

05593/2014

6431/14

BS Associates, Advocates



पश्चिम बंगाल WEST BENGAL

79AA 420939



M.V. 18618/14

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

Additional Registrar of Assurances-II, Kolkata

ORIGINAL

DEED OF EXCHANGE

1. Date: 8/05/2014

2. Place: Kolkata

3. Parties:

3.1 Bablu Samanta, son of Late Panchanan Samanta, residing at Dasodrone, Post Office R. Gopalpur, Kolkata-700136, Police Station Baguiati (formerly Rajarhat) [PAN_BDVPS 3305M] (First Party, includes successors-in-interest)

13854/14
2-56
Aggl. Registrar of Assurances II
Kolkata
8/5/14

1584/14

250
50
300

8/05

14763

Sl No. Sold To
Rs. Adrs.
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L No-285, PS
Date Sign ✓

Sujata Ghosh
Advocate
High Court Calcutta

Calcutta

29 APR 2014



c- 3323

- WINZER COMMODITIES PRIVATE LIMITED
- MANORATH COMMDEAL PRIVATE LIMITED
- GANGA TRADECOMM PRIVATE LIMITED
- NAVIN ADVISORY PRIVATE LIMITED
- TANSHKA CONSULTANCY PRIVATE LIMITED
- SUNVIEW COMMOTRADE PRIVATE LIMITED
- DREAM LIGHT TIE UP PRIVATE LIMITED
- DREAMLIGHT DEALCOMM PRIVATE LIMITED



Debabrata



AUTHORISED SIGNATORY

(BIRAJ RAJAN POKARI)

c- 3324

Bablu Samal



Identified by me
Anagrit Choudhary
Arun Choudhary
Babli Kunt Sethi Para,
Howrah.
Service



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

Endorsement For Deed Number : I - 06431 of 2014
(Serial No. 05593 of 2014 and Query No. 1902L000013854 of 2014)

On 08/05/2014

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

Presented for registration at 14.56 hrs on :08/05/2014, at the Private residence by Giriraj Ratan Bagri, one of the Executants.

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

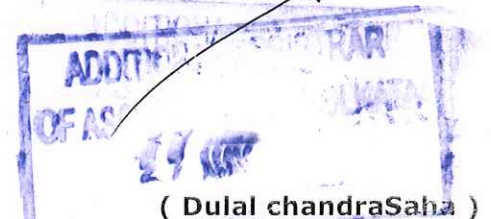
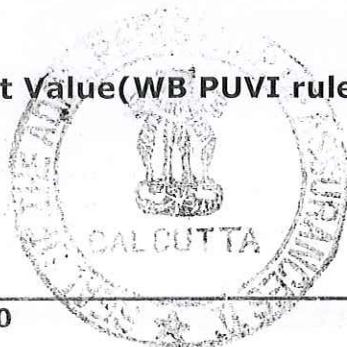
Execution is admitted on 08/05/2014 by

1. Bablu Samanta, son of Late Panchanan Samanta, Dasodrone, Kol, Thana:-Baguiati, P.O. :-R Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others
2. Giriraj Ratan Bagri
Authorised Signatory, Winzer Commodities Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Manorath Commodeal Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Ganga Tradecomm Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Navin Advisory Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Tanushka Consultancy Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Sunview Commotrade Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Dream Light Tie Up Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
Authorised Signatory, Dreamlight Dealcomm Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others
Identified By Arijit Changdar, son of Arup Changdar, Balitikuri Seth Para, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 10/05/2014

Certificate of Market Value(WB PUVI rules of 2001)



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

27/05/2014 15:08:00

EndorsementPage 1 of 2

Department of Water Control
Water Control District No. 1

Water Control District No. 1
Water Control District No. 1

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Water Control District No. 1



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

Endorsement For Deed Number : I - 06431 of 2014
(Serial No. 05593 of 2014 and Query No. 1902L000013854 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-18,61,818/-M.V. of the property of Greatest Value Rs 9,30,909/-

Certified that the required stamp duty of this document is Rs.- 55875 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 27/05/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 31, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

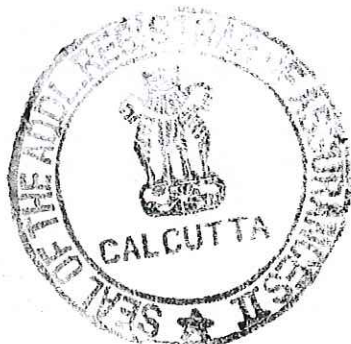
Rs. 10328/- is paid , by the draft number 643226, Draft Date 08/05/2014, Bank Name State Bank of India, ESPLANADE, received on 27/05/2014

