

2415/16

# भारतीय गैर न्यायिक

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RUPEES  
Rs.10

INDIA

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29/3/16

90AA 490616

Serial No.....	1922	dt.	2016
BK No.....	1	Vol. No.	70/16
Being No.....	2415	Year.....	2016
Cartridge Paper issued.....			202.00
Copying Fee Ordinary.....			4.00
Copying Fee Urgent.....			20.00
Tracing Charge for Map or Plan			202.00
Xeroxing Charges.....			226.00
Under Article F (1) & F (2) .....			
Under Article G (a) & G (b) .....			
Value of Stamp.....			
Value of Court Fee.....			
Value of Cartridge Paper.....			
Cost of Map or Plan.....			
Cost of Xeroxing.....			
Total Cost of Copy.....			
Copy Prepared Signed.....			
Sealed and Delivered to.....	R. Samaddar.		
As per Order No.....			

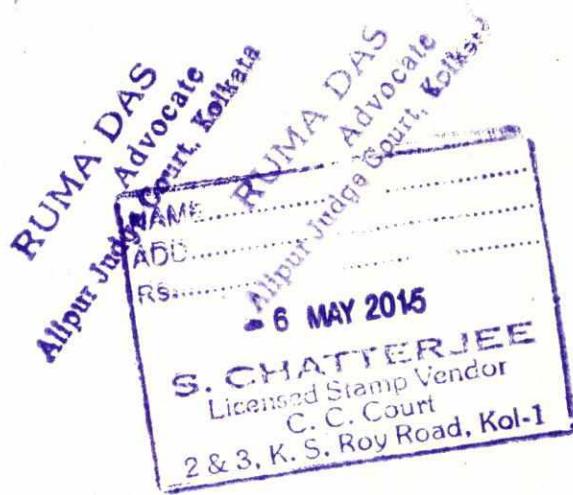
R. Samaddar

Record Keeper  
Registrar of Assurances-I  
Kolkata

29/3/16

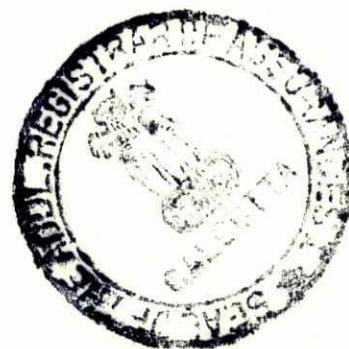
Additional Registrar of  
Assurances-I, Kolkata

29/3/16



06 MAY 2015

06 MAY 2015



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02915/16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

VK-646/16  
V 869140

QNO-393216/16  
MV-80678841  
Certified that the Document is admitted to  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurances-I, Kolkata

19 MAR 2016

### DEED OF EXCHANGE

1. Date: 18<sup>th</sup> March 2016
2. Place: Kolkata
3. Parties

1

Nitin Kandoi



98455

Serial No. .... Name..... *Adishant fiscal Services Pvt Ltd.*  
..... *8A/0, Canac Street*  
Address..... *Kolkata - 700017*  
..... *Tl. Park Street, (Room No. 14)*  
..... *Kolkata - 700 016*

15 MAR 2016

Licensed Stamp Vendor  
S. SURKAR



**ADDITIONAL REGISTRAR**

PROCESSES IN KOKATA

18 MAR 2016



3.1 **Paks Trade Centre Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (**PAN AABCP4951F**), represented by its authorized Director Mr. Vijay Kumar Goyal, son of Late Babu Ram Goyal, of Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani.

3.2 **Nishant Fiscal Services Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (**PAN AAACN9721C**), represented by its authorized Director Mr. Vijay Kumar Goyal, son of Late Babu Ram Goyal, of Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani.

3.3 **Harmony Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (**PAN AACCH0371G**), represented by its authorized Director Mr. Vijay Kumar Goyal, son of Late Babu Ram Goyal, of Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani.

3.4 **Vardhaman Gears Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (**PAN AABCV0958Q**), represented by its authorized Director Mr. Vijay Kumar Goyal, son of Late Babu Ram Goyal, of Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani.

(collectively **First Parties**, includes successors-in-interest).

**And**

3.5 **HSR Infrastructure Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.5, 8<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (**PAN AACCH3102K**), represented by its authorized Director Mr. Nitin Kandoi, son of Sri Ved Prakash Kandoi, of 55, Bhupendra Bose Avenue, P.O- Shyambazar, P.S- Shyampukur Kolkata-700 004.

(**Second Party**, includes successors-in-interest).

First Parties and Second Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.



**NOW THIS DEED OF EXCHANGE WITNESSES AS FOLLOWS:**

**4. Background**

4.1 **First Parties' Ownership of First Premises:** The First Parties are the joint and absolute owners of Municipal Premises No. 33A/3 (formerly known as a portion of 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation (KMC), Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and more fully described in the **1<sup>st</sup> Schedule** below (**First Premises**).

