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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 552844

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MV = 77584281-

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

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

24 DEC 2019

23 DEC 2019

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made on this the 6<sup>th</sup>

Day of December, in the year Two Thousand Nineteen

(2019)

BETWEEN

Contd.....P/2

711448

16 NOV 2019

Rs.....Date.....

Name:- ARJUN COPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY

63, Dr. Rajendra Prasad Sarani  
Kolkata-700 011



*Revd Dhan.  
70, Lake R. Dhan.  
Noy Nagar  
kol- 75*

District Sub-Registrar-DR  
Alipore, South 24 Parganas

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**DEBATRI RAY**, (PAN - AGDPR2293M) (Aadhaar - 8991 6260 6084), daughter of Late Gobinda Lal Ray, by faith - Hindu, by occupation - Service, by Nationality - Indian, presently residing at 193A/11, Prince Garden Road, Picnic Garden, Post Office - & Police Station - Tiljala, Kolkata - 700039, having permanent resident of H. No. 12-2-217, Zeba Bagh, Mehdipatnam, Hyderabad, Pin - 500028, hereinafter called and referred to as the "**FIRST PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**MR. ARUP KUMAR CHATTOPADHYAY**, (PAN - ACEPC0376K) (Aadhaar - 8787 5345 6487), son of Heramba Chattopadhyay, by faith - Hindu, by occupation - Service, by Nationality - Indian, presently residing at "Banerji Villa", Dr. P.N. Guha Road, East Belghoria, Post Office - Nandan Nagar, Police Station - Belghoria, Kolkata - 700083, hereinafter jointly called and referred to as the "**SECOND PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.



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**SUBJECT MATTER OF TITLE****WHEREAS**

- A. By and through registered Deed of Partition one Smt. Ranu Halder and Bhanu Mondal (Bodhak) got a land measuring about 01 Bigha & 12 Cottahs, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, District 24 - Parganas now District South 24 - Parganas, duly mentioned in the said Deed as "Plot - C" therein, which was duly registered in the office of the District Registrar at Alipore and recorded in Book No. 1, being Deed No. 13069 for the year 1983;
- B. After the aforesaid Partition Deed the said Smt. Ranu Halder and Bhanu Mondal (Bodhak) became the absolute joint owners of ALL THAT piece and parcel of land measuring area of 01 Bigha & 12 Cottahs, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, under Police Station - Tiljala now Anandapur, under Sub-Registry



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office at Alipore, District 24 – Parganas now District South 24 – Parganas.

- C. In view of some healthy profit from the aforesaid landed property, the said Smt. Ranu Halder and Bhanu Mondal (Bodhak), have divided into separate number of plots of land, with demarcated portion, along with common passage, started to sell, transfer, gifted etc. to the intending buyer and buyers, lying and situated at Mouza – Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, under Police Station – Tiljala now Anandapur, under Sub-Registry office at Alipore, District 24 – Parganas now District South 24 – Parganas.
- D. while seized and possessed the said Smt. Ranu Halder and Bhanu Mondal (Bodhak), by virtue of registered Deed of Bengali Kobala sold, transferred and conveyed ALL THAT piece and parcel of Sali land measuring about 02 Cottahs, 14 Chittacks and 23 Square Feet be the same a little more or less, being Plot No. 1, out of their entire landed property, together with common path and passage, lying and situated at Mouza – Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within



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the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, within the jurisdiction of District South 24 - Parganas, in favour of Gobinda Lal Ray (since deceased), which was duly registered in the office of the District Sub-Registrar - I, at Alipore and recorded in Book No. I, Volume No. 95, Pages 266 to 273, Being No. 4949, for the year 1993 for the consideration mentioned therein.

- E. After the aforesaid purchase the said Gobinda Lal Ray (since deceased), became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 14 Chittacks and 23 Square Feet be the same a little more or less, being Plot No. 1, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title and



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interest over the said plot of land, free from all sorts of encumbrances.