(Under Article : A(1) = 10230/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 27/05/2014)

Deficit stamp duty

Deficit stamp duty Rs. 55895/- is paid , by the draft number 643225, Draft Date 08/05/2014, Bank : State Bank of India, ESPLANADE, received on 27/05/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR, FBI
SUBJECT: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]



And

- 3.2 **Winzer Commodities Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.3 **Manorath Commodeal Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.4 **Ganga Tradecomm Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.5 **Navin Advisory Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.6 **Tanushka Consultancy Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.7 **Sunview Commotrade Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.8 **Dream Light Tie-Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]
- 3.9 **Dreamlight Dealcomm Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street [PAN_____]

All represented by their authorised signatory Giriraj Ratan Bagri, son of Late C. L. Bagri

(collectively **Second Parties**, includes successors-in-interest)

The First Party and the Second Parties are collectively **Parties**.

4. Background

4.1 **Representations and Warranties Regarding Title of First Party:** The First Party represents, warrants and covenants regarding title as follows:

4.1.1 **Ownership of Khetro Gopal Roy And Another:** Khetro Gopal Roy and Gopi Jibon Roy (collectively **Khetro Gopal Roy And Another**) were the absolute owners of land measuring 242 (two hundred and forty two) decimal, more or less, comprised in C.S. *Dag* No. 533 corresponding R.S./L.R. *Dag* No.



ADDITIONAL REGISTRAR
OF ASSURANCES
28 MAY 1954

549, *Mouza Salua*, J.L. No. 3, Police Station Rajarhat, District North 24 Parganas (**Mother Property**).

- 4.1.2 **Sale to Kanai Lal Bhuiya:** By a Deed of Conveyance dated 18th January, 1957, registered in the Office Of District Sub-Registrar Dum Dum, in Book No. I, Volume No. 22, at Pages 123 to 126, being Deed No. 402 for the year 1957, Khetro Gopal Roy And Another sold to Kanai Lal Bhuiya the entirety of the Mother Property.
- 4.1.3 **Sale to Panchanan Samanta:** By a Deed of Conveyance dated 16th January, 1959, registered in the Office Of District Sub-Registrar Dum Dum, in Book No. I, Volume No. 5, at Pages 296 to 298, being Deed No. 264 for the year 1959, Kanai Lal Bhuiya sold to Panchanan Samanta land measuring 121 (one hundred and twenty one) decimal, more or less, out of the Mother Property (**First Larger Property**).
- 4.1.4 **Records of Rights:** Panchanan Samanta mutated his name in the records of Block Land and Land Reform Office vide L.R. *Khatian* No. 165.
- 4.1.5 **Demise of Panchanan Samanta:** Panchanan Samanta, a Hindu governed by the *Dayabhaga* School of Hindu Law, died on 1st April, 2007, leaving behind him surviving his wife Harabala Samanta and 6 (six) sons, namely, (i) Rabindra Nath Samanta, (ii) Nemaï Chandra Samanta, (iii) Somnath Samanta, (iv) Tarak Samanta, (v) Sushanta Samanta and (vi) Bablu Samanta as his only legal heirs and heiress (collectively **Legal Heirs Of Late Panchanan Samanta**), who inherited the entirety of the First Larger Property, jointly and in equal share.
- 4.1.6 **Absolute Ownership of First Party:** Thus, Bablu Samanta (the First Party herein), being one of the Legal Heirs Of Late Panchanan Samanta has become the absolute owner of the land measuring 17.28 (seventeen point two eight) decimal, more or less (**Bablu's Property**), being the 1/7th (one-seventh) share of the Mother Property and the First Property being land measuring 1 (one) *cottah* 8 (eight) *chittack* and 35 (thirty five) square feet, more or less, equivalent to 2.56 (two point five six) decimal, more or less, more fully described in **Part I** of the **1st Schedule** below is a part of the Bablu's Property.
- 4.2 **Representations and Warranties Regarding Title of Second Parties:** The Second Parties represent, warrant and covenant regarding title as follows:
- 4.2.1 **Ownership of Ajay Kumar Kezriwal:** Ajay Kumar Kezriwal was the absolute owner of the land measuring 1 (one) *cottah* 8 (eight) *chittack* and 35 (thirty five) square feet, more or less, equivalent to 2.56 (two point five six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 495, recorded in R.S. *Khatian* No. 170, *Mouza Salua*, J.L. No.3, Plot No. 26A, Police Station Airport (formerly Rajarhat), District North 24 Parganas (**Second Property**) more fully described in **Part II** of the **1st Schedule** below.
- 4.2.2 **Sale to Sankar Dutta And Another:** By a Deed of Conveyance dated 24th April, 1996, registered in the Office Of District Registrar, Barasat, North 24