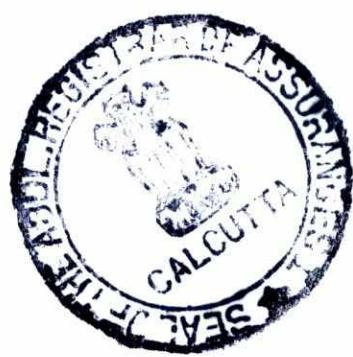
4.2 **Second Party's Ownership of Second Premises:** The Second Party is the sole and absolute owner of Municipal Premises No. 32/1, Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the KMC, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Green** thereon and more fully described in the **2<sup>nd</sup> Schedule** below (**Second Premises**).

4.3 **Agreement to Exchange:** The First Parties have jointly agreed to transfer to the Second Party an undivided undemarcated 0.5 (zero point five) *Decimal*, more or less, equivalent to 217.80 (two hundred and seventeen point eight zero) square feet, of land from and out of the First Premises, such land being more fully described in the **3<sup>rd</sup> Schedule** below (**Property Transferred By First Parties**) in exchange of the Second Party transferring to the First Parties, in joint and equal share, an undivided undemarcated 0.5 (zero point five) *Decimal*, more or less, equivalent to 217.80 (two hundred and seventeen point eight zero) square feet, of land together with 50 (fifty) square feet structures thereon from and out of the Second Premises, such land with structures being more fully described in the **4<sup>th</sup> Schedule** below (**Property Transferred By Second Party**).

4.4 **Recording of Mutual Transfer:** To give effect to the above agreement, the Parties are executing and registering this Deed of Exchange by which the First Parties are jointly transferring to the Second Party the entirety of their right, title and interest in the Property Transferred By First Parties described in the **3<sup>rd</sup> Schedule** below and the Second Party is transferring in joint and equal share to the First Parties the entirety of its right, title and interest in the Property Transferred By Second Party described in the **4<sup>th</sup> Schedule** below.

**5. Representations, Warranties and Covenants**

5.1 **Hereby Made:** The Parties represent, warrant and covenant with each other as follows:



5.1.1 **No Acquisition/Requisition:** The Parties have not received any notice from any authority for acquisition, requisition or vesting of the Property Transferred By First Parties and the Property Transferred By Second Party (collectively **Respective Properties**) and declare that the Respective Properties are not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

5.1.2 **No Encumbrance by Act of Parties:** The Parties have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Respective Properties or any part thereof can or may be impeached, encumbered or affected in title.

5.1.3 **Right, Power and Authority to Exchange:** The Parties have good right, full power, absolute authority and indefeasible title to exchange, grant, convey, transfer, assign and assure the Respective Properties to each other.

5.1.4 **No Dues:** No tax in respect of the Respective Properties is due to the KMC and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Parties.

5.1.5 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Respective Properties or any part thereof.

5.1.6 **No Mortgage:** No mortgage or charge has been created by the Parties by depositing the title deeds or otherwise over and in respect of the Respective Properties or any part thereof.

5.1.7 **Free From All Encumbrances:** The Respective Properties are free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever or howsoever made or suffered by the Parties or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Parties or their predecessors-in-title and the title of the respective Parties to the Respective Properties is free, clear and marketable.

5.1.8 **No Personal Guarantee:** The Respective Properties are not affected by or subject to any personal guarantee for securing any financial accommodation.

5.1.9 **No Bar by Court Order or Statutory Authority:** There is no Order of Court or any other statutory authority prohibiting the Parties from exchanging, transferring and/or alienating the Respective Properties or any part thereof.



## 6. Transfer

6.1 **Transfer of Property Transferred By First Parties, Hereby Made:** In consideration of the Second Party transferring in joint and equal share to the First Parties the Property Transferred By Second Party (as mentioned in Clause 6.2 below), the First Parties hereby jointly convey and transfer to the Second Party, free from all encumbrances, the entirety of their right, title and interest of whatsoever or howsoever nature in the Property Transferred By First Parties more fully described in the **3<sup>rd</sup> Schedule** below, being an undivided, undemarcated 0.5 (zero point five) Decimal, more or less, equivalent to 217.80 (two hundred and seventeen point eight zero) square feet, of land from and out of the First Premises more fully described in the **1<sup>st</sup> Schedule** below, being Municipal Premises No. 33A/3 (formerly known as a portion of 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the KMC, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon.

6.2 **Transfer of Property Transferred By Second Party, Hereby Made:** In consideration of the First Parties jointly transferring to the Second Party the Property Transferred By First Parties (as mentioned in Clause 6.1 above), the Second Party hereby conveys and transfers in joint and equal share to the First Parties, free from all encumbrances, the entirety of its right, title and interest of whatsoever or howsoever nature in the Property Transferred By Second Party more fully described in the **4<sup>th</sup> Schedule** below, being an undivided, undemarcated 0.5 (zero point five) Decimal, more or less, equivalent to 217.80 (two hundred and seventeen point eight zero) square feet of land together with 50 (fifty) square feet structures thereon from and out of the Second Premises more fully described in the **2<sup>nd</sup> Schedule** below, being Municipal Premises No. 32/1, Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No.57 of the KMC, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Green** thereon.