- F. While absolute seized and possessed the aforesaid Gobinda Lal Ray (since deceased), recorded in name in the concerned authority or authorities as absolute sole owner in respect of the said Sali plot of land, during the possession of the said land the aforesaid Gobinda Lal Ray (since deceased) has been apply for the conversion of the said Sali land into Bastu Land, from the Office of the Block Land & Land Reforms Officer, subsequently the said authority has been Conversion the said Sali Land into Bastu Land, Vide Conversation Memo No. 17/5033/Con Certificate/BLLRO/ATM/Kasba/18, dated 18/09/2018 after the aforesaid Conversation the said Gobinda Lal Ray (since deceased) has been enjoying the absolute right, title, interest and possession over the said Bastu plot of land.
- G. Having enjoying the said plot of land the said Gobinda Lal Ray died intestate on 22/01/2019, leaving behind his only survivor daughter namely DEBATRI RAY (the First Party herein) as his only legal heir and successor who inherit the aforesaid plot of land. The wife of Gobinda Lal Ray had been predeceased.



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- H. By way of inheritance the said DEBATRI RAY (the First Party herein) became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **14** Chittacks and **23** Square Feet be the same a little more or less, being Plot No. 1, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, within the jurisdiction of District South 24 - Parganas, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and enjoying the absolute right, title and interest.
- I. While having absolute peaceful seized and possessed the said plot of land, the aforesaid DEBATRI RAY (the First Party herein) therein mutated her name in the Assessment records of the Kolkata Municipal Corporation, as sole Owner in respect of the said plot of land, subsequently the said Corporation have renumbered the aforesaid plot of land and presently known as K.M.C. Premises No. 1856, Madurdah, under Ward No. 108,



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Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas and paying the relevant rates and taxes to the concerned authority under Assessee No. 311080534855 without delay or default, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances.

- J. Thus the said DEBATRI RAY (the First Party herein) thereto became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs, **14** Chittacks and **23** Square Feet be the same a little more or less, being Plot No. 1, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1856, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and enjoying the absolute ownership rights over the said plot of land without any kind of hindrance, objection, obstruction, interference,



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requisition, acquisition, trust, mortgage, lispendens, claim and/or demand whatsoever from any corner, free from all sorts of encumbrances, liens, charges, etc.

**WHEREAS**

- A. By and through registered Deed of Partition one Smt. Ranu Halder and Bhanu Mondal (Bodhak), got a land measuring about 01 Bigha & 12 Cottahs, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, District 24 - Parganas now District South 24 - Parganas, duly mentioned in the said Deed as "Plot - C" therein, which was duly registered in the office of the District Registrar at Alipore and recorded in Book No. 1, being Deed No. 13069 for the year 1983.
- B. After the aforesaid Partition Deed the said Smt. Ranu Halder and Bhanu Mondal (Bodhak) became the absolute joint owners of ALL THAT piece and parcel of land measuring area of 01 Bigha & 12 Cottahs, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998,



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comprised in Khatian No. 206, under R.S. Dag No. 187, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, District 24 - Parganas now District South 24 - Parganas.

- C. In view of some healthy profit from the aforesaid landed property, the said Smt. Ranu Halder and Bhanu Mondal (Bodhak), have divided into separate number of plots of land, with demarcated portion, along with common passage, started to sell, transfer, gifted etc. to the intending buyer and buyers, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi-No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, District 24 - Parganas now District South 24 - Parganas.
- D. while seized and possessed the said Smt. Ranu Halder and Bhanu Mondal (Bodhak), by virtue of registered Deed of Bengali Kobala sold, transferred and conveyed ALL THAT piece and parcel of Sali land measuring about 02 Cottahs be the same a little more or less, being Plot No. 2, out of their entire landed property, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212,



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District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Tiljala now Anandapur, under Sub-Registry office at Alipore, within the jurisdiction of District South 24 - Parganas, in favour of SRI ARUP KUMAR CHATTOPADHYAY (the Second Party herein), which was duly registered in the office of the District Sub-Registrar - I, at Alipore and recorded in Book No. I, Volume No. 95, Pages 299 to 306, Being No. 4953, for the year 1993 for the consideration mentioned therein.

