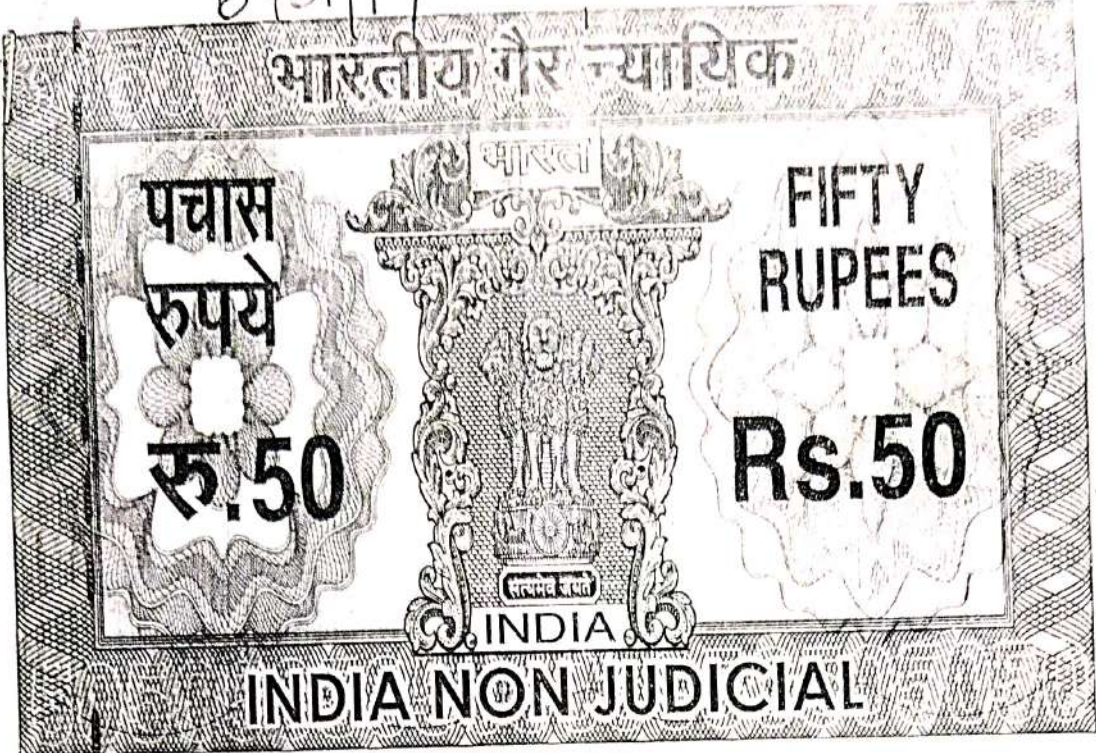


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 465829

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Asst. Dir. Sub-Registrar
Ampara, South 24 Parganas

22 OCT 2019

DEED OF EXCHANGE / AMALGAMATION

THIS DEED OF EXCHANGE / AMALGAMATION is made this the 26th day of "September" in the year 'Two Thousand Nineteen (2019).

BETWEEN

Handwritten notes on the left margin: '6.9.19', '20:12 L', '6051/19', '197991/19'.

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C. BANERJEE (Advocate)
Alipore Police Court
Kolkata-700 027

14 SEP 2019

- Nirmal Ganguly

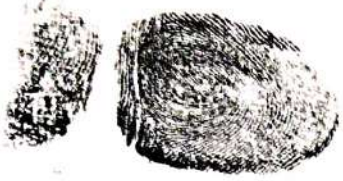


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Name :
Address :
Vender :

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

- Nirmal Ganguly



4177

- Asoke Kumar Dasgupta



4178

For Roytech Exim Pvt. Ltd.

Schanda
Chairman & Managing Director
(DR. SUBODH CHANDRA ROY)



4179

- Bani Ganguly

Identified by me
A. Jaisankar
S/o Late - M. L. Das
Alipore Judge's Court
KOL-2)

Addl. Dist. Sub-Registrar
Alipore
26 SEP 2019
South 24 Parganas
Kolkata-700127

(1). **SRI. NIRMAL GANGULY (PAN ANEPG 3049E) Mobile No 8902556664 (Aadhaar No 8614 5622 6571)** Son of Late Manotosh Ganguly , by faith - Hindu, by Nationality - Indian, (2). **SRI. ASOKE GANGULY KUMAR @ Ashoke Kumar Ganguly (PAN ACYPG4163E) Mobile No 9830508984 (Aadhaar No 5134 3559 2272)** Son of Late Manotosh Ganguly, by faith - Hindu, by Nationality - Indian, (3). **SMT. BANI GANGULY (PAN ASPPG8160Q) Mobile No 9231058799 (Aadhaar No 2958 6757 5109)** daughter of late Manotosh Ganguly , by faith - Hindu, by Occupation - Housewife , by Nationality - Indian, all are residing at 56C/1, N. S. C Bose Road , Kolkata - 700 040, within K. M. C Ward No 97, hereinafter jointly called and referred to as the " **FIRST PART** " (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, legal representatives and/or assigns) of the " **FIRST PARTY**".

A N D

" **ROYTECH EXIM PRIVATE LIMITED** " (**PAN NO AABCR 2618Q**) a registered Company having its office at Flat No 4A, of 25/2A, Prince Golam Md. Shah Road , Kolkata - 700 045 represented by its Managing Director namely **DR. SUBODH CHANDRA ROY (PAN NO AEWPR7359P) Mobile No 7003937924 (Aadhaar No 4515 4403 1292)** Son of Late Sudhangshu Mohan Roy , by faith - Hindu, by Nationality - Indian, residing at 56, N. S. C Bose Road , Kolkata - 700 040, within K. M. C Ward

Signature
Bani Ganguly.


No 97, hereinafter called and referred to as the " **SECOND PART** " (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include its respective heirs, executors, legal representatives and/or assigns) of the " **SECOND PARTY**".

A N D

" **ROYTECH EXIM PRIVATE LIMITED** " (**PAN NO AABCR 2618Q**) a registered Company having its office at Flat No 4A, of 25/2A, Prince Golam Md. Shah Road , Kolkata - 700 045 represented by its Managing Director namely **DR. SUBODH CHANDRA ROY (PAN NO AEWPR7359P) Mobile No 7003937924 (Aadhaar No 4515 4403 1292)** Son of Late Sudhangshu Mohan Roy , by faith - Hindu, by Nationality - Indian, residing at 56A, N. S. C Bose Road , Kolkata - 700 040, within K. M. C Ward No 97, Indian, hereinafter called and referred to as the " **THIRD PART** " (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include its respective heirs, executors, legal representatives and/or assigns) of the " **THIRD PARTY**".

W H E R E A S :-

1 **That** One Wajed Ali Mondal Son of late Abdul Mondal was the sole and absolute owner and occupier All that the land measuring an area about .31 Satak in Dag No 1801, C.S Khatian No


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291, Rayata Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56,
Mouza - Chandpur. District : 24 Parganas (South).

2. **That** while said Wajed Ali Mondal was in possession and had been enjoying and possessing over the said land then said Wajed Ali Mondal sold, transferred and conveyed in favour of one Sri Makhan Lal Sengupta Son of late Anil Chandra Sengupta residinag at 1/20, Prince Golam Md. Shah Road , P.S Tollygung, Kolkata - 700 026 ALL THAT the land measuring an area 15 ½ Satak out of total land .31 Satak at Dag No 1801, C.S Khatian No 291, Rayata Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56, Mouza - Chandpur, District : 24 Parganas (South), by way of a Deed of Sale on 07.07.1934 and the said Deed of Sale executed and registered before the Sub registry office at Behala and recorded in Book No 1, Volume No. 20 , Pages No 50 - 54 , Being No 1218 for the year 1934 .

3. **That** after purchased the said property said Makhan Lal Sengupta duly constructed a house thereon by mutating his name before the Kolkata Municipal Corporation. .

4. **That** the said Makhan Lal Sengupta for making improvement to his said land with building sold out about 2 (Two) Cottahs 2 (Two) Chittaks and 12 (Twelve) sq ft of land on the North - East side of the premises with building by demarcating by a wall along with 3'ft and 4'ft common passage from south to west side at and

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being Premises No 56C, Netaji Subhash Chandra Bose Road , P. S. Jadavpur, P. O. Regent Park , Kolkata - 700 040, within K. M. C Ward No 97. by a registered Deed of Sale dated 11. 11. 1964 to one Smt Mira Debi wife of Manotosh Ganguly and delivered possession of the said land to then the said Purchaser namely Smt Mira Debi . The said Deed of Sale was registered at Sub registry office at Alipore in Book No I, Volume No 132, Pages No 250 - 254. being no 8371 for the year 1964.

