follows :

<u>R.S. Dag No.</u>	<u>Khatian No.</u>	<u>Nature of Land</u>	<u>Total Purchased Area as per Deed No. 05309 of 2011 (In Decimal)</u>	<u>Ownership of Swarnim Hirise Pvt. Ltd. [undivided 1/25th share in the total purchased area] (In Decimal)</u>
84	292	Danga	36	1.44
85	292	Danga	59	2.36
86	11	Danga	16	0.64
87	9	Danga	15	0.60
203	292	Sali	09	0.36
204	287	Sali	30	1.20
205	292	Sali	09	0.36

205/778	292	Sali	12	0.48
206	292	Sali	18	0.72
207	9	Sali	14	0.56
208	292	Sali	09	0.36
209	11	Sali	14	<u>0.56</u>

TOTAL : 9.64

in total land measuring 9.64 Decimals equivalent to 5 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) sq.ft. be the same a little more or less out of the total land measuring 241 Decimals more or less, in aforementioned R.S. Dag Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previously Khardah presently Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal [SAID PROPERTY/SOLD PROPERTY]. The Total Land is morefully described in the First Schedule hereunder written. The Said Property/Sold Property is morefully described in the Second Schedule hereunder written.

5.1.3 **Desire or Sale by Swarnim Hirise Pvt. Ltd. to the present Purchaser :**

The said Swarnim Hirise Pvt. Ltd., Owner/Vendor herein, decides to sell the the SAID PROPERTY morefully described in the Second Schedule hereunder written, at a total consideration of Rs. ^{7,24,300 (Rupees} ~~1,74,441.00 (Rupees One~~ Seven ^{Lac Twenty Four Thousand and Three Hundred)} ~~only~~ ^{only}.
~~Lakh Seventy Four Thousand Four Hundred Forty One) only.~~

5.1.4 **Acceptance by Purchaser :** The Purchaser herein has/have accepted the aforesaid proposal of the Vendor and agreed to purchase the SAID PROPERTY morefully described in the Second Schedule hereunder written,

Pradeep Hirise

9,24,300/- (Rupees seven
 at an agreed consideration of Rs. ~~1,74,441.00 (Rupees One Lakh Seventy
 Two Twenty Four Thousand Three hundred) only.~~
 Four Thousand Four Hundred Forty One) only.

Pradeep Hiranand

- 5.1.5 **Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforementioned deed, the vendor has/have become the absolute owner of the Said Property.
- 5.1.6 **True and Correct Representations :** The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :**
 The Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendor has/have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendor :** The Vendor has/have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell :** The Vendor has/have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

- 5.2.4 **No Dues** : No tax in respect of the Said Property is due to the Bilkanda I No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.5 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.6 **No Mortgage** : No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.7 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.8 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Vendor has/have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has/have agreed to purchase the Said Property from the Vendor.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of its/their right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY, and morefully described in the Second Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. ~~1,74,441.00 (Rupees One Lakh Seventy Four Thousand Four Hundred Forty One)~~ ^{7,24,300/- (Rupees Seven Lac Twenty Four Thousand Three hundred) only} only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

Pradeep Hirani

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute :** Absolute, irreversible and perpetual.

- 8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Vendor has/have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification :** Indemnification by the vendor about the correctness of its/their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the vendor shall, at its/their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act :** All obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendor to the purchaser, which the purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby indemnifies

and agrees to keep the purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession** : The vendor hereby covenants that the purchaser and its/their trustee, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.
- 8.6 **Indemnity** : The vendor hereby covenants that the vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and its/their trustee, executors, administrators, representatives and assigns and / or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchaser and its/their trustee, executors, administrators, representatives and assigns and / or its/their successors-in-interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The vendor declares that the purchaser can fully be entitled to mutate its/their names in the record of the B.L.&L.R.O/ J.L.R.O., and in the record of the the concerned Bilkanda 1 No. Gram Panchayet and / or any other authority/authorities and to pay tax or taxes

and all other impositions in its/their own names. The vendor undertakes to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.