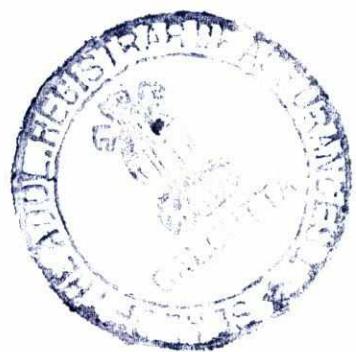
6.3 **Consideration:** The transfer of the Property Transferred By First Parties is being made in consideration of the transfer of the Property Transferred By Second Party **and** the transfer of the Property Transferred By Second Party is being made in consideration of the Property Transferred By First Parties and the Parties hereby admit and acknowledge receipt and adequacy of such consideration.

## 7. Terms of Transfer

7.1 **Salient Terms:** The transfers being affected by this Deed of Exchange are:

7.1.1 **Exchange:** an exchange within the meaning of the Transfer of Property Act, 1882.

7.1.2 **Absolute:** absolute, irreversible and perpetual.



7.1.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever.

7.1.4 **Together with All Other Appurtenances:** together with all other rights the Parties have in the Respective Properties and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Respective Properties.

7.2 **Subject to:** The transfers being affected by this Deed of Exchange are subject to:

7.2.1 **Indemnification:** indemnification by the Parties about the correctness of their respective titles and authority to exchange and this Deed of Exchange is being accepted by the Parties on such express indemnification by each other about the correctness of their respective title, which if found defective or untrue at any time, the Party at fault shall, at its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

7.2.2 **Transfer of Property Act:** all obligations and duties as provided in the Transfer of Property Act, 1882 save as contracted to the contrary hereunder.

7.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Property Transferred By First Parties has been handed over by the First Parties to the Second Party and *khas*, vacant, peaceful and physical possession of the Property Transferred By Second Party has been handed over by the Second Party jointly to the First Parties, which the Parties hereby admit, acknowledge and accept.

7.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Respective Properties, relating to the period till the date of this Deed of Exchange, whether as yet demanded or not, shall be borne, paid and discharged by the concerned Party, with regard to which the concerned Party hereby indemnifies and agrees to keep the other Party fully and comprehensively saved, harmless and indemnified.

7.5 **Holding Possession:** Each Party hereby covenants with the other that the other Party shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the property received by it in exchange and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, exchanged, transferred, assigned and assured or expressed or intended so to be, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever.



7.6 **Further Acts:** The Parties hereby covenant that the Parties 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 other and/or its successors-in-interest and/or assigns, 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 Respective Properties.

7.7 **Original Document:** The registered original of this Deed of Exchange shall remain in the custody of the First Parties subject to the condition that the First Parties shall at all times, as be requested by the Second Party and/or its successors-in-interest, transferees and assigns, provided to them, at their cost, photocopy of this Deed of Exchange and shall produce the same, if required, before any Court, Tribunal or Authority and subject further to the condition that the First Parties shall always keep the original of this Deed of Exchange safe, unobliterated and un-cancelled unless prevented by fire or some other unavoidable circumstances.

**1<sup>st</sup> Schedule**  
**(First Premises)**

**Land of measuring about 2 (two) bigha 5 (five) cottah equivalent to 3010.0334 (three zero one zero point zero three three four) square meter including water body (39.46 cottah approx.) situate, lying at and being Municipal Premises No. 33A/3 (formerly known as a portion of 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:**

<b>On the North</b>	: by Khasmahal Area
<b>On the East</b>	: by 15.1 Mtr wide KMC road
<b>On the South</b>	: by KMC road
<b>On the West</b>	: by premises no. 32/1 Canal South Road

**2<sup>nd</sup> Schedule**  
**(Second Premises)**

**Land measuring 5 (five) bigha and 7 (seven) cottah equivalent to 7157.19 (seven thousand one hundred and fifty seven point one nine) square meter, [but on physical measurement 4 (four) bigha 3 (three) chittack and 14 (fourteen) square feet] equivalent to 5364.99 (five three six four point nine nine) square meter more or less **together with** structures thereon, situate, lying at and being Municipal Premises No. 32/1, Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas,**



delineated on the **Plan** annexed hereto and bordered in colour **Green** thereon and butted and bounded as follows:

<b>On the North</b>	:	by premises no.32/4 Canal South Road & Khasmahal area
<b>On the East</b>	:	by premises no. 33A/3
<b>On the South</b>	:	Partly by 1/2 Rani rashmani Garden , 3/1 C Rani Rashmani Garden , 3/10 Rani Rashmani Garden, 3/47 Rani Rashmani Garden & 3/50 Rani Rashmani Garden
<b>On the West</b>	:	by 1/2 Rani Rashmani Garden

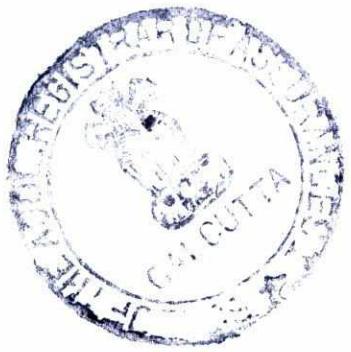
**3<sup>rd</sup> Schedule**  
**(Property Transferred By First Parties)**  
**[Subject Matter of this Deed of Exchange]**

Undivided and Undemarcated Land measuring **0.5** (zero point five) *Decimal*, more or less, equivalent to **217.80** (two hundred and seventeen point eight zero) square feet of land, situate, lying at and being an undivided portion of the First Premises described in the **1<sup>st</sup> Schedule** above, being Municipal Premises No. 33A/3 (formerly known as a portion of 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas.

**4<sup>th</sup> Schedule**  
**(Property Transferred By Second Party)**  
**[Subject Matter of this Deed of Exchange]**

Undivided and Undemarcated Land measuring **0.5** (zero point five) *Decimal*, more or less, equivalent to **217.80** (two hundred and seventeen point eight zero) square feet, of land together with **50** (fifty) square feet structures thereon, situate, lying at and being an undivided portion of the Second Premises described in the **2<sup>nd</sup> Schedule** above, being Municipal Premises No. 32/1, Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No.57 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas.

  
Nitin Kundoi



## 8. Execution and Delivery

8.1 In Witness Whereof the Parties have executed and delivered this Deed of Exchange on the date mentioned above.

For HARMONY MERCHANTS PVT. LTD.

For PAKS TRADE CENTRE PVT. LTD.

For NISHANT FISCAL SERVICES PVT. LTD

For VARDHAMAN GEARS PVT. LTD.

*Vijay Kumar Agarwal*  
Authorized Signatory / Director

Authorized Director  
[First Parties]

FOR HSR INFRASTRUCTURE PVT. LTD.

*Nitin Kandpal*  
Authorized Signatory / Director

Authorized Director  
[Second Party]

### Witnesses:

Signature *Anant Kumar Agarwal*

Signature *Ardhendu Das*

Name *ANANT KUMAR AGARWAL*

Name *ARDHENDU DAS*

Father's Name *LATE BRIGHMAN DAS*

Father's Name *SANJUKUMAR DAS*

Address *51/10 Indralok Bistupur*

Address *28, BETHUNE ROAD*

*Patikpara, Kol- 2.*

*KOLKATA - 700006*

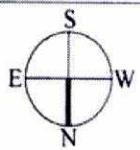
### Drafted by:

*Rajib Samaddar (Adv.)*

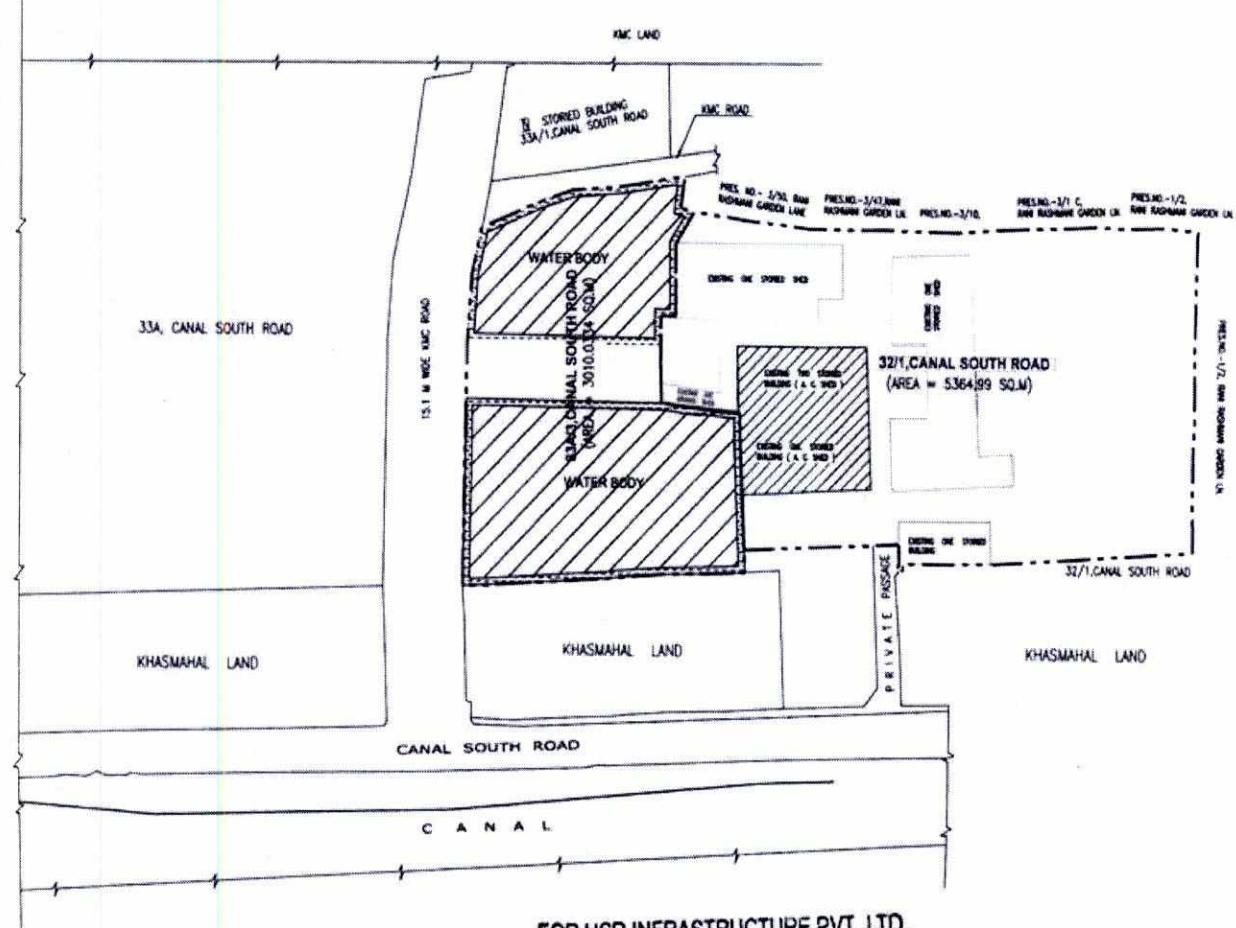
Rajib Samaddar  
Advocate, Barat Court.  
En. No. F-664/07.







**SITE PLAN OF PREMISES NO. 33A/3 & 32/1 CANAL SOUTH ROAD  
KOLKATA - 700015**



FOR HSR INFRASTRUCTURE PVT. LTD.

Nitin Kandpal

Authorised Signatory / Director

For HARMONY MERCHANTS PVT. LTD.

For PAKS TRADE CENTRE PVT. LTD.

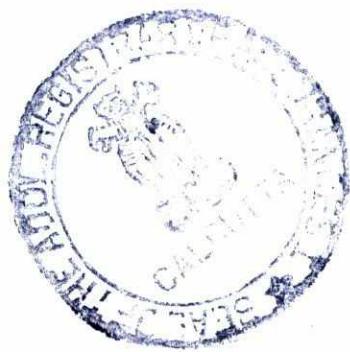
For NISHANT FISCAL SERVICES PVT. LTD

For VARDHAMAN GEARS PVT. LTD.

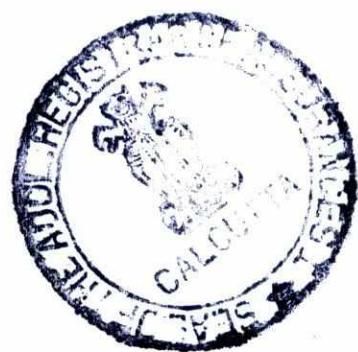
*Vijay Kumar Goyal*  
Authorised Signatory / Director

**LEGEND**

	33A/3, CANAL SOUTH ROAD
	32/1, CANAL SOUTH ROAD







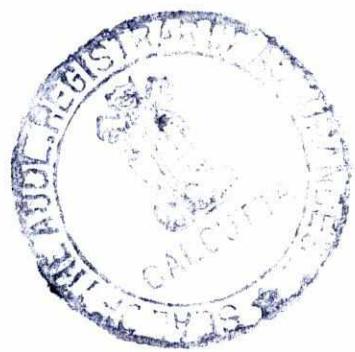
**SPECIMEN FORM TEN FINGER PRINTS**

Sl.  
No.      Signature of the  
executants and/or  
purchaser  
Presentants



1187

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

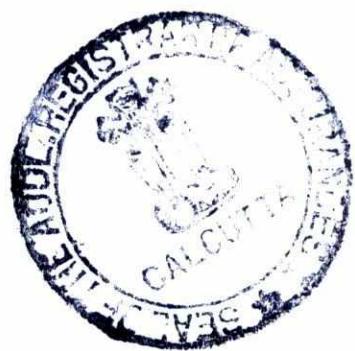
Signature / LTI Sheet of Query No/Year 19010000393216/2016

