

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endrocsement sheets attached with the document are the past of this document.

District Sub-Register-III
Alipore, South 24-parganas
2 6 JUL 2013

#### **DEED OF EXCHANGE**

THIS DEED OF EXCHANGE MADE this the 26th day of July Two
Thousand and Thirteen (2013)

BETWEEN

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Debes Kr Misra (Adv.)
High Court, Cal-1

A. K. PURKAYASTHA (Stamp Vender) Alipore Police Court, Kol - 27



District Sub-Registrar-III
Alipore, South 24-Parganas

2 6 JUL 2013

- Hon Conets
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SMT. SWAPNA GHOSH, wife of Sri Tapan Ghosh, by faith – Hindu, by Occupation – Service, by Nationality – Indian, residing at Jadavpur Police Quarter, KB-16, 3<sup>rd</sup> floor, P.S. Jadavpur, Kolkata – 700 032, District – South 24-Parganas, hereinafter called and referred to the "FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART

#### AND

Occupation – Service, by Nationality – Indian, residing at Jadavpur Police Quarter, KB-16, 3<sup>rd</sup> floor, P.S. Jadavpur, Kolkata – 700 032, District – South 24-Parganas, hereinafter called and referred to as the "SECOND PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS by virtue of a registered Deed of Sale dated 13.03.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Paraganas and recorded into Book No. I, Volume No.38, at pages 31 to 56, Being No.1545 for the year 2002, the Party of the FIRST PART herein, namely SMT. SWAPNA GHOSH, purchased a piece and parcel of land measuring net land area 2 (Two) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. more or less within K.M.C. Ward No.109, situated in Mouza: Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, District: South 24-Parganas, Additional District Sub-Registration Office, Sealdah, togetherwith all easement rights for a valuable consideration from the previous Owner namely Sri Asok Kumar Sinha, son of Late Chandidas Sinha of 15/1, Ekdalia Place, Flat No.3, P.S. Gariahat, Kolkata – 700 019 and the Party of the FIRST, PART becomes the absolute Owner in respect of the aforesaid property.

AND WHEREAS after purchase the FIRST PARTY mutated her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.1306, Nayabad, being Assessee No.31-109-08-1306-0, within Ward No.109, Kolkata – 700 099 as morefully described in the SCHEDULE – A below.



AND WHEREAS by virtue of a registered Deed of Sale dated 13.03.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Paraganas and recorded into Book No. I, Volume No.38, at pages 1 to 30, Being No.1544 for the year 2002, the Party of the SECOND PART herein, namely SRI TAPAN GHOSH, purchased a piece and parcel of land measuring total net land area 3 (Three) Cottahs 01 (One) Chittack more or less within K.M.C. Ward No.109, situated in Mouza: Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, District : South 24-Parganas, Additional District Sub-Registration Office, Sealdah, togetherwith all easement rights for a valuable consideration from the previous Owners namely Sri Suprakash Chandra Roy, son of Late Manish Chandra Roy and Smt. Sujata Roy, wife of Sri Suprakash Chandra Roy, both of 12, Anil Moitra Road, P.S. Gariahat, Kolkata - 700 019, land measuring an area of 2 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. more or less and also from Sri Asok Kumar Sinha, son of Late Chandidas Sinha of 15/1, Ekdalia Place, Flat No.3, P.S. Gariahat, Kolkata - 700 019, land measuring an area of 6 (Six) Chittacks 10 (Ten) Sq.ft. more or less totaling land area measuring 3 (Three) Cottahs 01 (One) Chittack more or less and the Party of the SECOND PART becomes the absolute Owner in respect of the aforesaid property.

the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.866, Nayabad, being Assessee No.31-109-08-0866-0, in respect of land area measuring 2 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. and K.M.C. Premises No.1306/1, Nayabad, being Assessee No.31-109-08-3166-9, in respect of land area measuring 6 (Six) Chittacks 10 (Ten) Sq.ft. and as the two plots were situated side by side and adjacent to each other, the Party of the SECOND PART amalgamated the said two premises into one plot of land and thereafter recorded the same in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.866, Nayabad, being Assessee No.31-109-08-0866-0, measuring land area of 3 (Three) Cottahs 01 (One) Chittack more or less within Ward No.109, Kolkata – 700 099 as morefully described in the SCHEDULE – B below.