- 8.8 **Further Acts :** The vendor hereby covenants that the vendor 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 purchaser and / or its/their successors-in-interest, 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 Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF TOTAL LAND

ALL THAT piece and parcel of land measuring :

<u>R.S. Dag</u>	<u>Khatian</u>	<u>Nature of</u>	<u>Land Area</u>
<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>(in Decimal)</u>
84	292	Danga	36
85	292	Danga	59
86	11	Danga	16
87	9	Danga	15
203	292	Sali	09

204	287	Sali	30
205	292	Sali	09
205/778	292	Sali	12
206	292	Sali	18
207	9	Sali	14
208	292	Sali	09
209	11	Sali	14

in total land measuring 241 Decimals more or less equivalent to 7 (Seven) Bighas 5 (Five) Cottahs 12 (Twelve) Chittacks 39.6 (Thirty Nine point Six) sq.ft. be the same a little more or less in aforenoted R.S. Dag Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, lying and situated at **Mouza - Talbanda**, J.L. No. 28, Pargana - Kalikata, P.S. previously Khardah presently Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda I No. Gram Panchayet, in the District North 24 Parganas, West Bengal. The Total Land is butted & bounded as follows :

ON THE NORTH : R.S., Dag Nos. 774, 88, 777 & 89.
ON THE SOUTH : R.S. Dag Nos. 202, 183 & 178
& 12 ft. Wide Panchayet Road.
ON THE EAST : 12 ft. Wide Panchayet Road &
R.S. Dag No. 680.
ON THE WEST : R.S. Dag Nos. 211, 210, 83 & 81.

THE SECOND SCHEDULE ABOVE REFERRED TO
[SAID PROPERTY/SOLD PROPERTY]

ALL THAT piece and parcel of Vendor's undivided 1/25th share in the total land, as follows :

<u>R.S. Dag</u>	<u>Khatian</u>	<u>Nature of</u>	<u>Total Purchased</u>	<u>Ownership of Swarnim</u>
<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>Area as per Deed</u>	<u>Hirise Pvt. Ltd.</u>
			<u>No. 05309 of 2011</u>	<u>[undivided 1/25th</u>
			<u>(In Decimal)</u>	<u>share in the total</u>
				<u>purchased area]</u>
				<u>(In Decimal)</u>
				<u>[Sold Property]</u>
84	292	Danga	36	1.44
85	292	Danga	59	2.36
86	11	Danga	16	0.64
87	9	Danga	15	0.60
203	292	Sali	09	0.36
204	287	Sali	30	1.20
205	292	Sali	09	0.36
205/778	292	Sali	12	0.48
206	292	Sali	18	0.72
207	9	Sali	14	0.56
208	292	Sali	09	0.36
209	11	Sali	14	0.56
TOTAL :				<u>2.64</u>

in total land measuring 9.64 Decimals equivalent to 5 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) sq.ft. be the same a little more or less out of the total land measuring 241 Decimals more or less, in aforementioned R.S. Dag Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previously Khardah presently Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda I No. Gram Panchayet, in the District North, 24 Parganas, West Bengal.

The Sold Property being part/undivided share of the Total Land-as morefully described in the First Schedule herein before written.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of whatever and / or all permissions approvals and authorities.

in total land measuring 9.64 Decimals equivalent to 5 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) sq.ft. be the same a little more or less out of the total land measuring 241 Decimals more or less, in aforementioned R.S. Dag Nos. 84, 85, 86, 87, 203, 204, 205, 205/778, 206, 207, 208 & 209, lying and situated at Mouza - Talbanda, J.L. No. 28, Pargana - Kalikata, P.S. previously Khardah presently Ghola, A.D.S.R. O. Barrackpore, within the local limit of Bilkanda 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal.

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The Sold Property being part/undivided share of the Total Land-as morefully described in the First Schedule herein before written.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of whatever and / or all permissions approvals and authorities.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Tithi Mukherjee
29A, M.M. Lane.
P.S. Amherst St.
Kolkata - 700 006

2. Gopa Dasgupta

Mahabir Banka

Mahabir Banka

Director of

Swarnim Hirise Pvt. Ltd.

Owner / Vendor

Drafted By :

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Pradeep Hirawat

Pradeep Hirawat

Director of

Fair Merchandise Pvt. Ltd.

Purchaser

Composed By :

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 059.

MEMO OF CONSIDERATION

7,24,300/- (Rupees Seven Lacs Twenty Four
 Received Rs. 1,74,441.00 (Rupees One Lakh Seventy Four Thousand Four Hundred
 Thousand Three Hundred) only
 Forty One) only as full and final consideration money of the schedule land morefully
 mentioned in the Second Schedule hereinabove written, from the above named
 purchaser.

Pradeep Hirse wad

Witnesses :-

1. Tishi Mulherjee
2. Ajaya Dasgupta

Mahabir Banka

Mahabir Banka

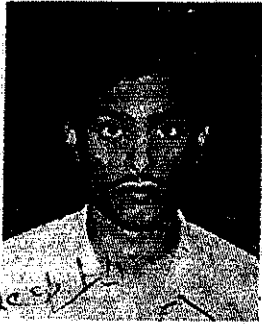










Director of

Swarnim Hirise Pvt. Ltd.