5. **That** after purchased the same, while said Smt. Mira Debi was in possession and had been enjoying and possessing over the said land measuring an area 2 (Two) Cottahs 2 (Two) Chittaks and 12 (Twelve) sq ft on the North - East side of the premises with building along with 3'ft and 4'ft common passage from south to west side at and being Premises No 56C, Netaji Subhash Chandra Bose Road , P. S. Jadavpur, P. O. Regent Park , Kolkata - 700 040, within K. M. C Ward No 97 then suddenly said Mira Debi died intestate on 12th day of June 1990, leaving behind her three sons namely (a). Dipak Kumar Ganguly since deceased , (b). Sri. Nirmal Ganguly and (c). Sri Asoke Ganguly and four daughters namely (d) Miss. Bani Ganguly , (e). Smt. Ruby Chakraborty , (f). Smt. Jharna Chakraborty, since deceased and (g). Smt. Kalpana Chatterjee as her only legal heirs and successors to inherit her said plot of land with structure standing thereon .

6. **That** after death of said Mira Debi, while her said three sons and four daughters were in joint possession over the said land

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with structure each having undivided $1/7^{\text{th}}$ share of land or 220 286 sq ft together with 100 sq ft structure over the said property then suddenly one son of Said Smt Mira Debi namely Dipak Kumar Ganguly died on 10. 06. 2017, leaving behind his wife Smt Nivedita Ganguly as his only legal heirs and successors to inherit his share of land with structure on the said plot at and being Premises No 56C, Netaji Subhash Chandra Bose Road, P. S Jadavpur, P. O. Regent Park, Kolkata - 700 040,

7. **That** one Daughter of said Mira Debi namely Jharna Chakraborty died on 26. 01. 2016 leaving behind her only son namely Sri Subhananda Chakaraborty.

8. **That** after death of said Jharna Chakraborty, her said Son Sri Subhananda Chakaraborty became the owner of undivided $1/7^{\text{th}}$ share of land measuring an area 220.286 sq. ft together with 100 sq ft structure over the said property at premises no 56C, N. S. C Bose Road, Kolkata - 700 040, within K. M. C Ward No 97.

9. **That** on 16. 08. 2018, two married daughter of said Mira Debi namely Smt. Ruby Chakraborty and Smt. Kalpana Chatterjee gifted their undivided $2/7^{\text{th}}$ share of homestead land measuring an area $220.286 \text{ sq. ft} \times 2 = 440.572 \text{ sq ft}$ together with $100 \times 2 = 200 \text{ sq. ft}$ single storied structure of the said plot including 3ft and 4ft common passage from south to west side at and being Premises No. 56C, Netaji

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Subhash Chandra Bose Road , Kolkata - 700 040, within K. M. C Ward No 97 District - 24 Parganas (S), Comprised in Dag No 1801, from the total area 440 .572 sq ft together with 100 X 2 = 200 sq .ft single storied structure of the said plot including common passage at and being Premises No. 56C, Netaji Subhash Chandra Bose Road , Kolkata - 700 040, within K. M. C Ward No 97, J. L. No 41, R. S. No 40, Touzi No 56 in favour of their sister -in - law namely Smt Nivedita Ganguly wife of late Dipak Kumar Ganguly by way of a Deed of Gift and the said Deed executed and registered at District Sub registry office at Alipore and recorded in Book No I, Volume No 1605-2018 Pages No 194056-194079 Being Deed No 160505860 .for the year 2018 .

Similarly, on 16.08.2018 , the only son of late Jharna Chakraborty namely Sri Subhanandan Chakaraborty gifted his undivided 1/7th share of homestead land measuring an area 220 .286 sq ft together with 100 sq .ft single storied structure of the said plot including common passage at and being Premises No. 56C, Netaji Subhash Chandra Bose Road , Kolkata - 700 040, within K. M. C Ward No 97, District - 24 Parganas (S) Comprised in Dag No 1801, C.S Khatian No 291, Rayata Khatian No 294, J. L .No 41, R. S. No 40, Touzi No 56 in favour of Owners / First Part herein namely (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly , by way of a Deed of Gift and the said Deed executed and registered at District Sub registry office at Alipore and recorded in Book No... I Volume No 1605- 2018, Pages No 194032-19405 Being Deed No 160505859 .for the year 2018

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10. That after accept the said plot of land by way of said two separate Deed of gift , said Smt Nivedita Ganguly and (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly become the joint owners and occupiers of the plot measuring an area 2 (Two) Cottahs 2 (Two) Chittaks and 12 (Twelve) sq ft of land on the North - East side of the premises with building with 3' ft and 4' ft Common passage at and being Premises No 56C, Netaji Subhash Chandra Bose Road , P. S Jadavpur, P. O. Regent Park , Kolkata - 700 040, within K. M. C Ward No 97.

11. That while said Smt Nivedita Ganguly and the Owners of the First Part herein namely (1). SRI. NIRMAL GANGULY (2). SRI. ASOKE GANGULY KUMAR @ Ashoke Kumar Ganguly (3). SMT. BANI GANGULY were in joint possession over the said plot at Premises No 56C, N.S.C Bose Road , then they amicably partition their said plot of land with structure and after the said partition the said Smt Nivedita Ganguly become the owner of $3/7^{\text{th}}$ share of the property measuring an area 660.858 sq ft of land excluding common passage with 300 sq ft building at and being Premises No 56C, N. S. C, Bose Road, Kolkata - 700 040, within K. M. C Ward No 97 and the Owners of the First Part namely (a). Sri. Nirmal Ganguly and (b. Sri Asoke Ganguly and (c) Miss. Bani Ganguly , become the joint owners of property remaining $4/7^{\text{th}}$ share measuring an area about 881.144 Sq. Ft land and 262 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) with 550 sq .ft single storied building at and being Premises No 56C,

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N. S. C Bose Road, Kolkata - 700 040, within K. M. C Ward No 97, by way of a Deed of Partition on 07.09.2018 and the said Deed of Partition executed and registered at Sub registry office at Alipore in Book No I Volume No 1605-2018 Pages No 205989- 206018 Being Deed No 160506182 for the year 2018.

12. That after the said partition, the Owners of the First Part namely (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly become the joint owners and occupiers of the property measuring an area about 881.144 Sq. Ft with 550 sq .ft single storied structure at and being Premises No 56C, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040.

13. That after the said Partition, while said (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly were in joint possession over the said plot then they duly mutated their name before the Kolkata Municipal Corporation and the said plot is re-numbered as Municipal Premises No. 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, Assesse No 21- 097- 12- 3728 - 4.

14. Similarly, one Abdul Mondal (Ostagar) was sole and absolute owner of the land recorded is C. S of record of right and said Abdul Mondal (Ostagar) died intestate leaving behind his only son namely Wajed Ali Mondal, only one daughter Nasimanees Bibi and his only widow Goljam Bibi as his only legal heirs and

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successors. In this manner Wajed Ali Mondal got 09 (Nine) Annas 06 (Six) Gonads 02 (Two) Kara and 2 (Two) Kranti Share, Nasimansea Bibi Got 04 (Four) Annas 13 (Thirteen) Gonda, 01 (One) Kara and 01 (One) Kranti share and Goljam Bibi got 02 (Two) Annas share in the property left by said Abdul Mondal and they possessed the said properties.

15. That said Nasimansea Bibi sold her share to her mother Goljam Bibi by way of a registered Deed dated 13. 06. 1322 B.S. In this manner the share of Goljam Bibi enhanced to 06 (Six) Annas 13 (Thirteen) Gondas 01 (One) Kara and 01 (One) Kranti which include 02 (Two) Annas share inherited from her husband Abdul Mondal and 04 (Four) Annas 13 (Thirteen) Gondas 01 (One) Kara and 01 (One) Kranti by purchaser from her daughter Nasimansea Bibi.

16. That said Goljam Bibi sold her entire share 06 (Six) Annas 13 (Thirteen) Gondas 01 (One) Kara and 01 (One) Kkranti in aforesaid property to her only Son, namely Wajed Ali Mondal, by a registered deed in the year 1333 B. S and delivered possession to her said son. In this manner said Wajed Ali Mondal became the sole owner of the properties left by his father in the manner as stated hereinbefore. That thereafter the name of Wajed Ali Mondal was recorded in C.S in record of right in Khatian no 294 of tenant in respect of 0.95 decimil of within P. S Tollygung of Mouza - Chandpore and finally published the record of right in correct name of Wajed Ali Mondal.

