

পेन्टिमत्रङा पश्चिमं बंगाल WEST BENGAL

A 430436

Certified that the Document is admitted to Registration. The Signature Shifet and the andorsement sheets attached to this document are the part of this Document.

Additional Registrar of Automorphism (2013)

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made on this the 1s day of OC+OCO 2012 BETWEEN CHIEH SHING TANNERY, a partnership firm having its office at 10-/D, Matheswartala Road, Kolkata - 700046, represented by its Partners (1) WU WEI YAN, son of Wu Chi Chieh, by religion - Buddhism, by occupation - Business, residing at 104/D, Matheswartola Road, Kolkata - 700046, Police Station - Tiljala, (2) WU CHI CHIEH,

AMT 5000 - five Locens into Road, You atte - 46

MOUSURE GHOSH
LICENSED STATE VEXTOR
KOLKATA REGISTRATION OFFICE

Pankaj Chousehury.

Slo Lite-Sarju brasad choudhury

24th, Tiljala Road

Kolnata-Fooo46

P.S. Karaya

OCE-Service

ADDITIONAL PEGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 OCT 2012

Beerlacoop

son of Late K.F. Wu, by religion – Buddhism, by occupation – Business, residing at 104/D, Matheswartola Road, Kolkata – 700046, Police Station – Tiljala, represented by his Constituted Attorney of RICHARD CHIN WEI Buddhism.

YONG, son of John Shea Yuan, by faith – Hindu, by occupation – Makimalli Prohian

Service, residing at 104/D, Matheswartala Road, P.S. Tiljala, Kolkata – 700046 and (3) LI LI LI W., wife of Wu Wei Yan, by faith – Buddhism, by occupation – Service, residing at 104/D, South Tangra Road, P.S. Tiljala, Kolkata – 700046, hereinafter collectively referred to as party of the FIRST PART, (which expression shall include the said firm and/or its partners for the time being and/or their respective successors-in-interest and/or assigns).

AND

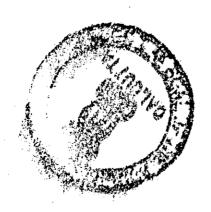
J.C. OVERSEAS LIMITED, a company under the meaning of the Companies Act, 1956, having its registered office at 27, Elliot Road, Kolkata-700016, hereinafter to be called as the party of the SECOND PART (which expression shall include its successors-in-interest and/or assigns) represented by its Director KEVIN JUNEJA, son of Ramesh Kumar Juneja, residing at 13, Raja Santosh Road, Alipore, Kolkata – 700027.

WHEREAS:

A. One Prahlad Chandra Mondal, son of Late Haladhar Mondal was the sole and absolute owner of ALL THAT the piece and parcel of land measuring 1(One) Bigha 15 (Fifteen) Cottahs 1 (one) Chittack

(Bosepace)

AMT,



ADDITIONAL REGISTRAS
OF ASSURAL DET 2012

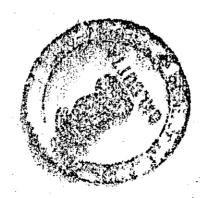
and 20 (Twenty) Square Feet, more or less comprised in Division 4, Sub-Division 'N', formerly Holding No. 276, now Holding No. 226, Mouza – South Tangra, hereinafter called "the First Land", free from all encumbrances whatsoever;

- B. By a registered Conveyance of Bengali (Kobala) dated 12th June 1911 between Prahlad Chandra Mondal, therein called the Vendor of the One Part and Chandi Charan Das, therein called the Purchaser of the Other Part, the Vendor therein sold, conveyed and transferred to the Purchaser therein the entirety of the First Land, free from all encumbrances, for the consideration therein mentioned;
- C. By a Conveyance of Bengali (Kobala) dated 2nd April 1917 between Chandi Charan Das, therein called the Vendor of the One Part and Bejoy Krishna Paul, therein called the Purchaser of the Other Part and registered in the office of the District Sub-Registrar, Alipore, in Book No. I, Volume No. 14, at Pages 167 to 169, Being No. 954 for the year 1917, the Vendor therein sold, conveyed and transferred to the Purchaser therein, the entirety of the First Land, free from all encumbrances, for the consideration therein mentioned;
- D. Said Bejoy Krishna Paul while seized and possessed of the First Land made the same revenue redeemed on 15th July 1920 and obtained Revenue Redemption Certificate;