AND WHEREAS the property of FIRST PARTY herein namely SMT.

SWAPNA GHOSH has been described in the SCHEDULE - A below marked as

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LOT – A shown in the annexed plan by 'YELLOW' border line and the property of the SECOND PARTY herein namely SRI TAPAN GHOSH has been described in the SCHEDULE - B below marked as LOT – B shown in the annexed plan by 'GREEN' border line.

AND WHEREAS both the plots of land as described in the SCHEDULE "A" and SCHEDULE "B" below are situated side by side and adjacent to each other.

AND WHEREAS the FIRST PARTY herein namely SMT. SWAPNA GHOSH is the absolute recorded Owner and seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land area 2 (Two) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. more or less togetherwith an old dilapidated tile shed standing thereon measuring an area of 100 (One hundred) Sq.ft. more or less known as The Kolkata Municipal Corporation Premises No.1306, Nayabad, being Assessee No.31-109-08-1306-0, within Ward No.109, Police Station – Purba Jadavpur, Kolkata – 700 099, morefully described in the SCHEDULE – 'A' hereunder written and marked as LOT – A and shown in the annexed plan by "YELLOW" border line.

AND WHEREAS the SECOND PARTY namely SRI TAPAN GHOSH is the absolute recorded Owner and seized and possessed of and also sufficiently entitled to the plot of homestead land measuring net land area of 3 (Three) Cottahs 01 (One) Chittack more or less togetherwith an old dilapidated tile shed standing thereon measuring an area of 100 (One hundred) Sq.ft. known as The Kolkata Municipal Corporation Premises No.866, Nayabad, being Assessee No.31-109-08-0866-0, within Ward No.109, Police Station – Purba Jadavpur, Kolkata – 700 099, morefully described in the SCHEDULE – 'B' hereunder written and marked as LOT - B property and shown in annexed plan by "GREEN" border line.

AND WHEREAS the said parties of the FIRST PART and SECOND PART have decided and agreed to exchange the said land and property among themselves and the said plots of land are situated side by side and adjacent to each other and these have been shown in the annexed plan.

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AND WHEREAS the Parties are un-interrupted possession and enjoyment of their respective individual property and they have agreed for mutual transfer by way of the exchange of their said respective Properties.

NOW THIS DEED OF WITNESSETH that in pursuance of the aforesaid agreement the FIRST PARTY herein namely SMT. SWAPNA GHOSH hereby conveys and transfers the undivided 1/2 share of land i.e. 1 (One) Cottah 2 (Two) Chittacks 12.5 (Twelve point five) Sq.ft. more or less land out of her total land measuring net land area of 2 (Two) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. more or less and also undivided ½ share of tile shed i.e. 50 (Fifty) Sq.ft. tile shed area out of total existing tile shed area of 100 (One hundred) Sq.ft. more or less being part of K.M.C. Premises No.1306, Nayabad, as described in the SCHEDULE -'A' below marked as LOT - 'A' below in favour of the SECOND PARTY herein and the SECOND PARTY herein namely SRI TAPAN GHOSH also conveys and transfers the undivided 1/2 share of land i.e. 1 (One) Cottah 8 (Eight) Chittacks 22.5 (Twenty two point five) Sq.ft. more or less land out of his total land measuring net land area of 3 (Three) Cottahs 01 (One) Chittack more or less and also undivided 1/2 share of tile shed i.e. 50 (Fifty) Sq.ft. tile shed area out of total existing tile shed area of 100 (Two hundred) Sq.ft. more or less being part of K.M.C. Premises No.866, Nayabad, as described in the SCHEDULE - 'B' below marked as LOT - B below in favour of the FIRST PARTY herein and the FIRST PARTY AND the SECOND PARTY herein made this exchange in connection of their individual property in such a manner to make their entire property into one compact amalgamated plot of land and the entire amalgamated land area is measuring 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less and both the parties shall mutate their names jointly with The Kolkata Municipal Corporation and shall jointly enjoy the said compact amalgamated plot of land as mentioned above without any interruption as well as free from all encumbrances and shall get the building plan to be sanctioned by The Kolkata Municipal Corporation on the entire amalgamated plot of land and the said entire one compact amalgamated plot of land has been morefully described in the SCHEDULE -C below and has been shown in the annexed plan by RED border line. The value of the said exchanged higher area of the property is Rs.12,50,000.00 (Rupees Twelve Lac Fifty Thousand) only.