ADDL REGISTRAR
COMPANY OFFICE, CALCUTTA
28 MAY 2013

Parganas, in Book No. I, Volume No. 54, at Pages 151 to 157, being Deed No. 2969 for the year 1996, Ajay Kumar Kezriwal sold to Sankar Dutta and Pankaj Dutta (collectively **Sankar Dutta And Another**) the entirety of the Second Property.

4.2.3 **Sale to Second Parties:** By a Deed of Conveyance dated 22nd March, 2007, registered in the Office Of the Additional Registrar of Assurances-II, Kolkata, in Book No. I, being Deed No. 00172 for the year 2008, Sankar Dutta And Another sold to the Second Parties, the entirety of the Second Property:

4.2.4 **Records of Rights:** The Second Parties have mutated their names in the records of the Block Land And Land Reforms Office, vide L.R. Khatian Nos. 1168, 1169, 1170, 1171, 1172, 1173, 1174 and 1175.

4.3 **Ownership of Parties:** The First Party and the Second Parties have other land in the same *Mouza* and for better enjoyment of their respective land they want to exchange the First Property with the Second Property.

4.4 **Decision of Parties:** For the better enjoyment and proper use of their individual property, the Parties have decided to exchange the First Property with the Second Property.

5. Exchange

5.1 **Between First Party of One Part and Second Parties of Other Part:** In exchange of the First Party transferring to Second Parties the First Property, more fully described in the **Part-I** of the **1st Schedule** below, the Second Parties hereby jointly transfers to First Party the Second Property, more fully described in the **Part-II** of the **1st Schedule** below, absolutely and forever. The subject matter of this exchange (**Exchanged Property**) is described in the **2nd Schedule** below.

6. **Consideration:** The Parties confirm that the aforesaid transfers that they have made in favour of each other is in consideration of the mutual exchanges of property as described aforesaid and no monetary consideration has been paid and/or is payable by the Parties to each other. For the purposes of computation of stamp duty, the subject matters of exchange have been valued at Rs.18,61,818/- (Rupees eighteen lac sixty one thousand eight hundred and eighteen) and the Parties have, by equal contribution, paid ad valorem stamp duty on such value.

7. Terms of Transfer and Covenants

7.1 **Terms of Exchange:** The transfer and exchange of the Exchanged Property described in **2nd Schedule** below, being effected by this Deed of Exchange is:

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

7.1.2 **Absolute:** Absolute, irreversible and forever.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
28 MAY 1958

- 7.1.3 **Free from Encumbrances:** Free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, statutory prohibitions, restrictive covenants, *lispendens*, uses, *debuffers*, trusts, residuary rights, prohibitions, Income Tax attachment, Financial Institution charges and liabilities whatsoever or howsoever and not affected by or subject to any personal guarantee for securing any financial accommodation. Be it clarified herein that, both Parties have enquired about the title of each other and after having full satisfaction with regard to the title of each the Parties have executed this Deed of Exchange. The Parties further confirm and place on record that, the Parties shall not raise any question and/or dispute with regard to the same at any point of time in future.
- 7.2 **Delivery of Possession:** Simultaneously herewith, vacant and peaceful possession of the Exchanged Properties has been handed over by the concerned Parties to each other.
- 7.3 **Holding Possession:** The Parties hereby covenants that the Parties shall at all times hereafter, the First Party shall peacefully and quietly enter into, hold, possess, use and enjoy the Second Property and every part thereof and receive rents, issues and profits thereof, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by any of the other Second Parties or any persons lawfully or equitably claiming any right or estate therein from under or in trust from them and the Second Parties shall peacefully and quietly enter into, hold, possess, use and enjoy the First Property and every part thereof and receive rents, issues and profits thereof, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by any of the First Party or any persons lawfully or equitably claiming any right or estate therein from under or in trust from them.