OF ASSURAL DESTRAIN

- E. During the period of District Settlement Operation, some in the year 1928, said Bejoy Krishna Paul got his name recorded as raiyat in the records of the Settlement Office and the First Land was recorded in his name in C.S. Dag No. 761, C.S. Khatian No. 587, Mouza Tangra, J.L. No. 5, Police Station- Tollugunge (now Tiljala) in respect of land admeasuring.61 (Pont Six One) Acre or 1 (One) Bigha 16 (Sixteen) Cottahs 14 (Fourteen) Chittacks and 22 (Twenty Two) Square Feet, more or less having Madhya Satyadhikari right in Division 4, Sub-Division 'N', Holding No. 226, Touzi No. 1298/2833, Dihi Panchannagram;
- E By an Indenture dated 10th June 1974, between Bejoy Krishna Paul, therein called the Vendor of the One Part and Yeo Fah Tannery Private Limited, the Vendor herein, therein called the Purchaser of the Other Part and registered in the office of the District Sub-Registrar, Alipore, in Book No. I, Volume No. 95, at Pages 80 to 85, Being No. 3883 for the year 1974, the Vendor therein sold, conveyed and transferred to the Purchaser therein, the entirety of the First Land, free from all encumbrances, for the consideration therein mentioned;
- G. By an Indenture dated 16th October, 1973 between Musst. Naiibunessa Bibi, therein called the Vendor of the One Part and Yeo Fah Tannery Private Limited, the Vendor herein, therein called the Purchaser of the Other Part and registered in the office of the District Sub-Registrar, Alipore, in Book No. I, Volume No. 217, at



ADDITIONAL RESISTRAR OF ASSURANCES-1, NOLICATA -: OCT 2012 Pages 40 to 45, Being No. 6133 for the year 1973, the Vendor therein sold, conveyed and transferred to the Purchaser therein, ALL THAT the piece and parcel of land admeasuring 65 (Sixty Five) Decimals, more or less, comprised in C.S. Dag No. 760, C.S. Khatian No. 83, J.L. No. 5, Mouza Tangra, Police Station Jadavpore (now Tiljala), R.S. No. N.G.D. 4, Dihi Panchannagram, Touzi No. 1298/2833, Division 4, Sub-Division 'N', New Holding No. 225, District 24-Parganas, hereafter called "the Second Land", free from all encumbrances, for the consideration therein mentioned (as described and mentioned in the schedule 'B' hereinafter);

- H. Thus, Yeo Fah Tennary had seized and possessed of and become entitled to the First Land and the Second Land, in aggregate admeasuring 3 (Three) Bighas 16 (Sixteen) Cottahs 3 (Three) Chittacks and 31 (Thirty One) Square Feet more or less, hereafter called the "LARGER LAND", free from all encumbrances whatsoever (as described and mentioned in the schedule-'C' hereinafter);
- I. A portion of the Larger Land (as mentioned in Schedule 'C') has been acquired by the Calcutta Municipal Corporation for construction of a portion of the road known as Eastern Metropolitan By Pass;
- J. After construction of a portion of the Larger Land as aforesaid, the remaining portion of the Larger Land is hereafter called "the PREMISES";