- E. After the aforesaid purchase the said SRI ARUP KUMAR CHATTOPADHYAY (the Second Party herein), became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of **02** Cottahs be the same a little more or less, being Plot No. 2, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Tiljala now Anandapur,



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under Sub-Registry office at Alipore, within the jurisdiction of District South 24 - Parganas, more fully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written and enjoying the absolute right, title and interest over the said plot of land, free from all sorts of encumbrances.

F. While absolute seized and possessed the aforesaid SRI ARUP KUMAR CHATTOPADHYAY (the Second Party herein), recorded in name in the concerned authority or authorities as absolute sole owner in respect of the said Sali plot of land, during the possession of the said land, the aforesaid Second Party therein has been apply for the conversion of the said Sali land into Bastu Land, from the Office of the Block Land & Land Reforms Officer, subsequently the said authority has been Conversion the said Sali Land into Bastu Land, Vide Conversation Memo No. 17/5031/Con Certificate/BLLRO/ATM/Kasba/18, dated 18/09/2018 after the aforesaid Conversation the said Second Party herein has been enjoying the absolute right, title, interest and possession over the said Bastu plot of land.

G. While having absolute peaceful seized and possessed the said plot of land, the aforesaid SRI ARUP KUMAR CHATTOPADHYAY



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(the Second Party herein) therein mutated his name in the Assessment records of the Kolkata Municipal Corporation, as sole Owner in respect of the said plot of land, subsequently the said Corporation have renumbered the aforesaid plot of land and presently known as K.M.C. Premises No. 1586, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas and paying the relevant rates and taxes to the concerned authority under Assessee No. 311080519623, without delay or default, more fully and particularly described in the **SECOND SCHEDULE** hereunder written, free from all sorts of encumbrances.

- H. Thus the said SRI ARUP KUMAR CHATTOPADHYAY (the Second Party herein) thereto became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **02** Cottahs be the same a little more or less, being Plot No. 2, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1586, Madurdah, under Ward



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No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereunder written and enjoying the absolute ownership rights over the said plot of land without any kind of hindrance, objection, obstruction, interference, requisition, acquisition, trust, mortgage, lispensens, claim and/or demand whatsoever from any corner, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

**AND WHEREAS** the said two Plots of Land, i.e. the land of First Party as described in the **FIRST SCHEDULE** and the land of Second Party as described in the **SECOND SCHEDULE** respectively are situated side by side adjacent to each other.

**AND WHEREAS** for the benefit of use, occupation and enjoyment the Party of the First Part and the Party of the Second Part intend to join the said two Plots of Land into one so that the Parties of the First and Second Part shall be the joint owners of the Bastu as described in the **FIFTH SCHEDULE** being the joining/amalgamating form of the two Plots of Land as set forth in the **FIRST SCHEDULE** and **SECOND SCHEDULE** respectively.



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**AND WHEREAS** in view of the above, the Party of the First Part and the Party of Second Part have agreed to mutually exchange and transfer of the ownership of the undivided land measuring more or less an area **01 Cottah, 07 Chittacks & 11.5 Square Feet** along with **50 Square Feet** tiles shed structure thereon and **01 Cottah**, along with **50 Square Feet** tiles shed structure thereon, more fully and particularly described in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** respectively as between them, so that the Party of the First Part shall convey undivided land measuring more or less an area of **01 Cottah, 07 Chittacks & 11.5 Square Feet**, along with **50 Square Feet** tiles shed structure thereon, as described in **THIRD SCHEDULE**, out of her Total land as described in the **FIRST SCHEDULE**, in favour of the Second Party, who will convey, in lieu thereof, Bastu land as described in the **FOURTH SCHEDULE**, being undivided Bastu land measuring more or less an area **01 Cottah**, along with **50 Square Feet** tiles shed structure thereon out of his Total land as described in the **SECOND SCHEDULE** hereunder written.