1st Schedule

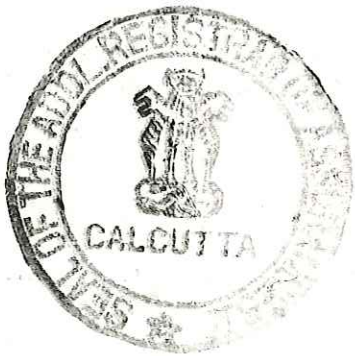
Part-I

(First Property)

First Property belongs to the First Party, being Bablu Samanta

Land measuring 1 (one) *cottah* 8 (eight) *chittack* and 35 (thirty five) square feet, more or less, equivalent to ~~2.56 (two point five six)~~ decimal, more or less, comprised in C.S. *Dag* No. 533 corresponding R.S./L.R. *Dag* No. 549, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat), District North 24 Parganas and is butted and bounded as follows:

- On the North** : Partly by R.S. *Dag* Nos. 545/417, 545 and 548
- On the East** : By 12" feet wide road
- On the South** : Partly by R.S. *Dag* Nos. 550, 554 and 555
- On the West** : Partly by R.S. *Dag* Nos. 497 and 498



REGISTRAR
OF COMPANIES, CALCUTTA
8 MAY 1978

Part-II
(Second Property)

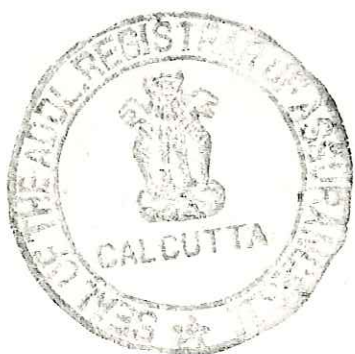
Second Property belongs to the Second Parties, being Winzer Commodities Private Limited & Others

Land measuring 1 (one) *cottah* 8 (eight) *chittack* and 35 (thirty five) square feet, more or less, equivalent to 2.56 (two point five six) decimal, more or less, comprised in R.S./L.R. ~~Dag No. 495, recorded~~ in R.S. *Khatian* No. 170 corresponding to L.R. *Khatian* Nos. ~~1168, 1169, 1170, 1171, 1172, 1173, 1174 and 1175~~, Plot No. 26A, *Mouza* Salua, J.L. No. 3, within 7 (formerly 4) of the Rajarhat Gopalpur Municipality, Police Station Airport (formerly Rajarhat), District North 24 Parganas, demarcated in colour **Red** in the **Plan** annexed herewith and is butted and bounded as follows:

- On the North** : By part of R.S. *Dag* No. 495
- On the East** : By 12" feet wide road
- On the South** : By part of R.S. *Dag* No. 495
- On the West** : By part of R.S. *Dag* No. 495

2nd Schedule
(Exchanged Property)

In exchange with the **First Property**, the First Party, being **Bablu Samanta** gets the property of the Second Parties, being Winzer Commodities Private Limited & Others i.e. land measuring 1 (one) *cottah* 8 (eight) *chittack* and 35 (thirty five) square feet, more or less, equivalent to 2.56 (two point five six) decimal, more or less, comprised in C.S. *Dag* No. 533 corresponding R.S./L.R. *Dag* No. 549, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat), District North 24 Parganas, demarcated in colour **Red** in the **Plan** annexed herewith **And** the Second Parties, being **Winzer Commodities Private Limited & Others** get the First Property, being the property of Bablu Samanta, i.e. land measuring 1 (one) *cottah* 8 (eight) *chittack* and 35 (thirty five) square feet, more or less, equivalent to 2.56 (two point five six) decimal, more or less, in R.S./L.R. *Dag* No. 495, recorded in L.R. *Khatian* Nos. 1168, 1169, 1170, 1171, 1172, 1173, 1174 and 1175, Plot No. 26A, *Mouza* Salua, J.L. No. 3, within 7 (formerly 4) of the Rajarhat-Gopalpur Municipality, Police Station Airport (formerly Rajarhat), District North 24 Parganas.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 MAY 2014

8. Execution and Delivery

8.1 **In Witness Whereof** the Parties have executed and delivered this Deed of Exchange on the day, month and year given above.