ADDINONAL REGISTRAR OF ASSIRBANCES-I, NOLIDATA -1 OCT 2012

- \underline{K} . The Vendor herein got constructed tin shed structures and other structures on the premises;
- By an Indenture of Lease dated 8th February 1983 between Yeo 1 Fah Tannery Private Limited, therein called the Lessor of the One Part and Chieh Shing Tannery, the Party of the FIRST PART, therein called the Lessee of the Other Part and registered in the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. I, Volume No. 56, at Pages 275 to 280, Being No. 1637 for the year 1983, Yeo Fah Tannery granted a lease in respect of a portion of the premises, i.e. ALL THAT the tin shed structures TOGETHER WITH the piece and parcel of land, whereupon or on a part of where the same are erect and built, admeasuring 13 (Thirteen) Cottahs 12 (Twelve) Chittacks and 28 (Twenty Eight) Square Feet, more or less, comprised in C.S. Dag No. 761, C.S. Khatian No. 587 and portion of C.S. Dag No. 760, C.S. Khatian No. 83, J.L. No. 5, Mouza Tangra, Being Municipal Premises No. 104/D, Matheswar Tolla Road, Calcutta-700046, hereafter called "the SUBJECT PREMISES", for a term of 9 (nine) years with effect from 1st March, 1983, for a monthly lease rent of Rs.206/- (Rupees Two Hundred and Six) only payable according to the English calendar month, in the manner and on the terms and conditions therein mentioned;
- M. On or about 29th February 1992, the term of lease expired but the Lessee herein failed and neglected to handover the peaceful

АМТ...



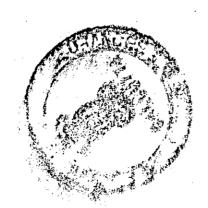
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 OCT 2012

possession of the subject premises to the Lessor herein and continued to be remain in the possession thereof;

- As such, disputes and differences arose between the Lessor of the One Part and the Lessee of the Other Part. The Lessor was claiming from the Lessee the possession of the subject premises but the Lessor was reluctant to do so and there was imminent threat of litigation between the parties hereto.
- Q. At the intervention of the well wishers, the differences and disputes between the said Lessor and Lessee has been amicably settled and it has been agreed between the parties hereto that the Lessor shall sell to the Lessee the entirety of the subject premises, free from all encumbrances, for the consideration of Rs.2,50,000/- (Rupees Two Lacs and Fifty Thousand) only;
- P. That Yeh Fah Tannery so let the said 'Premises' for Rs.2,50,000.00 (Rupees Two Lakh Fifty Thousand) only Deed of Conveyance dated 15th May, 2001 recorded in the Book No. I, Volume 118, Pages 125 to 142, Being Deed No. 4520 for the year 2001 in the office of the Additional Registrar of Assurance, Calcutta.
- Q. The Yeo Fah Tannery has also inducted M/s. Tai Lien Tannery, hereafter called "the TENANT" as a monthly tenant in respect of a portion of the Larger Land, i.e. ALL THAT the structures TOGETHER WITH the piece and parcel of land, whereupon or on a

AMT....

8/c

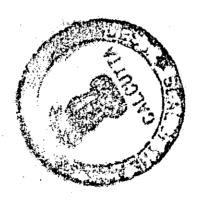


2012

part whereof the same are erect and built admeasuring 1 (One) Bigha 5 (Five) Chittacks and 27 (Twenty Seven) Square Feet, more or less, in the premises, for a monthly rental of Rs.300/- (Rupees Three Hundred) only;

- R. The premises has now been separately assessed in the records of the Kolkata Municipal Corporation and has been numbered as Municipal Premises No. 104D/2, Matheswar Tolla Road, Kolkata-700046;
- S. WHEREAS Yeo Fah Tannery sold to J.C. overseas Limited the entirely of the Premises described in the Schedule thereto with national possession thereof SUBJECT TO the tenancy right of the tenant.
- Whereas the party of the FIRST PART and the party of the SECOND PART decided and agreed between themselves to exchange 10% (Ten Percent) of their respective right, title and interest over their aforesaid property to each other.

AMT....



NOW THIS AGREEMENT WITNESSETH and the parties doth hereby agree and declare as follows:

(1)pursuance of aforesaid the agreement, consideration of the transfer by Second Party as hereunder appearing, the said First Party as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the said Second Party, free from encumbrances, undivided 10% (Ten persent) shares of land measuring about 1 Cottah 06 Chittack 02 Square feet (As mentioned and described in the schedule "C" hereunder)the house and premises, etc, comprised in Schedule A to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereunder transferred by the said First Party in favour of the Seond Party. AND THAT the said Second Party in further pursuance of the said agreement and in consideration of the transfer effected by First Party as beneficial owner do hereby grant, convey, transfer, assign and assure undivided 10% (Ten percent) of the property mentioned in the schedule "B: hereunder having land measuring about 2 Cottah 0 Chittaks 02 Square feet (as mentioned and described in the schedule "D" hereunder) unto and in favour of the said First Party, free from encumbrances, the land etc., comprised in Schedule B hereto TO HAVE TOHOLD the same absolutely and forever in exchange for the transfer as



000 URANCES-1, 500 WATA - 1 OCT 2012

aforesaid effected by First Party in favour of Second Party as aforesaid.