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17. That said Wajed Ali Mondal thereafter mortgaged the property to his nephew Abdul Aziz Mondal and Abdul Latif Mondal who happened to be son of his sister Nasimansea Bibi and the principal amount and interest swelled up to a big figure for which Wajed Ali Mondal had no capacity to pay out and finding no other alternative the said Wajed Ali Mondal sold by registered Deed to one Makhan Lal Sengupta about 0.155 decimal of land out of 0.31 decimal in Dag No 1801 in Khatian No 294 out of entire land in said Khatian measuring 0.95 decimil. In this manner Makhan Lal Sengupta became owner of 0.155 decimal equivalent to 09 (Nine) Cottahs 06 (Six) Chittaks and 10 (Ten) Sq. ft together with easement right of common passage on south side of the said land and Wajed Ali Mondal lost all his right, title and interest by transferring and giving delivery of possession the 0.155 of land to Makhan Lal Sengupta. The said sale Deed executed by said Wajed Ali Mondal in favour of Makhan Lal Sengupta and the said Sale Deed registered before the Sub registry office at Behala and has been recoded in Book No I Volume No 20, Pages No 50 - 54, being No 1218 for the year 1934, Sub registry office Behala.

18. That said Makhan Lal Sengupta after purchase the said property enjoyed the same by constructing a house thereon by Sanction from the Municipality and by mutating his name before the K. M. C and the said plot is number as premises no 56A, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040.

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19. That said Makhan Lal Sengupta for making improvement to the building, sold out about 02 (Two) Cottahs and 12 (Twelve) Chittaks of land on east side by demarcating a wall and by way of a registered Deed dated 14.02.1968 to one Santosh Kumar Pathak and delivered possession to the said Purchaser namely Santosh Kumar Pathak. The said Deed was registered before the Sub registry office at Behala and recorded in Book No I, Volume No 19 Pages No 85 89 being no 840 for the year 1968. The said Purchase Deed had two lots one "Red" border portion of 02 (Two) Cottahs and 10 (Ten) and 33 (Thirty Three) sq ft and in other lot in "yellow" colour measuring 01 (One) Chittak and 12 (Twelve) Sq. ft as shown as passage total 02 (Two) Cottahs 01 (One) Chittaks but it revealed that there was 50 sq ft of land in excess in possession of said Santosh Kumar Pathak and an agreement was executed on 28.05.1968 by and between said Makhan Lal Sengupta and Sri Santosh Kumar Pathak herein. Makhan Lal Sengupta accepted the right, title and interest and ownership in favour of Santosh Kumar Pathak and said Santosh Kumar Pathak became the owner of 02 (Two) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq. ft of land and started to enjoy the property by mutating his name by paying rents and taxes and rents to the appropriate authority by constructing house on sanctioned plan at K.M.C Premises No. 56A, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040.

20. That said Santosh Kumar Pathak, while was in possession of the property sold the entire plot of 1 and measuring an area 02 (Two

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) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq. ft of land to one Smt. Bela Dev by way of a registered Deed of sale which was registered at the District Sub registry office at Alipore and recorded in Book No I Volume No 18 , Pages No 158 163 being No 512 for the year 1970. In this manner , the said Smt. Bela Dev was absolutely seized and possessed of otherwise well and sufficiently entitled to the property described in the schedule herein below by mutating her name and paying rents and tax to the appropriate authority or corporation which was numbered as 56A, Netaji Subhash Chandra Bose Road .

21. That while said Smt. Bela Dev was in possession over the said property measuring an area 02 (Two) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq. ft of land then due to urgent need of money said Smt. Bela Dev sold, transferred and conveyed ALL THAT 1 (One) Cottah 6 (Six) Chittaks and 25 (Twenty Five) Sq. Ft of land in favour of the present Owner of the Second Part herein namely "**ROYTECH EXIM PRIVATE LIMITED**" on the Northern half portion of the property at Premises No 56A, N.S.C Bose Road with two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur, District 24 Parganas (South) for a valuable consideration mentioned therein and the said Deed of sale executed and registered on 16th day of July 1991 and the said deed of sale executed and registered before the District registry office at

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Alipore and recorded in Book No I Volume No 170 Pages No 304 - 318 being 10803 for the year 1991.

22. By an another Deed, while said Smt. Bela Dev in possession over the said remaining Southern half portion of the said plot measuring an area 1 (One) Cottah 6 (Six) Chittaks and 25 (Twenty Five) Sq. Ft of land out of total land 2 (Two) Cottahs 13 (Thirteen) 5 and sq ft Chittaks with two storied buiding at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandara Bose Road, P.S Jadavpur, Kolkat - 700 040, comprised in Dag No 1801, C.S Khatian No 294, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza-Chandpur, District 24 Parganas (South), due to urgent need of money said Smt. Bela Dev sold, transferred and conveyed in favour of the present owner Northern half portion of the property at Premises No 56A, N.S.C Bose Road. For a valuable consideration mentioned therein and the said Deed of sale executed and registered on 16th day of July 1991 and the said deed of sale executed and registered before the District registry office at Alipore and recorded in Book No I Volume No 170 Pages No 304 - 318 being 10803 for the year 1991 then due to urgent need of money said Smt. Bela Dev sold, tranferred and conveyaned in favour of the present owner said remaing Southern half portion of the property at Premises No 56A, N.S.C Bose Road for a valuable consideration mentioned therein and the said Deed of sale executed and registered on 16th day of July 1991 before the District registry office at Alipore and recorded in Book No I Volume No 24, Pages No 185 - 200 being 1116 for the year 1991.

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23. **That** after the said purchase the said **two plots "ROYTECH EXIM PRIVATE LIMITED"** becomes the owner of plot measuring an area 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft with two storied building has been enjoying and possession over the said plot then they duly mutated its name before the Kolkata Municipal Corporation and the said plot is numbered as Municipal Premises No. 56A, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, Assesse No 21- 097- 12- 0063 - 7 .

24. **That** one Makahn Lal Sengupat was the father of the then the vendors who purchased the property described in the schedule hereunder by way of a registered purchased Deed from one Wajed Ali Mondal .

25. **That** as the aforesaid Wajed Ali Mondal inherited the property described in the Schedule below along with other properties from his father Abul Mondal .

26 **That** abdul Mondal inherited the property from his predecessor in - interest and was in possession of the same and rightful owner .on his death, his son Wajed Ali possessed the property including the property described in the schedule below as rightful owner .

27. **That** aforesaid Wajed Ali Mondal where in possession of the property described in the schedule below sold the same to Sri Makhan

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Lal Sengupta, the father of the Vendors therein by virtue of registered sale Deed registered in Book No 1 Volume No 20 Pages 50 - 54 being no 1218 for the year 1934 at the office of the District Sub registrar at Alipore at Behala

28. That said Makhan Lal Sengupta during his lifetime sold some portion of land, purchased from Wajed Ali Mondal to Smt Mira Devi measuring an area 02 (Two) Cottahs 02 (Two) Chittaks and 12 (Twelve) sq ft, Smt Nalini Bai measuring an area 01 (One) Cottah 04 (Four) Chittaks and 00 (Zero) sq ft and Sri Sanstosh Kumar Pathak measuring an area 2 (Two) Cottahs 13 (Thirteen) Chittaks and 05 (Five) sq ft by three separate deeds

29. That said Makhan Lal Sengupta executed a registered WILL on 12th February 1965 and after execution of said "WILL" and during his life time he sold some portion of land to the persons named above.

30. That the said Makhan Lal Sengupta, made some construction on the landed property described in the Schedule below which latter number as 56, N. S. C Bose Road, P. S Tollygung, Kolkata - 700 040. While in possessing the same Makhan Lal Sengupta died on 16. 04. 1976 leaving " WILL " Which Was duly probate by the District Delegate at Alipore in Act XXXIX Case No 8 of 1977 by the said WILL, the said Makhan Lal Sengupta devise all his immovable properties to his

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wife Amiya Bala Sengupta and thereafter on death of Amiya Bala Sengupta to his son namely Sri Arun Kumar Sengupta and two daughter namely Smt Dipali Dasgupta wife of Sri Subodh Kumar Dasgupta , Smt Puspali Dutta Gupta wife of Sunil Kumar Dutta Gupta respectively.