**NOW THIS INDENTURES WITNESSETH as follows:-**

**THAT** in pursuance of the aforesaid mutual understanding and in consideration of the transfer affected by the Party of the First Part as hereunder appearing, the said Party of the First Part as beneficial



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owner do hereby grant, convey, transfer, assign and assure unto and in favour of the Party of the Second Part free from all encumbrances, the Bastu land as set forth in the **THIRD SCHEDULE**, being undivided land measuring more or less an area of **01 Cottah, 07 Chittacks & 11.5 Square Feet**, along with **50 Square Feet** tiles shed structure thereon out of her Total land as describe in the **FIRST SCHEDULE** hereunder written, **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for what i.e. hereunder transferred by and said Party of the Second Part in favour of the Party of the First Part.

**AND THAT** in pursuance of the aforesaid mutual understanding and in consideration of the transfer affected by the Party of the Second Part as hereunder appearing, the said Party of the Second Part as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the Party of the First Part free from all encumbrances, the property as set forth in the **FOURTH SCHEDULE**, being undivided land measuring more or less an area of **01 Cottah**, along with **50 Square Feet** tiles shed structure thereon, out of his Total land as describe in the **SECOND SCHEDULE** hereunder written, **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for what i.e. hereunder transferred by and said Party of the



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First Part have made in favour of the Party of the Second Part as stated earlier.

**AND THAT** the parties herein shall have the right, authority and liberty to mutate their joint names in the records of the Kolkata Municipal Corporation to be the joint owners of the Bastu land as set forth in the **FIFTH SCHEDULE** and shown under the **RED** verge line in the annexed **Plan and Map**, the same shall form a part of this Deed.

**AND THAT** the joining/amalgamating form of the Bastu land as set forth in the **FIRST SCHEDULE** and **SECOND SCHEDULE**, has described in the **FOURTH SCHEDULE** shown under the **RED** verge line in the annexed **Plan and Map**, is the joint property of the Party of the First Part and the Party of the Second Part and the parties herein shall have the right, liberty and authority to submit building plan for the proposed construction over the land, as described in the **FIFTH SCHEDULE** being amalgamated form of the Bastu land as set forth in the **FIRST SCHEDULE** and **SECOND SCHEDULE** and shall have the liberty to pay taxes and Government duties for the same in their joint names to be the joint recorded owners of the Bastu land as set forth in the **FIFTH SCHEDULE** hereunder written.



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**AND THAT** no consideration money is paid by and between the parties herein for such mutual transfer.

**AND THAT** the property transfer herein by and between the parties herein mutually is assessed to **Rs.2,00,000/- (Rupees Two Lac)** only.

**::: FIRST SCHEDULE ABOVE REFERRED TO :::**

**(Description of the property under the Ownership of the Party of the First Part)**

**ALL THAT** piece and parcel of land measuring about **02 Cottahs, 14** Chittacks and **23** Square Feet be the same a little more or less, being Plot No. 1, along with **100 Square Feet** tiles shed structure thereon, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1856, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas, being Assessee No. 311080534855, together with all right, title, interest and possession and right of easement attached thereto, more fully described in the annexed **Plan** or **Map** covered under the **RED** verge line.



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**ON THE NORTH** : 20' Feet Wide K.M.C. Road;  
**ON THE SOUTH** : Plot Nos. 12 & 13;  
**ON THE EAST** : 25' Wide K.M.C. Road;  
**ON THE WEST** : Plot No. 2.

**:: SECOND SCHEDULE ABOVE REFERRED TO ::**

**(Description of the property under the Ownership of the Party of the Second Part)**

**ALL THAT** piece and parcel of land measuring about **02 Cottahs** be the same a little more or less, being Plot No. 2, along with **100 Square Feet** tiles shed structure thereon, together with common path and passage, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 167, within the limits of the Kolkata Municipal Cororation, at and being K.M.C. Premises No. 1586, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas, being Assesse No. 311080519623 together with all right, title, interest and possession and right of easement attached thereto, more fully described in the annexed **Plan** or **Map** covered under the **YELLOW** verge line.

**ON THE NORTH** : 20' Feet Wide K.M.C. Road;  
**ON THE SOUTH** : Plot Nos. 12 & 13;  
**ON THE EAST** : Plot No. 1;  
**ON THE WEST** : Plot No. 3.