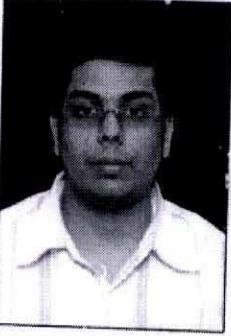
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr VIJAY KUMAR GOYAL ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Donor of Settlement [HARMONY MERCHANTS PRIVATE LIMITED ]			Mr. Vijay Kumar Goyal 18/3/16
1.1	Mr VIJAY KUMAR GOYAL ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Donor of Settlement [NISHANT FISCAL SERVICE S PRIVATE LIMITED ]			Mr. Vijay Kumar Goyal 18/3/16
1.2	Mr VIJAY KUMAR GOYAL ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Donor of Settlement [PAKS TRADE CENTRE PRIVATE LIMITED ]			Mr. Vijay Kumar Goyal 18/3/16

Query No:-19010000393216/2016, 18/03/2016 12:18:56 PM KOLKATA (A.R.A. - I)

Page 2 of 3



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.3	Mr VIJAY KUMAR GOYAL ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Donor of Settlement [VARDHAMAN GEARS PRIVATE LIMITED ]			Vijay Kumar Goyal 18/03/16
2	Mr NITIN KANDOI 55, BHUPENDRA BOSE AVENUE, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004	Representative of Donor of Settlement [HSR INFRASTRUCTURE PRIVATE LIMITED ]			Nitin Kandoi 18/03/2016
Sl No.	Name and Address of identifier		Identifier of		Signature with date
1	Mr ANANT AGARWAL Son of Mr BRIJMOHAN DAS AGARWAL E1/10, INDERLOKE ESTATE II RANI DEBENDRA BALA ROAD, P.O:- PAIKPARA, P.S:- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700002		Mr VIJAY KUMAR GOYAL, Mr NITIN KANDOI		Anant Agarwal 18/03/16

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. - I  
KOLKATA

Kolkata, West Bengal

Query No:-19010000393216/2016, 18/03/2016 12:18:56 PM KOLKATA (A.R.A. - I)

Page 3 of 3











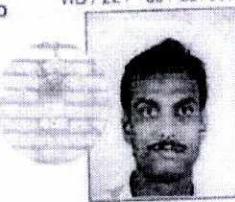
ELECTION COMMISSION OF INDIA

ভাৰতেৰ নিৰ্বাচন কমিশন

WB / 22 / 160 / 357908

IDENTITY CARD

পৰিচয় পত্ৰ



Elector's Name

নিৰ্বাচকৰ নাম

Agarwal Anantkumar

অগৱাল অনন্তকুমাৰ

Father/Mother/

Husband's Name

মিত্র/মাতা/পিতাৰ নাম

Brijmohan

ব্ৰজমোহন

Sex

লিঙ্গ

M

পুৰুষ

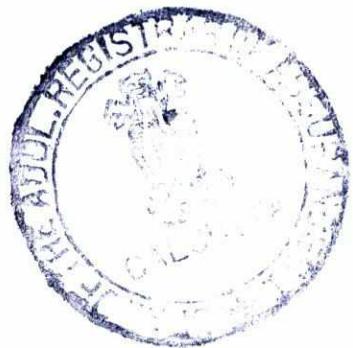
Age as on 1.1.1995

১৯৯৫-এ বয়স

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Address  
E/1 Fl 10 Rani DebendraBala Rd  
(IndraLoke), Chitpur, Calcutta

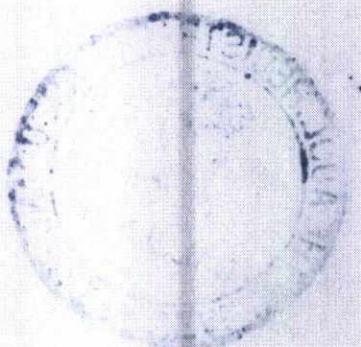
ফর্ম নং  
১/১ প্রাই ১০ রানী দেবেন্দ্রবালা রোড  
(ইন্দ্রলক), চিটপুর, কলকাতা

Facsimile Signature  
Electoral Registration Officer  
নথকারিক কার্যালয়

For 160-BELGACHIA (WEST)  
Assembly Constituency  
১৬০-বেলগাঁও (পশ্চিম)  
সংসদীয় নির্দলীয় ক্ষেত্র

Place	Calcutta
স্থান	কলকাতা
Date	25.08.95
তারিখ	২৫.০৮.৯৫

*(Signature)*



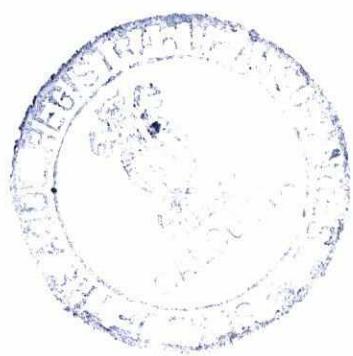


## Seller, Buyer and Property Details

### A. Donor of Settlement & Donee of Settlement Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr NITIN KANDOI 55, BHUPENDRA BOSE AVENUE, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004