31. **That** said Amiya Bala Sengupta died intestate on 25. 05. 1988 and the property described in the Schedule below developed upon the said Sri Arun Kumar Sengupta , Smt Dipali Dasgupta and Smt Puspali Dutta Gupta .

32. **That** said Sri Arun Kumar Sengupta , Smt Dipali Dasgupta and Smt Puspali Dutta Gupta thus became the sixteen annas owners and were absolutely seized and possessed or otherwise well and sufficiently entitled to the property being Premises No 56, N. S C. Bose Raod, P. S Jadavpur Kolkata - 700 040, as absolute owner free from encumbrance.

33. **That** due to urgent need of money said Sri Arun Kumar Sengupata , Smt Dipali Dasgupta AND , Smt Puspali Dutta Gupta sold, transferred and conveyed in favour of the present owner namely **ROYTECH EXIM PRIVATE LIMITED** " ALL THT piece and Parcel of more or less 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft of Mokarari interest at Premises No 56, N.S.C Bose Road. For a Valuable Consideration mentioned therein and the said Deed of Sale executed and registered on 6th day of December 1991 and the said deed of sale executed and registered before the District registry office at Alipore and

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recorded in Book No 1 Volume No 292, Pges No 36 -47 being 17483 for the year 1991.

34. That after purchase the said plot, by way of said sale, said "ROYTECH EXIM PRIVATE LIMITED" has been enjoying and possession over the said plot then they duly mutated its name before the Kolkata Municipal Corporation and the said plot is numbered as Municipal Premises No. 56, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040. Assesse No 21 097-12-0062-5.

35. That said (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly, Owners of the First Part herein are seized and possessed the plot measuring an area about 881.144 Sq. Ft land and 262 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) OR 1 (One) Cottah 9 (Nine) Chittaks and 19 (Nineteen) sq ft with 400 sq ft single storied building at and being Premises No 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S).

A N D "ROYTECH EXIM PRIVATE LIMITED" the owner of the Second Part herein are seized and possessed the plot measuring an area about 2 (Two) Cottahs 13 (Thirteen), Chittaks and 5 (Five) sq ft OR 2030 Sq Ft with 1200 sq ft (On the Ground Floor 600 sq ft and on the First Floor 600 sq ft) two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040,

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comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291. Mouza Chandpur, District 24 Parganas (South)

AND " ROYTECH EXIM PRIVATE LIMITED " Owner of the Third Part herein is seized and possessed the plot measuring an area about 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft OR 1624 Sq Ft with 400 sq ft single storied structure at Premises No 56, N.S.C Bose Road. P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S).

36. **That** the Parties herein have been enjoying and possessing the same free from all encumbrances and the said three plots are contiguous to each other and for better living , enjoyment and benefits and use of the said three plots it is requires that the said three plots be made a Single plot by way of said Amalgamation and the FIRST, SECOND , THIRD Parties are related to each other and for better living , enjoyment and benefits and use of the said plot it is requires that the said plot of the First Part, Second Part and Third Part be made a Single plot and for the said Amalgamation / Exchange of Properties are required under the law among the parties hereto .

37. **That** the Parties hereto have decided to mutually exchange and /or transfer that is say that said (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly , Owners of the First Part herein shall convey undivided two - third share of the plot measuring an area about 762 sq ft land and 266. 67 sq ft single storied

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structure out of total 881.144 Sq. Ft land and 262 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) OR 1 (One) Cottah 9 (Nine) Chittaks and 19 (Nineteen) sq ft with 400 sq ft single storied building at and being Premises No 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S), as mentioned in the "**FIRST SCHEDULE**" WRITTEN HEREUNDER.

AND that said "**ROYTECH EXIM PRIVATE LIMITED**" the Party of the Second Part herein shall convey undivided two - third share of the plot measuring an area about 1335.33 sq ft land and 800 sq ft single storied structure out of total measuring an area 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft OR 2030 Sq Ft with 1200 sq ft (On the Ground Floor 400 sq ft and on the First Floor 400 sq ft) two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur, District 24 Parganas (South), as mentioned in the **SECOND SCHEDULE** WRITTEN HEREUNDER.

AND that said "**ROYTECH EXIM PRIVATE LIMITED**" , the Party of the Third Part herein shall convey undivided two - third share of the plot measuring an area 1082.67 sq ft with 262 sq ft single storied Pucca Structure out of his total land 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft OR 1624 Sq Ft with 400 sq ft single storied structure at Premises No 56, N.S.C Bose Road. P.S Jadavpur, Kolkata - 700 040,

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District - 24 Parganas (S), as mentioned in the **THIRD SCHEDULE**
WRITTEN HEREUNDER

NOW THIS DEED OF EXCHANGE WITNESSESS as follows ::

In pursuance of the same and in consideration as aforesaid said (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly the Party of the First Part herein as beneficial owner of Premises No 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S). within K. M. C Ward No 97, do hereby grant, convey and transfer undivided two - third share of the plot measuring an area about 762 sq ft land and 266.67 sq ft single storied structure out of total land measuring 1143.144 sq ft (881.144 Sq. Ft land and 262 sq ft common passage) OR 1 (One) Cottah 9 (Nine) Chittaks and 19 (Nineteen) sq ft with 400 sq ft single storied building at and being Premises No 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040. District - 24 Parganas (S), unto and in favour of " **ROYTECH EXIM PRIVATE LIMITED** " the Party of the Second Part and the Party of the Third Part herein, the particular of such property such property as mentioned in the , as mentioned in the " **FIRST SCHEDULE** " WRITTEN HEREUNDER.

A N D In pursuance of the same and in consideration as aforesaid said " **ROYTECH EXIM PRIVATE LIMITED** " , the Party of the Second Part herein shall convey undivided two third share of the plot measuring an area 1335.33 sq ft with 800 sq ft Pucca Two Storied Structure out of

  Bani Ganguly

their total land 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft with 1200 sq ft two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040. comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291/9, Mouza - Chandpur, District 24 Parganas (South) unto and to the use of in favour of (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly the Party of the First Part herein AND "ROYTECH" EXIM PRIVATE LIMITED ", the Party of the Third Part herein the particular of such property such property as mentioned in the " **SECOND SCHEDULE**" WRITTEN HEREUNDER

AND In pursuance of the same and in consideration as aforesaid said ' **ROYTECH EXIM PRIVATE LIMITED** " the Party of the Third Part herein shall convey undivided two third share of the plot measuring an area **1082 sq ft with 262 sq ft** Pucca Structure out of his total land 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft 400 sq ft with pucca single storied structure standing at Kolkata Municipal Corporation Premises No 56, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur, District 24 Parganas (South), as mentioned in the **THIRD SCHEDULE** WRITTEN HEREUNDER unto and to the use of in favour of (a). Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) **Miss. Bani Ganguly** the Party of the First Part herein AND " **ROYTECH EXIM PRIVATE LIMITED** " , the Party of the Second Part herein, the

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particular of such property such property as mentioned in the " **THIRD SCHEDULE**" WRITTEN HEREUNDER

IT IS HEREBY AGREED AND DECLARED that the Party of the First, the Party of the Second Part and the party of the Third part hereto have good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the percentage of property exchange by this Deed AND That the Party of the First, the Party of the Second Part and the Party of the Third Part herein at all times hereafter shall peacefully and quietly hold, possess and enjoy the same jointly treating the same as a single premises, the total measuring 4797 sq ft or 06. (Six) Cottahs 10 (Ten) Chittacks and 27 (Twenty Seven) Sq .ft be the same a little more or less together with two storied building at and being premises no. 56, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur, District 24 Parganas (South), with 2000 sq. ft structure, the particular of such property such property as mentioned in the **FOURTH WRITTEN HEREUNDER**, the entirety of such land and premises is more clearly delineated in the Map or Plan annexed hereto and marked with " **RED** " Colour without any claim or interruption by and between them and will at the request and cost of the Parties every such assurances, acts deed or things as shall be reasonably required by the others for further and more perfectly assuring to the other the landed property hereby to be conveyed to each other.