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**-:: THIRD SCHEDULE ABOVE REFERRED TO ::-**

**(Description of the property to be transferred by the Party of the First Part in favour of the Party of the Second Part)**

**ALL THAT** piece and parcel of undivided Bastu Land measuring about **01 Cottah, 07 Chittacks & 11.5 Square Feet**, along with undivided **50 Square Feet** tiles shed structure thereon more or less, out of **02 Cottahs, 14 Chittacks and 23 Square Feet** be the same a little more or less, along with tiles shed structure thereon, measuring about **100 Square Feet** more or less, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Kolkata Municipal Cororation, at and being K.M.C. Premises No. 1856, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas.

**-:: FOURTH SCHEDULE ABOVE REFERRED TO ::-**

**(Description of the property to be transferred by the party of the Second Part in favour of the party of the First Part)**

**ALL THAT** piece and parcel of undivided Bastu Land measuring about **01 Cottah**, along with undivided **50 Square Feet** tiles shed structure thereon more or less, out of **02 Cottahs** be the same a little more or less, along with tiles shed structure thereon, measuring about **100 Square Feet** more or less, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998,



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comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Kolkata Municipal Cororation, at and being K.M.C. Premises No. 1586, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas.

**:: FIFTH SCHEDULE ABOVE REFERRED TO ::**

**(Description of the property Joint Ownership of the Party of the First Part and Parties of the Second Part)**

**ALL THAT** piece and parcel of Bastu Land measuring about 04 Cottahs, 14 Chittacks and 23 Square Feet more or less, along with 200 Square Feet of Tiles Shed structure thereon, lying and situated at Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, comprised in Khatian No. 206, under R.S. Dag No. 187, within the limits of the Kolkata Municipal Cororation, at and being K.M.C. Premises No. 1856 & 1586, Madurdah, under Ward No. 108, Police Station - Tiljala now Anandapur, Kolkata - 700107, within the jurisdiction of District South 24 - Parganas, more fully described in the annexed **Plan** or **Map** covered under the **BLUE** verge line, which is butted and bounded as follows:-

<b>ON THE NORTH</b>	:	20' Feet Wide K.M.C. Road;
<b>ON THE SOUTH</b>	:	Plot Nos. 12 & 13;
<b>ON THE EAST</b>	:	25' Feet Wide K.M.C. Road;
<b>ON THE WEST</b>	:	Plot No. 3.