2. 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 undivided 10% of 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 property hereby conveyed to him.

SCHEDULE 'A' ABOVE REFERRED TO

(Property)

ALL THAT the tin structures TOGETHER WITH the piece or parcel of land, whereupon or on a part whereof the same area erect and built, admeasuring 13 (Thirteen) Cottahs 12 (Twelve) Chittacks and 28(Twenty Eight) Square Feet, more or less, situate, lying at and being Municipal Premises No.104/D, Matheswartola Road, Kolkata- 700046, Police Station-Tiljala (now Pragati Maidan), within Ward No.66 of the Kolkata Municipal Corporation.



OF ASSURBANCES I, MOUNTAINS - 1 OCT 2012

ON THE NORTH:

By Municipal

Road

known

as

Matheswartola Road;

ON THE EAST:

By Municipal Premises

No.104/D/1,

Matheswartala Road.

ON THE SOUTH:

By road known as E.M. Bypass.

ON THE WEST:

By Municipal Premises No.104/D/2,

Matheswartala Road.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT the old and dilapidated tin shed structure admeasuring about 5000 (Five Thousand) Square feet, more or less **TOGETHER WITH** the place and parcel of land, admeasuring 1 (one) Bigha 5 (five) Chittacks and 27 (twenty seven) Square Feet more or less, lying situate at and being Municipal Premises No.104/D/2, Matheswartala Road, Kolkata-700046 and bound and butted as follows:-

ON THE NORTH

By Municipal Road known as Matheshwartala

Road,

ON THE EAST

104/D, Matheswartala

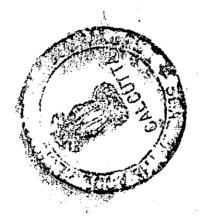
Road, Kolkata-

700046.

ON THE SOUTH

By Municipal Road known as Eastern

Metropolitan Bypass and



ADDITIONAL REGISTRAR

OF ASSURANCES-I, KOLKATO

- 1 OCT 2012

ON THE WEST

104/D/3, Matheswartala Road, Kolkata-700046.

SCHEDULE 'C' ABOVE REFERRED TO

(Exchange Portion)

ALL THAT piece and parcel of land having undivided 10% (Ten percent) of the Schedule "A" property measuring about 1 Cottah 06 Chittacks 02 Sq.ft. situated and lying at and being Municipal Premises No.104/D, Matheswartala Road, Kolkata- 700045 within the ward No.66 of the Kolkata Municipal Corporation.

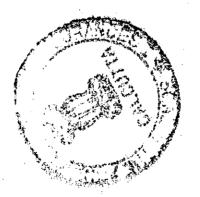
SCHEDULE 'D' ABOVE REFERRED TO

(Exchange Portion)

ALL THAT piece and parcel of land having undivided 10% (Ten percent) of Schedule "B" property, measuring about 2 Cottah, 00 Chittack and 25 Sq.ft. situated and lying at and being Municipal Premises No.104/D/2, Matheswartala Road, Kolkata-700046 within the ward No.66 of the Kolkata Municipal Corporation.

Clean food

AMT...



ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA – 1 OCT 2012 IN WITNESS WHEREOF the parties hereto have set and subscribed their

respective hands and seal on the diwritten. SIGNED SEALED AND DELIVERED by the withinnamed	2. Wo L. L. L. 3. Frehad You as a Constituted altonny
1. lankaj Choudhwy. 244, Tiljeda Road Korkela-Froogb 2. AmitGupta. Advocate, High Count; Calculta.	SIGNATURE OF THE
signed sealed and delivered by the withinnamed	
at Calcutta in the presence of:	
1. Pankaj chowelhury. 244, Tiljala Road Kalkata-700046	JCOVERSEAS
2. Amilyapta. Advocale, High Count, Colalla.	SIGNATURE OF THE

Orafte by me. Advocate, trish Court at Colutte.



ADUITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 OCT 2012

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

Endorsement For Deed Number: I - 09247 of 2012 (Serial No. 08314 of 2012)

01/10/2012

ment of Fees:

unt By Cash

Rs. 46507.00/-, on 01/10/2012

Under Article: A(1) = 46409/-, E = 14/-, I = 55/-, M(a) = 25/-, M(b) = 4/- on 01/10/2012)

tificate of Market Value(WB PUVI rules of 2001)

Sertified that the market value of this property which is the subject matter of the deed has been uss ed at Rs.-69,75,001/-M.V. of the property of Greatest Value Rs 42,19,445/-

Certified that the required stamp duty of this document is Rs.- 295381 /- and the Stamp duty paid as: mr. ive Rs.- 5000/-

icit stamp duty

Deficit stamp duty Rs. 279881/- is paid90546428/09/2012State Bank of India, TOPSIA, received on 11/10/2012

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

Presented for registration at 12.15 hrs on :01/10/2012, at the Office of the A.R.A. - I KOLKATA by Cevin Juneja, one of the Executants.

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

ution is admitted on 01/10/2012 by

Nu Wei Yan

'artner, Chieh Shing Tannery, 104/ D, Matheswar Tola Road, Kolkata, Thana:-Tiljala, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin:-700046.

By . . ofession: Business

i L. Wu

artner, Chieh Shing Tannery, 104/ D, Matheswar Tola Road, Kolkata, Thana:-Tiljala, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin:-700046.

By Profession: Service

(evin Juneja

lirector, J. C. Overseas Ltd., 27, Elliot Road, Kolkata, Thana:-Park Street, P.O. :- ,District:-Kolkata,

VEST BENGAL, India, Pin:-700016.

By Profession: Others

ADDITIONAL REGISTRAR

ASSURANCES-I, KOLKATA

- 3 OCT 2012

(Ashim Kumar Ghosh)

REGISTRAR OF ASSURANCE-I OF KOLKATA

PindorsementPage 1 of 2

10/2012 15:08:00



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

Endorsement For Deed Number: I - 09247 of 2012 (Serial No. 08314 of 2012)

Identified By Pankaj Chowdhury, son of Lt. Sarju Prasad Chowdhury, 244, Tiljala Road, Kolkata, Thana:-Karaya, P.O.:-, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700046, By Caste: Hindu, By Profession: Service.

ecuted by Attorney

ecution by

Richard Chin Wei Yong, son of John Shea Yuan , 104/ D, Matheswar Tola Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046 By Caste Buddhist By Profession: Service, as the constituted attorney of Wu Chi Chieh is admitted by him.

Identified By Pankaj Chowdhury, son of Lt. Sarju Prasad Chowdhury, 244, Tiljala Road, Kolkata, Tl. .a:-Karaya, P.O.:-, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700046, By Caste: Hindu, By Profession: Service.

(Ashim Kumar Ghosh) ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

103/10/2012

rtificate 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.

ficit stamp duty

Deficit stamp duty Rs. 10500/- is paid84163901/10/2012State Bank of India, CHANDNI CHOWK, received on 03/10/2012

vment of Fees:

ount By Cash

Rs. J.00/-, on 03/10/2012

(Ashim Kumar Ghosh) ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

> ADDITIONAL REGISTRAR OF ASSURANCES I, KOLKATA - 3 OCT 2012

(Ashim Kumar Ghosh)

EndorsementPage 2 of 2

/10/2012 15:08:00

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. 08314 / 2012

. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kevin Juneja 13, Raja Santosh Road., Kolkata, Thana:-Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027	01/10/2012	LTI 01/10/2012	Clean foody