Donor of Settlement Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	PAKS TRADE CENTRE PRIVATE LIMITED 8, CAMAC STREET,, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCP4951F,; Status : Organization
2	NISHANT FISCAL SERVICES PRIVATE LIMITED 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AAACN9721C,; Status : Organization
3	HARMONY MERCHANTS PRIVATE LIMITED 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AACCH0371G,; Status : Organization
4	VARDHAMAN GEARS PRIVATE LIMITED 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCV0958Q,; Status : Organization; Represented by their ( 1-4 ) representative as given below:-
1-4 (1)	Mr VIJAY KUMAR GOYAL ROOM NO. 5, 8TH FLOOR, SHANTINI KETAN BUILDING, 8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 18/03/2016; Date of Admission : 18/03/2016; Place of Admission of Execution : Pvt. Residence
5	HSR INFRASTRUCTURE PRIVATE LIMITED 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AACCH3102K,; Status : Organization; Represented by representative as given below:-

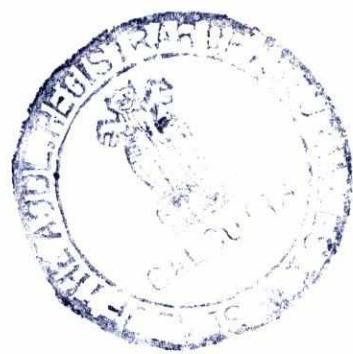


Donor of Settlement Details	
SL No.	Name, Address, Photo, Finger print and Signature
5(1)	Mr NITIN KANDOI 55, BHUPENDRA BOSE AVENUE, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 18/03/2016; Date of Admission : 18/03/2016; Place of Admission of Execution : Pvt. Residence

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26/03/2016 Query No:-19010000393216 / 2016 Deed No :I - 190102415 / 2016, Document is digitally signed.

Page 21 of 27



## B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ANANT AGARWAL Son of Mr BRIJMOHAN DAS AGARWAL E1/10, INDERLOKE ESTATE II RANI DEBENDRA BALA ROAD, P.O:- PAIKPARA, P.S:- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr VIJAY KUMAR GOYAL, Mr NITIN KANDOI	

## 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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No. 33A/3, Ward No: 57	(Adjacent To E M By Pass - - Adjacent To E M By Pass)	0.5 Dec	1/-	15,15,152/-	Proposed Use: Bastu, Width of Approach Road: 50 Ft.,
L2	District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No. 32/1, Ward No: 57	(Adjacent To E M By Pass - - Adjacent To E M By Pass)	0.5 Dec	1/-	15,15,152/-	Proposed Use: Bastu, Property is on Road

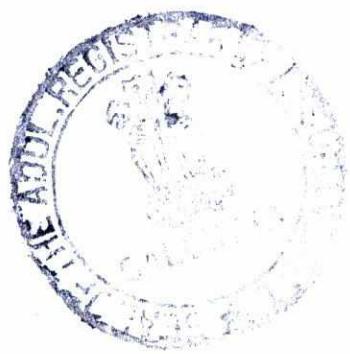
Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	50 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L2	50 Sq Ft.	1/-	37,500/-	Structure Type: Structure



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	PAKS TRADE CENTRE PRIVATE LIMITED	1	0	0.125	25	3,78,788/-
	NISHANT FISCAL SERVICES PRIVATE LIMITED	1	0	0.125	25	3,78,788/-
	HARMONY MERCHANTS PRIVATE LIMITED	1	0	0.125	25	3,78,788/-
	VARDHAMAN GEARS PRIVATE LIMITED	1	0	0.125	25	3,78,788/-
L2	HSR INFRASTRUCTURE PRIVATE LIMITED	2	0	0.5	100	15,15,152/-

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	RAJIB SAMADDAR
Address	NABAPALLY, BARASAT., Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700126
Applicant's Status	Advocate



**Office of the A.R.A. - I KOLKATA, District: Kolkata**

**Endorsement For Deed Number : I - 190102415 / 2016**

<b>Query No/Year</b>	19010000393216/2016	<b>Serial no/Year</b>	1901002282 / 2016
<b>Deed No/Year</b>	I - 190102415 / 2016		
<b>Transaction</b>	[0601] Exchange, Exchange		
<b>Name of Presentant</b>	Mr NITIN KANDOI	<b>Presented At</b>	Private Residence
<b>Date of Execution</b>	18-03-2016	<b>Date of Presentation</b>	18-03-2016
<b>Remarks</b>			

**On 17/03/2016**

**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 30,67,804/- MV of the property of Greatest Value Rs 15,52,652/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

**On 18/03/2016**

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

Presented for registration at 16:20 hrs on : 18/03/2016, at the Private residence by Mr NITIN KANDOI ,.