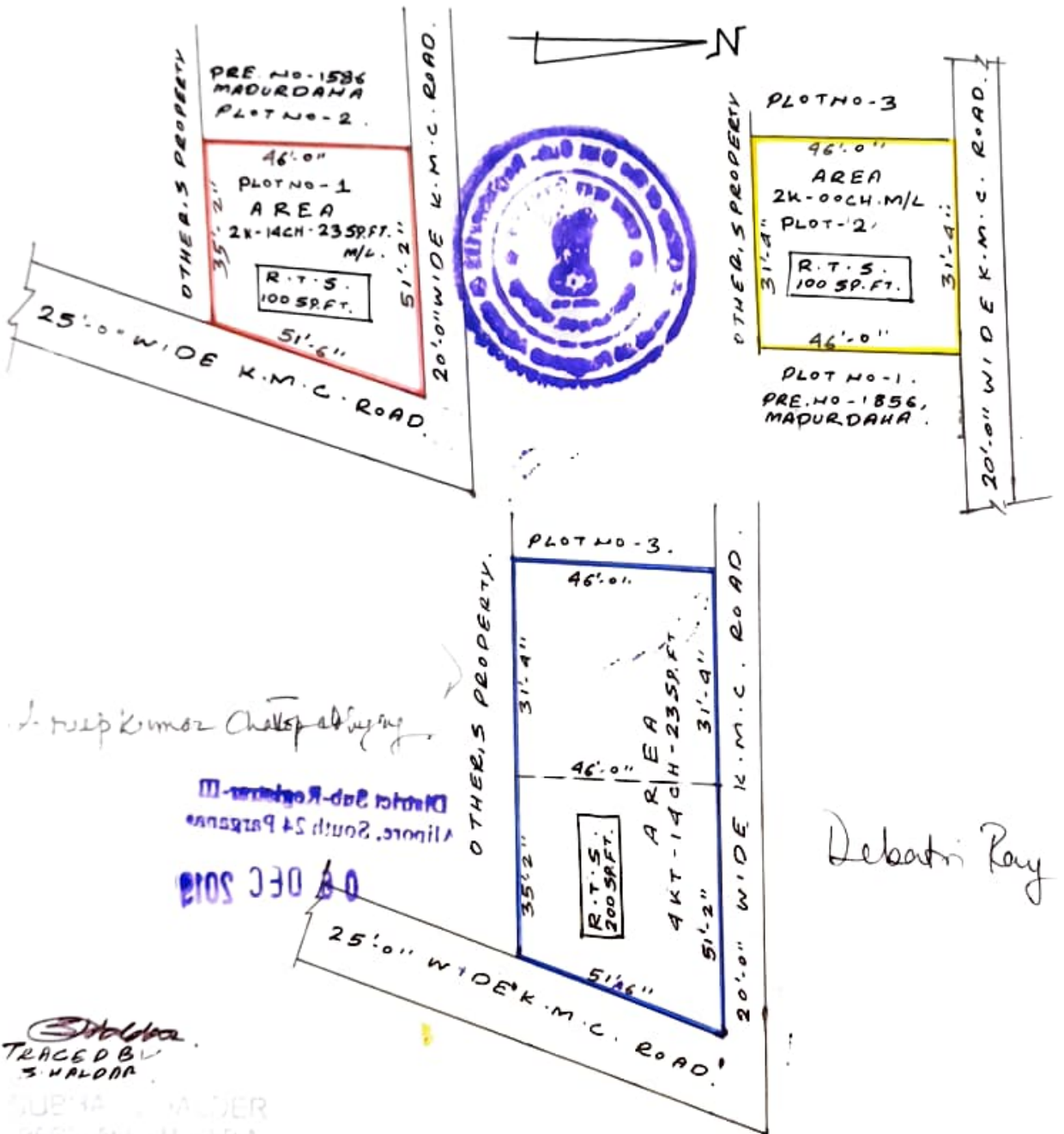


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SITE PLAN SHOWING AT K.M.C. PREMISES NO-1856 & 1586, MADURDAH  
 KOLKATA-700107, WITHIN THE K.M.C. WARD NO-108, AT MOUZA-MADURDA  
 J.L. NO-12, R.S. NO-212, R.S. DA. NO-187, UNDER KHATIAN NO-206, P.S-TILJALA  
 NOW ANANDAPUR, DIST-SOUTH 24 PARGANAS.

- PRE. NO-1856, LAND AREA-2KT-14CH-23 SP.FT. M/L. SHOWN IN RED LINE
- PRE. NO-1586, LAND AREA-2KT-00CH-00 SP.FT. M/L. SHOWN IN YELLOW LINE
- PRE. NO-1856, TOTAL LAND AREA-4KT-14CH-23 SP.FT. M/L. SHOWN IN BLUE LINE
- PRE. NO-1856, EXCHAND LAND AREA-1KT-7CH-11-5 SP.FT. & STRUCTURE-50 SP.FT.
- PRE. NO-1586, EXCHAND LAND AREA-1KT-00CH-00 SP.FT. & STRUCTURE-50 SP.FT.



L. Deep Kumar Chatterjee

District Sub-Registrar III  
 Alipore South 24 Parganas

08 DEC 2014

TRACED BY  
 S. HALDAR

SUBTA... VALDER  
 REGD. OFF. ...  
 NO. 0558 DATED

Debarati Ray

**NOW WITNESS WHEREOF** the **Parties** put their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

In the presence of:-

**WITNESSES:-**

1. *Rajesh Dhorai*  
*1407 Nagpur*  
*Kol-75*

*Debasini Ray*

**SIGNATURE OF THE  
FIRST PARTY**

2. *Sourav Ghosh*  
*15c. Abhinash Binayak*  
*Lane*  
*Kolkata-10*

*Anup Kumar Chattopadhyay*

**SIGNATURE OF THE  
SECOND PARTY**

Drafted by:

*Abhayan KC*  
*Alipore police court*  
*Kol-75*  
*1-11/16/09*

Printed In:-

**PRINT ZONE**

Alipore Police Court,  
Kolkata - 700027.