San  Bani Choudhury

IT IS ALSO HEREBY AGREED AND DECLARED that after amalgamation of the Properties, the " First Part " will have good right full power , absolutely authority over undivided Two -Third Share of the amalgamated property and whereas the Second Party will have good rightful power , absolutely authority over undivided Two -Third Share of the amalgamated property **AND** whereas the Third Party will have good rightful power , absolutely authority over undivided Two -Third Share of the amalgamated property

It is hereby further declare that the value of the property specified in **FOURTH SCHEDULE** hereunder written is of Rs. 5,00,000 /- and the value of the property specified in **FOURTH SCHEDULE** hereunder written is Rs .5,00, 000/-

FIRST SCHEDULE OF THE PROPERTY

(**Property of the First Part namely (a), Sri. Nirmal Ganguly (b). Sri Asoke Ganguly and (c) Miss. Bani Ganguly to be conveyed**)

ALL THAT plot of land measuring an area about undivided two - third share of the plot measuring an area about 762 sq ft land and 266.67 sq ft single storied structure out of total 881.144 Sq. Ft land and 262 sq ft common passage and total land measuring 1143.144 sq ft (including common passage) OR 1 (One) Cottah 9 (Nine) Chittaks and 18 (Eighteen) sq ft with 400 sq ft single storied building at and being Premises No 56C/1, N. S. C Bose Road, P.S Jadavpur, Kolkata - 700 040, District - 24 Parganas (S), within K. M. C Ward No 97.

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Bani Ganguly

ON THE NORTH : 56A, N.S. C Bose Road
 ON THE SOUTH : 14'-0" Wide Road
 ON THE EAST : Plot of 56C, N.S.C Bose Road
 ON THE WEST: 56B, N.S.C Bose Road

SECOND SCHEDULE OF THE PROPERTY

(Property of the Second Part namely " ROYTECH EXIM PRIVATE LIMITED ", to be conveyed)

ALL THAT plot of land undivided two - third share of the plot measuring an area about 1015 sq ft OR 1 (One) Cottah 6 (Six) Chhiataks 25 sq. ft with 600 sq ft Pucca Two Storied Structure out of their total land 2 (Two) Cottahs 13 (Thirteen) Chittaks and 5 (Five) sq ft with 1200 sq ft two storied building at Kolkata Municipal Corporation Premises No 56A, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291/9, Mouza - Chandpur, District 24 Parganas (South)

ON THE NORTH : 54, N.S. C Bose Road
 ON THE SOUTH : Partly 56 and Partly 56C/1, N. S.C Bose Road
 ON THE EAST : Plot of Regent Colony
 ON THE WEST: Common passage

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THIRD SCHEDULE OF THE PROPERTY

(Property of the First Part namely " ROYTECH EXIM PRIVATE LIMITED ", to be conveyed)

ALL THAT plot of land measuring an area about 1082 sq ft with 262 sq ft Pucca Structure out of his total land 2 (Two) Cottahs 4 (Four) Chittaks and 4 (Four) Sq. Ft 400 sq ft with pucca single storied structure standing at Kolkata Municipal Corporation Premises No 56, Netaji Subhash Chandra Bose Road, P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291, Mouza - Chandpur, District 24 Parganas (South)

ON THE NORTH : 54, N.S. C Bose Road
 ON THE SOUTH : 56B, N.S.C Bose Road
 ON THE EAST : Common Passage
 ON THE WEST: 40'-00 N.S.C Bose Road

FOURTH SCHEDULE OF THE PROPERTY

(Amalgamated Property)

ALL THAT plot measuring an area 4797 sq ft or 06. (Six) Cottahs 10 (Ten) Chittacks and 27 (Twenty Seven) Sq .ft be the same a little more or less together with 2000 sq ft two and single storied building at and being premises no. 56, Netaji Subhash Chandra Bose Road, PS 56A. N.S.C. Bose Road and 56C/1, N. S.C. Bose Road, PS

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 Banu Cranguly

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with 2000 sq ft two and single storied building within P.S Jadavpur, Kolkata - 700 040, comprise in Dag No 1801, C.S Khatian No 204, J. L. No 41, R. S. No 40, Touzi No 56, 291/9, Mouza - Chandpur, District 24 Parganas (South), the said plot of land butted and bounded as follows :-

ON THE NORTH : 54, N.S. C Bose Road

ON THE SOUTH : Partly 56C, Colony Road and Partly 56B, N.S.C Bose Road

ON THE EAST : Regent Colony

ON THE WEST: 40'-00" N.S.C Bose Road

IN WITNESS WHEREOF the parties thereto set sealed and subscribed their respective hands and seal on this the day, month and year above first written.

1. Asoke Kumar Gansuly *[Signature]*

2. Nirmal Gansuly

3. Bani Chandra *[Signature]*

WITNESSES.

1. Dipankar Bhattacharyay
146, Regent Colony
KOL - 700040

2. Apurva Pal
Adv
Alipor 7th Cr
KOL-27

Drafted by
Aparna Pal
Alipor 7th Cr
KOL-27

SIGNATURE OF FIRST PART

For Roytech Exim Pvt. Ltd.

[Signature]

Chairman & Managing Director

SIGNATURE OF SECOND PART

For Roytech Exim Pvt. Ltd.

[Signature]

Chairman & Managing Director

SIGNATURE OF THIRD PART

ATB/332/88



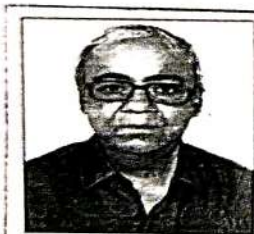
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... Dr. SUBODH CHANDRA ROY
 Signature... [Signature]



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... Dr. Rakesh Kumar Ganguly
 Signature... [Signature]



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... Dr. N. Dinesh Ganguly
 Signature... [Signature]



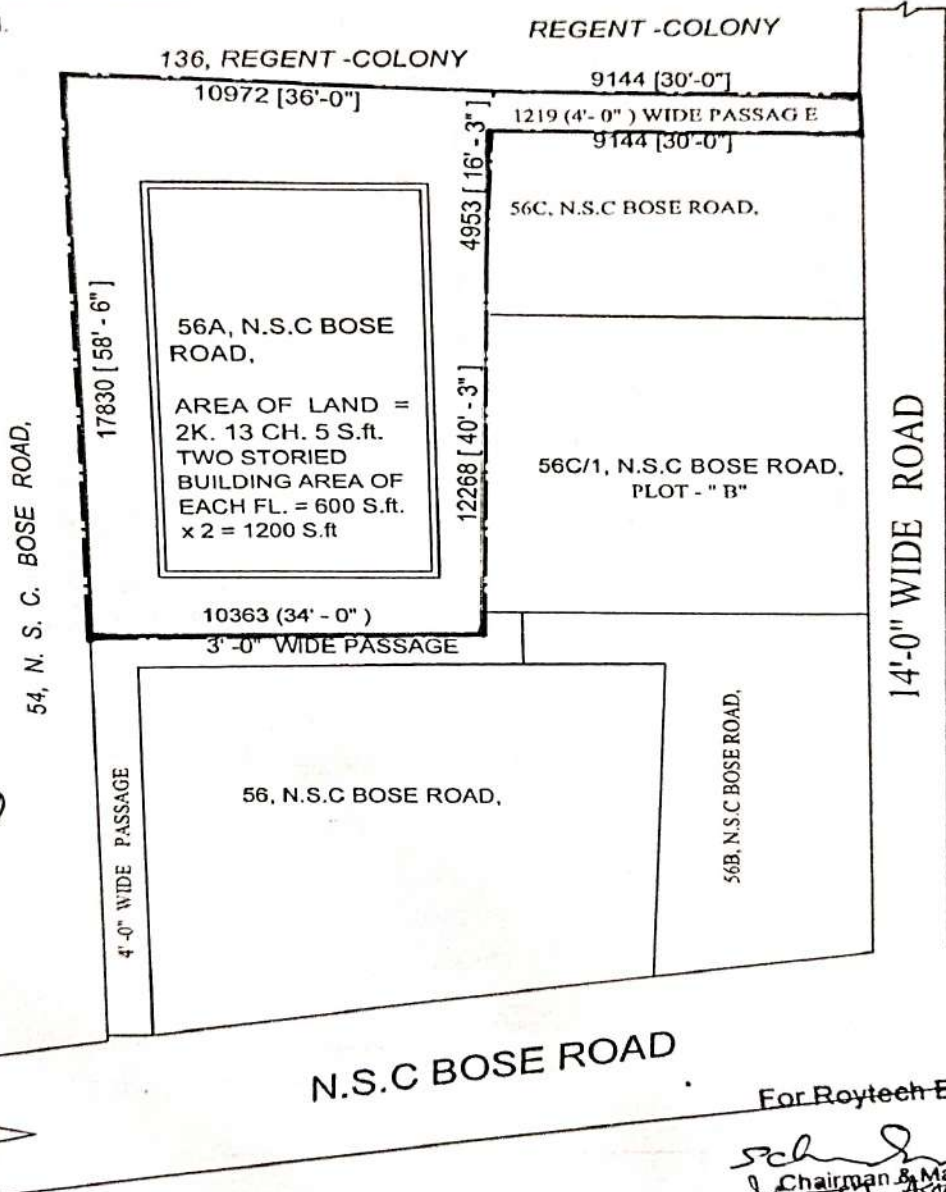
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... Dr. Banu Pranguly
 Signature... [Signature]