# THE SCHEDULE ABOVE REFERRED TO SCHEDULE - A (DESCRIPTION OF LOT - A PROPERTY OWNED BY SMT. SWAPNA GHOSH AND ITS EXCHANGED SHARE OF LAND)

ALL THAT piece and parcel of undivided ½ share of the land measuring 1 (One) Cottah 2 (Two) Chittacks 12.5 (Twelve point five) Sq.ft. more or less land out of her total land measuring net land area of 2 (Two) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. more or less and also undivided ½ share of tile shed i.e. 50 (Fifty) Sq.ft. tile shed area out of total existing tile shed area of 100 (One hundred) Sq.ft. more or less conveyed and transferred to the SECOND PARTY herein known as K.M.C. Premises No.1306, Nayabad, being Assessee No.31-109-08-1306-0, within Ward No.109, Police Station – Purba Jadavpur, Kolkata – 700 099, situated in Mouza: Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, District: South 24-Parganas, marked as "LOT-A" property and the entire "LOT-A" property is shown in the annexed plan by

## THE SCHEDULE "B" ABOVE REFERRED TO (DESCRIPTION OF LOT – B PROPERTY OWNED BY SRI TAPAN GHOSH AND ITS EXCHANGED SHARE OF LAND)

"YELLOW" border line.

ALL THAT piece and parcel of undivided ½ share of the land measuring 1 (One) Cottah 8 (Eight) Chittacks 22.5 (Twenty two point five) Sq.ft. more or less land out of his total land measuring net land area of 3 (Three) Cottahs 01 (One) Chittack more or less and also undivided ½ share of tile shed i.e. 50 (Fifty) Sq.ft. tile shed area out of total existing tile shed area of 100 (One hundred) Sq.ft. more or less transferred and conveyed to the FIRST PARTY known as K.M.C. No.866, Nayabad, being Assessee No.31-109-08-0866-0, within Ward No.109, Police Station – Purba Jadavpur, Kolkata – 700 099, situated in Mouza: Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, District: South 24-Parganas, marked as "LOT-B" property and the entire "LOT-B" property is shown in the annexed plan by "GREEN" border line.

## THE SCHEDULE "C" ABOVE REFERRED TO (DESCRIPTION OF ENTIRE TOTAL LAND AFTER EXCHANGE)

ALL THAT piece and parcel of total land measuring an area of 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less alongwith two structures totaling area of 200 (Two hundred) Sq.ft. more or less situated in Mouza: Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, formerly Police Station - Kasba, at present Police Station - Purba Jadavpur, known as The Kolkata Municipal Corporation Premises No.1306, Navabad, being Assessee No. 31-109-08-1306-0, measuring net land area 2 (Two) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. more or less as per present physical measurement togetherwith a R.T. shed standing thereon measuring an area of 100 (One hundred) Sq.ft. more or less, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, owned by Smt. Swapna Ghosh and Premises No.866, Nayabad, Assessee No. 31-109-08-0866-0, measuring net land area 3 (Three) Cottahs 01 (One) Chittack more or less as per present physical measurement alongwith one R.T. shed measuring about 100 (One hundred) Sq.ft. more or less, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, owned by Sri Tapan Ghosh, i.e. total amalgamated land area of two premises is measuring 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less as per present physical measurement, District - South 24-Parganas and the entire amalgamated Property is shown in the annexed plan by "RED" border line and entire amalgamated land is butted and bounded by:

ON THE NORTH : Land of Plot No.190 and Plot No.191;

ON THE SOUTH : 30'-0" wide K.M.C. Road;

ON THE EAST : Land of Plot No.165;

ON THE WEST : Land of Plot No.168.