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

Execution is admitted on 18/03/2016 by

1. Mr VIJAY KUMAR GOYAL DIRECTOR, PAKS TRADE CENTRE PRIVATE LIMITED, 8, CAMAC STREET,, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Mr VIJAY KUMAR GOYAL, Son of Late BABU RAM GOYAL, ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Business
2. Mr VIJAY KUMAR GOYAL DIRECTOR, NISHANT FISCAL SERVICES PRIVATE LIMITED, 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Mr VIJAY KUMAR GOYAL, Son of Late BABU RAM GOYAL, ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Business
3. Mr VIJAY KUMAR GOYAL DIRECTOR, HARMONY MERCHANTS PRIVATE LIMITED, 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Mr VIJAY KUMAR GOYAL, Son of Late BABU RAM GOYAL, ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN BUILDING, 8 CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Business
4. Mr VIJAY KUMAR GOYAL DIRECTOR, VARDHAMAN GEARS PRIVATE LIMITED, 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Mr VIJAY KUMAR GOYAL, Son of Late BABU RAM GOYAL, ROOM NO. 5, 8TH FLOOR, SHANTINIKETAN

26/03/2016 Query No:-19010000393216 / 2016 Deed No :I - 190102415 / 2016, Document is digitally signed.



BUILDING, 8 CAMAC STREET, P.O: PARK STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Business  
Indetified by Mr ANANT AGARWAL, Son of Mr BRIJMOHAN DAS AGARWAL, E1/10, INDERLOKE ESTATE II RANI DEBENDRA BALA ROAD, P.O: PAIKPARA, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700002, By caste Hindu, By Profession Service

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

Execution is admitted on 18/03/2016 by

Mr NITIN KANDOI DIRECTOR, HSR INFRASTRUCTURE PRIVATE LIMITED, 8, CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Mr NITIN KANDOI, Son of Mr VED PRAKASH KANDOI, 55, BHUPENDRA BOSE AVENUE, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, By caste Hindu, By profession Business

Indetified by Mr ANANT AGARWAL, Son of Mr BRIJMOHAN DAS AGARWAL, E1/10, INDERLOKE ESTATE II RANI DEBENDRA BALA ROAD, P.O: PAIKPARA, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700002, By caste Hindu, By Profession Service



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

**On 19/03/2016**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,170/- ( A(1) = Rs 17,072/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 17,170/-

**Payment of Stamp Duty**

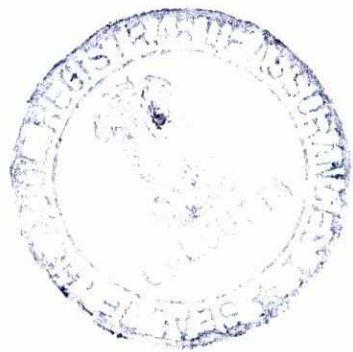
Certified that required Stamp Duty payable for this document is Rs. 93,179/- and Stamp Duty paid by Draft Rs 93,200/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 98455, Purchased on 15/03/2016, Vendor named S Sarkar.

**Description of Draft**

1. Rs 93,200/- is paid, by the Draft(8554-16) No: 137198000429, Date: 18/03/2016, Bank: STATE BANK OF INDIA (SBI), MIDDLETON ROW.





(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

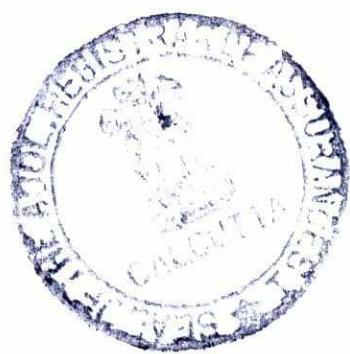
OFFICE OF THE A.R.A. - I KOLKATA

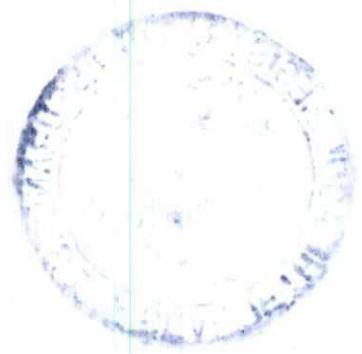
Kolkata, West Bengal

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26/03/2016 Query No:-19010000393216 / 2016 Deed No :I - 190102415 / 2016, Document is digitally signed.

Page 26 of 27





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1901-2016, Page from 84980 to 85006

being No 190102415 for the year 2016.



Digitally signed by SUJAN KUMAR  
MAITY

Date: 2016.03.26 10:58:25 +05:30

Reason: Digital Signing of Deed.

Certified to be a true Copy

(Sujan Kumar Maity) 26/03/2016 10:58:24

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.



**CHECKED BY**

29/3/16

(This document is digitally signed.)

Additional Registrar of  
Assurances - I, Kolkata  
29/3/16