SITE PLAN AT K.M.C PREMISES No. 56A, NETAJI SUBHAS CHANDRA BOSE ROAD, KOLKATA-700040, WORD No.-97, BROUGH-X, P.S - JADAVPUR, DAG. No. 1801, KHATIAN No.294, J.L.No. 41. R.S No. 40, MOUZI No.56, MOUZA - CHANDPUR, DIST. 24 PGS (SOUTH). ASSESSEE NO. 21- 097 - 12 - 0063 - 7

AREA OF TOTAL LAND = 2K. 13 CH. 5 S.ft.
(AREA SHOWN IN RED BORDER LINE)

ALL DIMENSIONS ARE IN M.M.
SCALE - 1:200



Handwritten signature and date: 26.7.9

Subrata Dutta
SIGNATURE OF L.B.S.

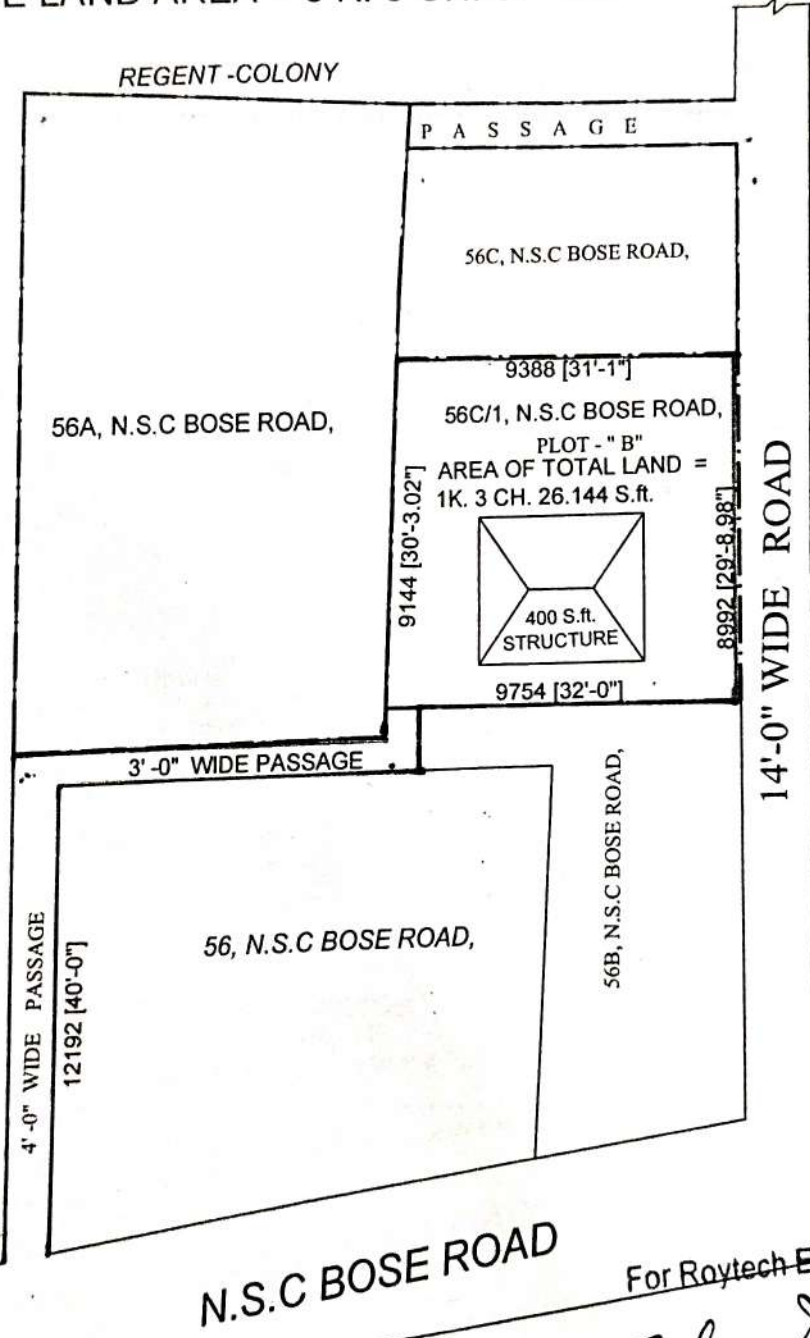
For Roytech Exim Pvt. Ltd.
Chairman & Managing Director
Nirmal Ganguly
Bani Ganguly
SIGNATURE OF OWNER.

SITE PLAN AT K.M.C PREMISES No. 56C/1, N.S.C BOSE ROAD,
 KOLKATA-700040, WORD No.-97, BROUGH-X, P.S - JADAVPUR,
 DAG. No. 1801, KHATIAN No.294, J.LNo. 41. R.S No. 40, TOUZI No.56,
 MOUZA - CHANDPUR, DIST. 24 PGS (SOUTH).
 ASSESSEE No. 21- 097 - 12 - 3725 - 4
 AREA OF TOTAL LAND = 1K. 3 CH. 26.144 S.ft.

(AREA SHOWN IN RED BORDER LINE)

COMMON PASSAGE LAND AREA = 0 K. 5 CH. 37 S.ft.

ALL DIMENSIONS ARE IN M.M.
 SCALE :- 1:200



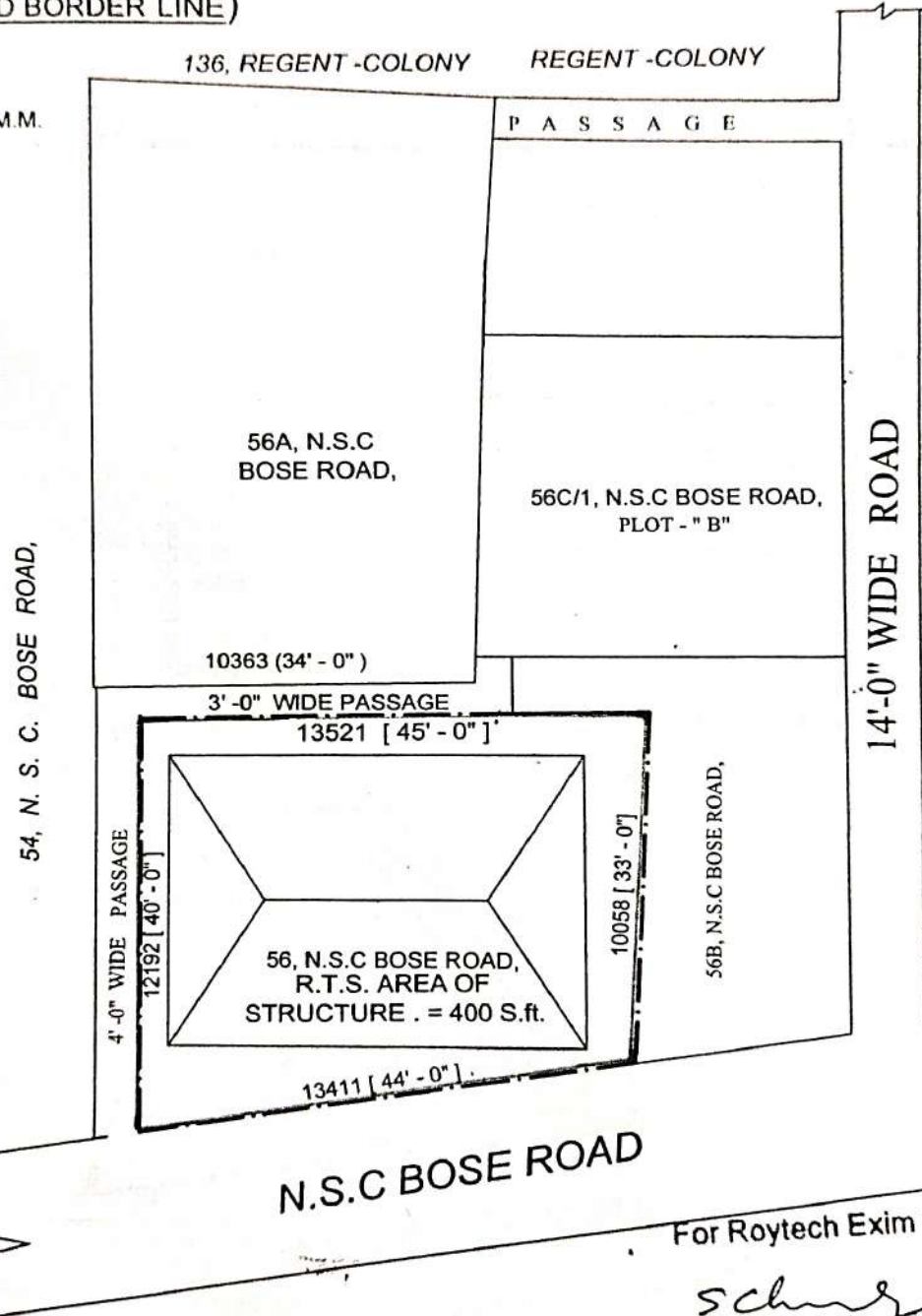
26.9.19

Signature of L.B.S.