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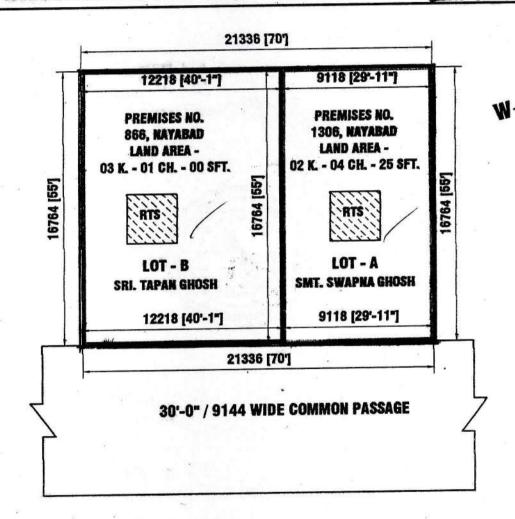
PREMISES NO. 1306, NAYABAD & 866, NAYABAD, SITUATED IN MOUZA:WAYABAD, J.L. NO. 25, R.S. DAG NO. 191, R.S. KHATIAN NO. 131, K.M.C.
WARD NO. 109, BOROUGH NO. XII, P.S. - PURBA JADAVPUR, DISTRICT:SOUTH 24 - PARGANAS.

SCALE:- 1:200

NAME OF THE OWNER	PREMISES NO.	NET LAND AREA	COLOUR	EXCHANGED AREA
SMT. SWAPNA GHOSH	1306, NAYABAD	2 K 4 CH 25 SFT. LOT - A	YELLOW	1 K 2 CH 12.5 SFT. LOT - A
SR1, TAPAN GHOSH	866, NAYABAD	3 K 01 CH 0 SFT. LOT - B	GREEN	1 K 8 CH 22.5 SFT. LOT - B

TOTAL LAND AREA = 5 K. - 05 CH. - 25 SFT.

SHOWN IN RED BORDER



Swapna Shock

DRAWN BY:- P. SARKER

SIGN. OF OWNER'S

AROUND AROUND

IN WITNESS WHEREOF the parties hereto have put their respective signatures on the day, month and first above written.

#### WITNESSES:

1. Alchijet Kuman musha 69/1 Baghajatin Place Kolkata - 700086

2 - ment winter Alvocate High county Swapna Thosh.
SIGNATURE OF THE FIRST PARTY

3. TOPPS POUK 29. NAYABAD KAL 94 Japan Gland. (TAPAN GHOLH) SIGNATURE OF THE SECOND PARTY

DRAFTED AND PREPARED BY:

(MR. DEBESKUMAR MISRA)

HIGH COURT, CALCUTTA

left hand **PHOTO** right hand Signature ..... Ring finger Small finger Middle finger Thumb 1st finger left hand right hand Name SWAPNA GHOSH Signature Swapna ghost. Small finger Middle finger Ring finger 1st finger Thumb left hand right hand Signature .. Ring finger Small finger Middle finger 1st finger Thumb left hand **PHOTO** right hand Name ..... Signature .....