Owner / Vendor

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Pradeep Hiran</i>	LH.					
	RH.					

ATTESTED :- *Pradeep Hiran*

 <i>Mahabir Banke</i>	LH.					
	RH.					

ATTESTED :- *Mahabir Banke*

	LH.					
	RH.					



ATTESTED :-

	LH.					
	RH.					





ATTESTED :-

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07219 / 2012, Deed No. (Book - I , 07734/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Pradeep Hirawat 199/5, M G Road, Kol, Thana:-Burrobazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007	 25/06/2012	 LTI 25/06/2012	Pradeep Hirawat 25/06/2012

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mahabir Banke Address -Room No 107, 2, Lal Bazar Street, 1st Floor, Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 25/06/2012	 LTI 25/06/2012	Mahabir Banke
2	Pradeep Hirawat Address -199/5, M G Road, Kol, Thana:-Burrobazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700007	Self	 25/06/2012	 LTI 25/06/2012	Pradeep Hirawat

Name of Identifier of above Person(s)
Tithi Mukherjee
29 A, M M Lane, Kol, Thana:-Amharst Street, P.O. :-
,District:-Kolkata, WEST BENGAL, India, Pin :-700006

Signature of Identifier with Date

Tithi Mukherjee
25/6/12



(Handwritten signature)

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



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

Endorsement For Deed Number : I - 07734 of 2012
(Serial No. 07219 of 2012)

On

Payment of Fees:

On 25/06/2012

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 : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 25/06/2012

Amount by Draft

Rs. 8055/- is paid , by the draft number 908541, Draft Date 14/06/2012, Bank Name State Bank of
India, TEGHORIA RAGHUNATHPUR, received on 25/06/2012

(Under Article : A(1) = 7964/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 25/06/2012)

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.-7,24,947/-

Certified that the required stamp duty of this document is Rs.- 36257 /- and the Stamp duty paid as
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 35268/- is paid 90854014/06/2012 State Bank of India, TEGHORIA
RAGHUNATHPUR, received on 25/06/2012

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

Presented for registration at 13.21 hrs on :25/06/2012, at the Office of the A.R.A. - II KOLKATA by
Pradeep Hirawat ,Claimant.

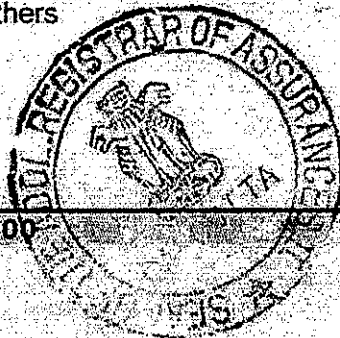
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 25/06/2012 by

1. Mahabir Banka

Director, Swarnim Hirise Pvt Ltd, 2, Lal Bazar Street, 1st Floor, Kol, P.O. :- ,District:-Kolkata, WEST
BENGAL, India, Pin :-700001.

, By Profession : Others



Ad

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

25/06/2012 13:49:00

Endorsement Page 1 of 2



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

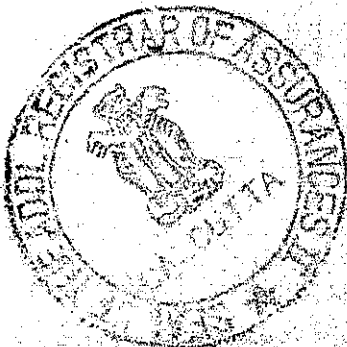
Endorsement For Deed Number : I - 07734 of 2012
(Serial No. 07219 of 2012)

2. Pradeep Hirawat

Director, Fair Merchandise Pvt Ltd, Room No 201, 2 B, Grant Lane, 2nd Floor, Kol, P.O. :-
, District:-Kolkata, WEST BENGAL, India, Pin :-700012.
, By Profession : Business

Identified By Tithi Mukherjee, daughter of Tapas Mukherjee, 29 A, M M Lane, Kol, Thana:-Amharst
Street, P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession:
Student.

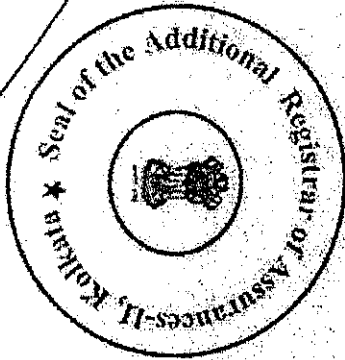
(Abani Kumar Dey)
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(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 2750 to 2773
being No.07734 for the year 2012.



ATS

(Abani KumarDey) 09-July-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. -II KOLKATA
West Bengal