For Roytech Exim Pvt. Ltd.
 Chairman & Managing Director
 Normal Ganguly
 Signature of Owner.

SITE PLAN AT K.M.C PREMISES No. 56, N.S.C BOSE ROAD, KOLKATA-700040,
 WORD No.-97, BROUGH-X, P.S - JADAVPUR,
 DAG No. 1801, KHATIAN No.294, J L No. 41. R.S No. 40, TOUZI No.56, MOUZA -
 GHANDPUR, DIST. 24 PGS (SOUTH).
 ASSESSEE NO. 21- 097 - 12 - 0062 - 5
 AREA OF TOTAL LAND = 2K. 4 CH. 4 S.ft.
 (AREA SHOWN IN RED BORDER LINE)

ALL DIMENSIONS ARE IN M.M.
 SCALE :- 1:200



Handwritten signature
 26.9.19

Subrata Datta
 SIGNATURE OF L.B.S.

For Roytech Exim Pvt. Ltd.
S. Chandra
 Chairman & Managing Director
Asoko Kumar
 Normal Gantur
Bani Ganguly
 SIGNATURE OF OWNER.

REGISTRATION SITE PLAN FOR K.M.C PREMISES No. 56C, 56A, & 56C/1, N.S.C BOSE ROAD, KOLKATA-700040, WORD No.-97, BROUGH-X, P.S - JADAVPUR, DAG. No. 1801, KHATIAN No.294, J.L.No. 41, R.S No. 40, TOUZI No.55, MOUZA - CHANDPUR, DIST. 24 PGS (SOUTH).

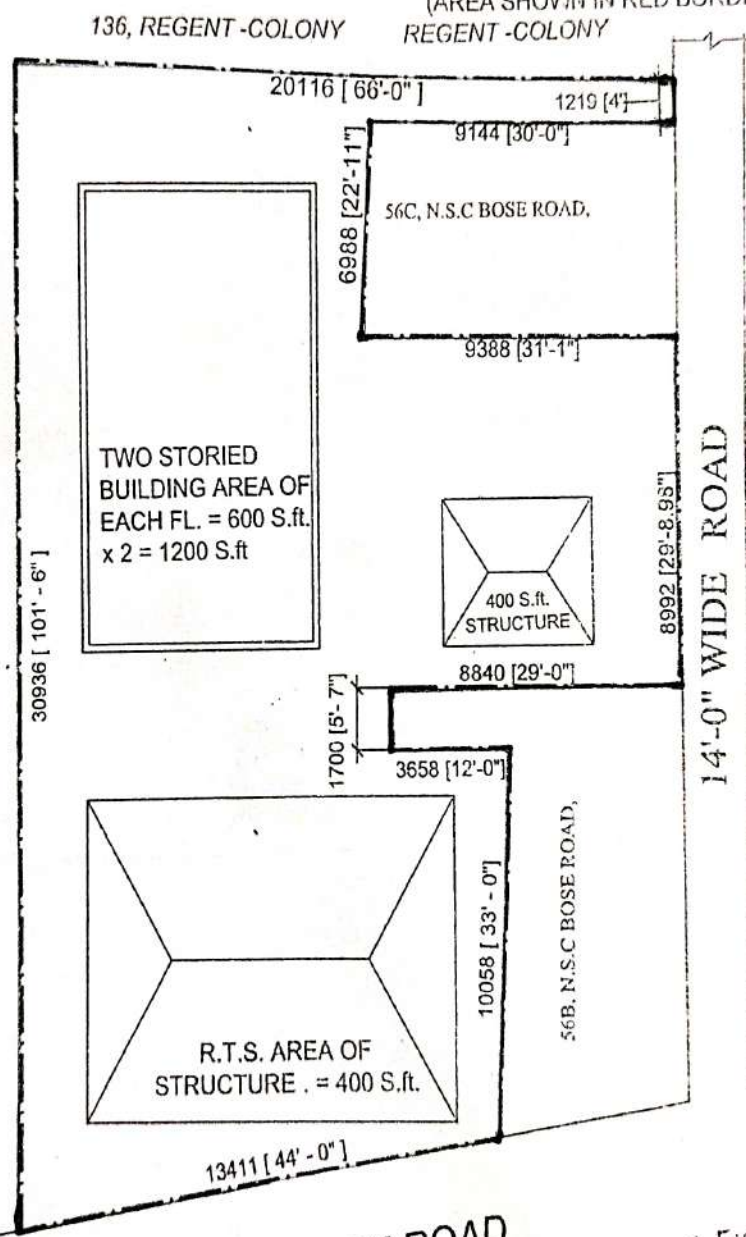
PRE. NO. 56. = ASSESSEE NO. 21-097 - 12 - 0062 - 5 LAND AREA = 2K. 4 CH. 4 S.ft.
 PRE. NO. 56A, = ASSESSEE NO. 21-097 - 12 - 0063 - 7 LAND AREA = 2K. 13 CH. 5 S.ft.
 PRE. NO. 56C/1, = ASSESSEE NO. 21-097 - 12 - 3725 - 4, LAND AREA = 1K 3 CH.26.144 S.ft.
 AREA OF COMMON PASSAGE = LAND AREA = 0K.5 CH.37 S.ft.
 TOTAL AREA OF LAND = LAND AREA = 6 K. 10 CH.27.144 S.ft.

(AREA SHOWN IN RED BORDER LINE)
 REGENT - COLONY

ALL DIMENSIONS ARE IN M.M.
 SCALE :- 1:200



26.3.19



54, N. S. C. BOSE ROAD,

14'-0" WIDE ROAD

N.S.C BOSE ROAD.

For Roytech Exim Pvt. Ltd.

Subrata Datta
 SIGNATURE OF L.B.S.

Chairman & Managing Director
 Anand Kumar Ghosh
 Bani Ganguly
 Nirmal Ganguly
 SIGNATURE OF OWNER.







Government of West Bengal

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









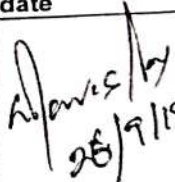
OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

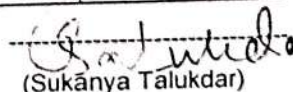
Signature / LTI Sheet of Query No/Year 16051000197991/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NIRMAL GANGULY 56C/1, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Parties to Exchange			Nirmal Ganguly 26/9/19
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ASOKE GANGULY KUMAR Alias Mr ASHOKE KUMAR GANGULY 56C/1, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Parties to Exchange			Asoke Kumar Ganguly 26/09/2019

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
3	Smt BANI GANGULY 56C/1, N S C BOSE ROAD, P O - REGENT PARK, P.S - Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Parties to Exchange			 26.9.2019
4	Mr Subodh Chandra Roy 56A, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Parties to Exchange [ROYTEC H EXIM PRIVATE LIMITED] ,[ROYTEC H EXIM PRIVATE LIMITED]			 26/9/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr APARESH PAL Son of Late A PAL ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr NIRMAL GANGULY, Mr ASOKE GANGULY KUMAR Smt BANI GANGULY, Mr Si Chandra Roy			 28/9/19


(Sukanya Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-007452214-2

GRN Date: 17/09/2019 18:27:09

BRN: 119734418

DEPOSITOR'S DETAILS

Payment Mode: Counter Payment
Bank: Bank of Baroda
BRN Date: 18/09/2019 00:00:00

Name: TAPAS ROY

Contact No.:

E-mail:

Address:

140 REGENT COLONY KOLKATA 70040

Applicant Name: Mr APARESH PAL

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Exchange, Exchange Payment No 4

Id No. : 16051000197991/4/2019

[Query No./Query Year]

Mobile No. : +91 9133183471

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000197991/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	488730
2	16051000197991/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	81466

Total

570196

In Words : Rupees Five Lakh Seventy Thousand One Hundred Ninety Six only

Major Information of the Deed

Deed No :	I-1605-06121/2019	Date of Registration	22/10/2019
Query No / Year	1605-1000197991/2019	Office where deed is registered	
Query Date	06/09/2019 5:11:10 PM	A D S R ALIPORE, District South 24 Parganas	
Applicant Name, Address & Other Details	APARESH PAL ALIPORE, Thana : Alipore, District : South 24 Parganas, WEST BENGAL, PIN - 700027 Mobile No : 9999999999, Status : Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4308] Other than Immovable Property Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs 5,00,000/-	Rs 1,21,04,687/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 4,88,780/- (Article 31)	Rs 81,466/- (Article A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 81,45,159/- Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District South 24-Parganas, P S - Jadavpur, Corporation KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone (Ward No 97 & 95 -- Ward No 97 & 95) , Premises No 56C/1, , Ward No: 097 Pin Code 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	762 Sq Ft	1,00,000/-	26,45,838/-	Property is on Road

District South 24-Parganas, P S - Jadavpur, Corporation KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone (Ward No 97 & 95 -- Ward No 97 & 95) , Premises No 56A, , Ward No: 097 Pin Code 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	1353.33 Sq Ft	1,50,000/-	46,99,071/-	Property is on Road

District South 24-Parganas, P S - Jadavpur, Corporation KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone (Ward No 97 & 95 -- Ward No 97 & 95) , Premises No 56, , Ward No: 097 Pin Code 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu	1082.67 Sq Ft	1,00,000/-	37,59,278/-	Property is on Road
Grand Total :				7.3288Dec	3,50,000 /-	111,04,187 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	266.67 Sq Ft	50,000/-	2,00,250/-	Structure Type: Structure

Gr Floor, Area of floor : 266.67 Sq Ft ,Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type Pucca, Extent of Completion: Complete

On Land L2	800 Sq Ft	75,000/-	6,00,000/-	Structure Type: Structure
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Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

S3	On Land L3	266.67 Sq Ft.	25,000/-	2,00,250/-	Structure Type: Structure
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Gr. Floor, Area of floor : 266.67 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete

Total :	1333.34 sq ft	1,50,000 /-	10,00,500 /-	
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Parties to Exchange Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr NIRMAL GANGULY (Presentant) Son of Late MANOTOSH GANGULY 56C/1, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation Others, Citizen of: India, PAN No.:: ANEPG3049E, Aadhaar No: 86xxxxxxx6571, Status :Individual, Executed by Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Pvt. Residence
2	Mr ASOKE GANGULY KUMAR, (Alias: Mr ASHOKE KUMAR GANGULY) Son of Late MANOTOSH GANGULY 56C/1, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation Others, Citizen of: India, PAN No.:: ACYPG4163E, Aadhaar No: 51xxxxxxx2272, Status :Individual, Executed by Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Pvt. Residence
3	Smt BANI GANGULY Daughter of Late MANOTOSH GANGULY 56C/1, N S C BOSE ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASPPG8160Q, Aadhaar No: 29xxxxxxx5109, Status :Individual, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Pvt. Residence
4	ROYTECH EXIM PRIVATE LIMITED 25/2A, PRINCE GOLAM MD SHAH ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700045 , PAN No.:: AABCR2618Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	ROYTECH EXIM PRIVATE LIMITED 25/2A, PRINCE GOLAM MD SHAH ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700045 , PAN No.:: AABCR2618Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Mr Subodh Chandra Roy
 Son of Late SUDHANGSHU MOHAN ROY 56A, N S C BOSE ROAD, P O - REGENT PARK, P S -
 Jadavpur, Kolkata, District - South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste
 Hindu, Occupation: Others, Citizen of: India, PAN No.: AEWPR7359P, Aadhaar No: 45XXXXXXXX1292
 Status: Representative, Representative of: ROYTECH EXIM PRIVATE LIMITED (as DIRECTOR).
 ROYTECH EXIM PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APARESH PAL Son of Late A PAL ALIPORE JUDGES COURT, P O - ALIPORE, P S - Alipore, Kolkata, District - South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mr NIRMAL GANGULY, Mr ASOKE GANGULY KUMAR, Smt BANI GANGULY, Mr Subodh Chandra Roy

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area In(%)	Share in Market Value (In Rs.)
L1	Mr NIRMAL GANGULY	1	0.582026 Dec	0.582026 Dec	8,81,858/-
L1	Mr ASOKE GANGULY KUMAR	1	0.582026 Dec	0.582026 Dec	8,81,858/-
L1	Smt BANI GANGULY	1	0.582201 Dec	0.582201 Dec	8,82,122/-
L2	ROYTECH EXIM PRIVATE LIMITED	1	3.10139 Dec	3.10139 Dec	46,99,071/-
L3	ROYTECH EXIM PRIVATE LIMITED	2	2.48112 Dec	2.48112 Dec	37,59,278/-

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area In(%)	Share in Market Value (In Rs.)
S1	Mr NIRMAL GANGULY	1	88.8811 Sq Ft	88.8811 Sq Ft	66,743/-
S1	Mr ASOKE GANGULY KUMAR	1	88.8811 Sq Ft	88.8811 Sq Ft	66,743/-
S1	Smt BANI GANGULY	1	88.9078 Sq Ft	88.9078 Sq Ft	66,763/-
S2	ROYTECH EXIM PRIVATE LIMITED	1	800 Sq Ft	800 Sq Ft	6,00,000/-
S3	ROYTECH EXIM PRIVATE LIMITED	2	266.67 Sq Ft	266.67 Sq Ft	2,00,250/-

Endorsement For Deed Number : I - 160506121 / 2019

On 11-09-2019

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 1,21,04,687/- . MV of the property of Greatest Value Rs 81,45,159/-

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 26-09-2019

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

Presented for registration at 20:12 hrs on 26-09-2019, at the Private residence by Mr NIRMAL GANGULY , one of the Executants.

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

Execution is admitted on 26/09/2019 by 1. Mr NIRMAL GANGULY, Son of Late MANOTOSH GANGULY, 56C/1, N S C BOSE ROAD, P.O: REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mr ASOKE GANGULY KUMAR, Alias Mr ASHOKE KUMAR GANGULY, Son of Late MANOTOSH GANGULY, 56C/1, N S C BOSE ROAD, P.O: REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 3. Smt BANI GANGULY, Daughter of Late MANOTOSH GANGULY, 56C/1, N S C BOSE ROAD, P.O: REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr APARESH PAL, , , Son of Late A PAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-09-2019 by Mr Subodh Chandra Roy, DIRECTOR, ROYTECH EXIM PRIVATE LIMITED (Private Limited Company), 25/2A, PRINCE GOLAM MD SHAH ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District.-South 24-Parganas, West Bengal, India, PIN - 700045; DIRECTOR, ROYTECH EXIM PRIVATE LIMITED (Private Limited Company), 25/2A, PRINCE GOLAM MD SHAH ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District.-South 24-Parganas, West Bengal, India, PIN - 700045

Indetified by Mr APARESH PAL, , , Son of Late A PAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

27-09-2019
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,466/- (A(1) = Rs 81,452/- E = Rs 14/-)
and Registration Fees paid by by online = Rs 81,466/-
Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department Govt of WB
Online on 18/09/2019 12:00AM with Govt. Ref No 192019200074522142 on 17-09-2019, Amount Rs 81,466/-
Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 119734418 on 18-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 4,88,730/- and Stamp Duty paid by by online = Rs 4,88,730/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2019 12:00AM with Govt. Ref No 192019200074522142 on 17-09-2019, Amount Rs 4,88,730/-
Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 119734418 on 18-09-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 22-10-2019

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 4,88,730/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp Type: Impressed, Serial no 487583, Amount: Rs.50/-, Date of Purchase: 14/09/2019, Vendor name: Chakraborty



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2019, Page from 207618 to 207667
being No 160506121 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.11.01 13:09:35 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 01/11/2019 13:09:26
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)