Small finger

Ring finger

Middle finger

1st finger

Thumb

#### **Government of West Bengal**

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07198 / 2013, Deed No. (Book - I , 06772/2013)

. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Swapna Ghosh (First Party) Jadavpur Police Qtr., KB- 16, 3rd Floor, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	26/07/2013	LTI 26/07/2013	Swapna ghost. 26/7/13

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swapna Ghosh (First Party) Address -Jadavpur Police Qtr. , K B - 16, 3rd Floor, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	26/07/2013	LTI 26/07/2013	swapna ghosh.
2	Tapan Ghosh ( Second Party ) Address -Jadavpur Police Qtr. , K B - 16 , 3rd Floor, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	26/07/2013	LTI 26/07/2013	Japan Ghash.

#### Name of Identifier of above Person(s)

Somesh Mishra
High Court Calcutta, Old Court House Street, Kolkata,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL,
India, Pin:-700001

Signature of Identifier with Date

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District Sub-Registrar-III
Alipore, South 24-Parganas

(Smritikana Panda)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS



#### **Government Of West Bengal**

Office Of the D.S.R. - III SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : I - 06772 of 2013 (Serial No. 07198 of 2013 and Query No. 1603L000013544 of 2013)

## GHEZIGMONANZGIDISHIKE

## Centifina tenofordunissi bility (Runtegle progressistation and establishes)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 31, 4 of Indian Stamp Act 1899.

## Paymention personal control of the c

#### Amount by Draft

Rs. 21430/- is paid , by the draft number 143971, Draft Date 26/07/2013, Bank Name State Bank of India, KALIKAPUR, received on 26/07/2013

(Under Article: A(1) = 21384/-, E = 14/-, H = 28/-, M(b) = 4/- on 26/07/2013)

#### Certificaterof Market Nalue (WBIRUVIII ules lof 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-33,98,750/-M.V. of the property of Greatest Value Rs 19,44,375/-

Certified that the required stamp duty of this document is Rs.- 116682 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

#### Deficitstan pictury:

#### Deficit stamp duty

- Rs. 17700/- is paid , by the draft number 143970, Draft Date 26/07/2013, Bank : State Bank of India, KALIKAPUR, received on 26/07/2013
- Rs. 49000/- is paid , by the draft number 143972, Draft Date 26/07/2013, Bank : State Bank of India, KALIKAPUR, received on 26/07/2013
- Rs. 49000/- is paid , by the draft number 143973, Draft Date 26/07/2013, Bank : State Bank of India, KALIKAPUR, received on 26/07/2013

#### Presentation (funder Section 52 and the 22 by 20) 46 (un) William Registration Rules 1962)

Presented for registration at 11.32 hrs on :26/07/2013, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt. Swapna Ghosh ( First Party ) , one of the Executants.

### Admission of Bredution (Under Section 58) W/B Registration Rules (1962)

Execution is admitted on 26/07/2013 by

 Smt. Swapna Ghosh (First Party), wife of Sri Tapan Ghosh, Jadavpur Police Qtr., KB - 16, 3rd Floor, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu By Profession: Service

District Suo-Kegistrar-III

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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## Government Of West Bengal

Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06772 of 2013 (Serial No. 07198 of 2013 and Query No. 1603L000013544 of 2013)

2. Sri Tapan Ghosh (Second Party), son of Late Upendra Nath Ghosh, Jadavpur Police Qtr., KB - 16, 3rd Floor, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700032, By Caste Hindu, By Profession: Service

Identified By Somesh Mishra, son of . ., High Court Calcutta, Old Court House Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Smritikana Panda)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III

Alipore, South 24-Parganas (Smritikana Panda)

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS** 

Figure 10 1 the Control of the Control Par of Pa

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

Registered in Book - I CD Volume number 13 Page from 6952 to 6966 being No 06772 for the year 2013.



(Smritikana Panda) 26-July-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24-Parganas

DATED THIS :2 67 DAY OF JULY 2013

#### **BETWEEN**

SMT. SWAPNA GHOSH

**FIRST PARTY** 

AND

SRI TAPAN GHOSH

SECOND PARTY

#### **DEED OF EXCHANGE**

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086.
PH. 2425-0490
MOBILE: 9830236148
9051446430, 9836115120.