(Bablu Samanta)

[First Party]



(Giriraj Ratan Bagri)

[Authorised Signatory]

[Winzer Commodities Private Limited, Manorath Commodeal Private Limited, Ganga Tradecomm Private Limited, Navin Advisory Private Limited, Tanushka Consultancy Private Limited, Dream Light Tie-Up Private Limited, Dreamlight Dealcomm Private Limited And Sunview Commotrade Private Limited]

[Second Parties]

Drafted By



Sujata Ghosh
Advocate
High Court at Calcutta

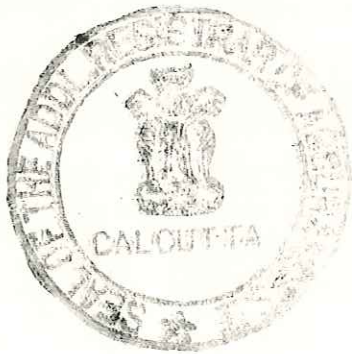
Witnesses:



~~ADDITIONAL REGISTRAR
REGISTRATION DEPT., CALCUTTA
8 MAY 2018~~

Signature Sijata
Name Sijata Ghosh
Father's Name Advocate
Address _____

Signature ABit
Name Azindam Bit
Father's Name Adv.
Address Calcutta High Court



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
8 MAY 2012

SITE PLAN OF

PART OF R.S. & L.R. DAG NO.-495 PLOT NO.-26A

R.S. KHATIAN NO.-170 L.R. KH.NO.- AT MOUZA-

SALUA J.L.NO.-3 R.S.NO-109 TOUZI NO.-125 B/1

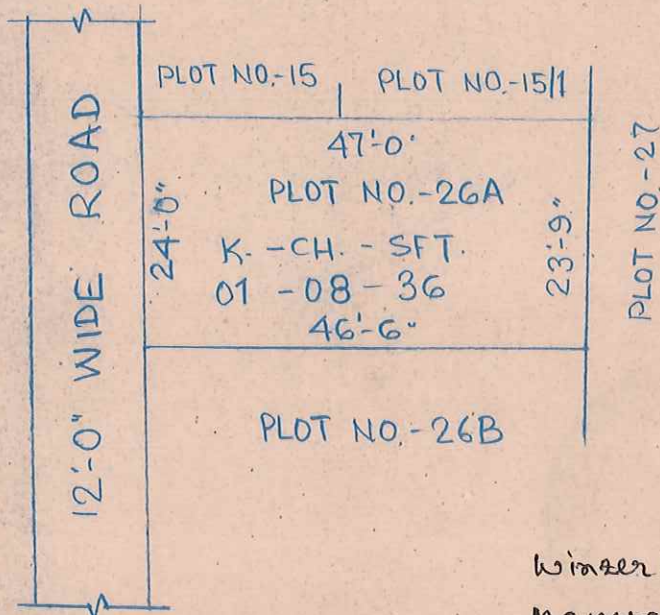
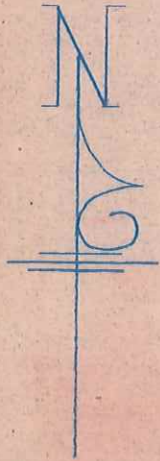
WARD NO.-7 UNDER R.G. MTY. P.S. AIR-PORT DIST.-

NORTH 24-PGS SCALE:-1"=20'-0" FT.

AREA OF LAND OF PLOT NO.-26A = 01K.08CH.36SFT.

PURCHASER:- MR. BABLU SAMANTA.

VENDOR:-



Bablu Samanta

- Winer Commodities Pvt. Ltd.
- Manorath Commodical Pvt. Ltd.
- Ganga Tradecom Pvt. Ltd.
- Navin Advisory Pvt. Ltd.
- Tanushka consultancy Pvt. Ltd.
- Sunview Commodtrade Pvt. Ltd.
- DreamLight Tie-Up Pvt. Ltd.
- Dreamlight Dealcomm Pvt. Ltd.
























(Signature)
Witness by
J. Naresh
Barasat
407-124
24/2/14

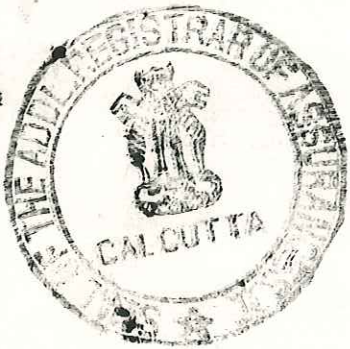
SIG. OF VENDOR.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 MAY 2017

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
 <i>Bablu Jomari</i>						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 <i>Dalvir Singh</i> <i>Dalvir Singh</i>						
	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	



ADDITIONAL REGISTRAR
OF ASSURANCES IN CALCUTTA
= 8 MAY 1957