	01/10/2012 01/10		7/2012	
. Signature of the person(s) admi	tting the Execut	ion at Office.		
l No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Wu Wei Yan Address -104/ D, Matheswar Tola Road, Kolkata, Thana:-Tiljala, P.O.:District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046	Self	01/10/2012	LTI 01/10/2012	ho Miga
2 Richard Chin Wei Yong Address -104/ D, Matheswar Tola Road, Kolkata, Thana:-Tiljala, P.O.:- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046	Attorney	01/10/2012	LTI 01/10/2012	Fred You
Li Li Li Wu Address -104/ D, Matheswar Tola Road, Kolkata, Thana:-Tiljala, P.O.:- ,District:-South 24-Parganas, WEST BENGAL, India, Pin -700046	Self	01/10/2012		Wu Ko R R.
Kevin Juneja Address -13, Raja Santosh Road., Kolkata, Thana:-Alipore, P.O.:- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027	Self	01/10/2012	LTI 01/10/2012	Occapana
e of Identifier of above Person(s)	A S	am in		of Identifier with Date

:aj Chowdhury

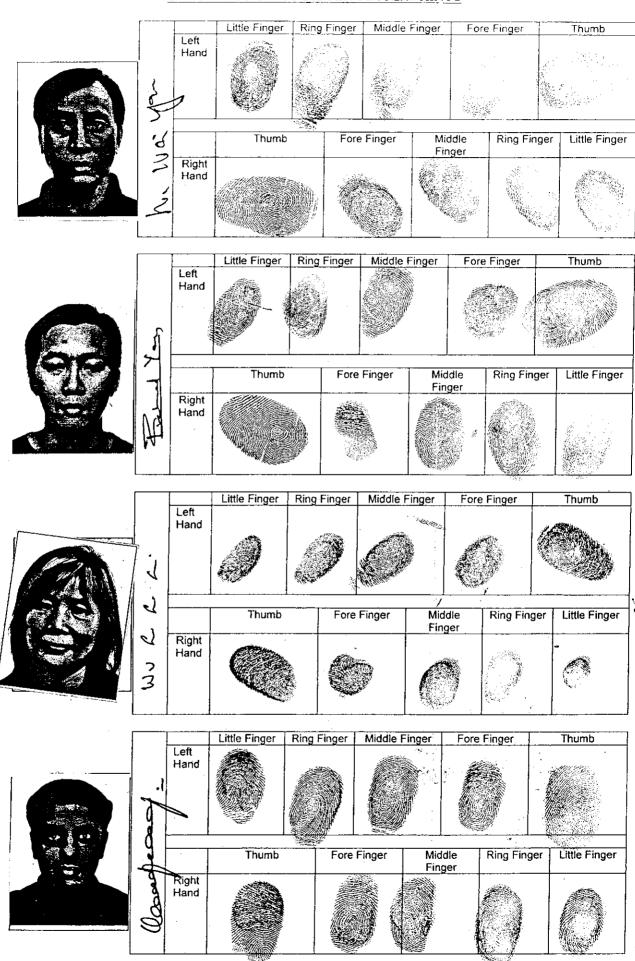
Tiljala Road, Kolkata, Thana:-Karaya, P.O. rict:-South 24-Parganas, WEST BENGAL, India -700046

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

ige 1 of 1

01/10/2012

SPECIMEN FORM FOR TEN FINGERPRINTS





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 OCT 2012

	ME SON LUIT	2kH 0CH 255f.	VH.8GH 27Sft.					Web Street
	THE WELL WE LIKE THE WAS A STAN A	EXCHANGE LAND ARTA ITTROM PRE NO-104/DIZ MATHESWARTALA PE	TOTAL EXCHANGE: AND AREA		(II) MATHESWAR JALA ROAD KOLKATA 700046		S.LTD	
			(I) MATEESWAR TALA ROAD KOLKATA 700046	SAN AND SAN AN		40 AND SEE NO. 104/D/1	J.C. OVERSEAS LTU	
	C.V.C.R. 4779				Sec. 1	25	E.M. BY PASS	
			600061		17890 PRE NO- 104/0/2	Oroce Oroce Oroce	War War L L L EM	
\$ 30					MATHESWAR TALA ROAD KOLKATA 700046	2026		

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 19 Page from 6660 to 6680 being No 09247 for the year 2012.



and the state of the state of

(Ashim Kumar Ghosi) 08-October-2012 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA Office of the A.R.A. - I KOLKATA West Bengal