*Sarfaraz Ahmed*  
Sarfaraz Ahmed.



District Sub-Registrar-III  
Alipore, South 24 Parganas

06 DEC 2019

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name .....

Signature *Debatni Ray*



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name .....

Signature *Arup Kumar Chattopadhyay*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



4

District Sub-Registrar-III  
Alipore, South 24 Parganas

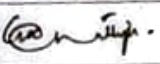
06 DEC 2019

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ACEPC0376K**

नाम /NAME  
**ARUP KUMAR CHATTOPADHYAY**

पिता का नाम /FATHER'S NAME  
**HERAMBA CHATTOPADHYAY**

जन्म तिथि /DATE OF BIRTH  
**25-08-1957**

हस्ताक्षर /SIGNATURE  


आयकर अधिकारी, प.सं.-XI  
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त/पदाति एवं तकनीकी), पी-7, चौरींगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
 Joint Commissioner of Income-tax(System & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta-700 069.

Arup Kumar Chattopadhyay.





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBATRI RAY

GOBINDA LAL RAY

20/11/1972

Permanent Account Number  
AGDPR2293M

  
Signature



160520018






  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

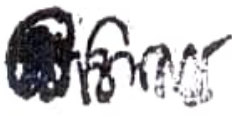
**IDENTITY CARD** LMW3788163  
 পরিচয় পত্র



Electr's Name	<b>Rahul Dhar</b>
নির্বাচকের নাম	রাহুল ধর
Father/Mother/ Husband's Name	<b>Ranjit Dhar</b>
পিতা/মাতা/স্বামীর নাম	রঞ্জিত ধর
Sex	<b>M</b>
লিঙ্গ	পুং
Age as on 1.1.2005	19
১১২০০৫-এর বয়স	১৯

Address:  
**Ajaynagar (Anaha) 109 Kasba South 24 - Parganas  
 700075**





Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency : 108-Jadavpur  
 বিধানসভা নিবন্ধন কেন্দ্র : ১০৮-যাদবপুর

District South 24 - Parganas জেলা : দক্ষিণ ২৪ পরগণা

Date: 12.03.2005 তারিখ: ১২.০৩.২০০৫



### Major Information of the Deed

Deed No :	I-1603-04302/2019	Date of Registration	24/12/2019
Query No / Year	1603-0001861846/2019	Office where deed is registered	
Query Date	04/12/2019 5:32:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Thana : Alipore, District : South 24-Parganas, WEST BENGAL. Mobile No. : 9836926280, Status : Others		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,60,000/-	Rs. 77,58,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,75,726/- (Article:31)	Rs. 45,980/- (Article:A(1), E, M(b), H)		
Remarks	M.V. of the property of Greatest Value Rs 45,93,438/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha,  
Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) , Premises No: 1856, , Ward No: 108 Pin  
Code : 700107

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	1 Katha 7 Chatak 11.5 Sq Ft	70,000/-	45,78,438/-	Width of Approach Road: 25 Ft.



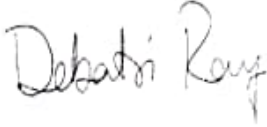



District: South 24-Parganas, P.S.- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha,  
Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) , Premises No: 1586, , Ward No: 108 Pin  
Code : 700107

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	1 Katha	70,000/-	31,50,000/-	Width of Approach Road: 25 Ft.
<b>Grand Total :</b>				<b>4.0482Dec</b>	<b>1,40,000 /-</b>	<b>77,28,438 /-</b>	



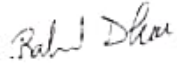
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	10,000/-	15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	50 Sq Ft.	10,000/-	15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>20,000 /-</b>	<b>30,000 /-</b>	

**Parties to Exchange Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Debatri Ray (Presentant )</b> Daugther of Late Gobinda Lal Ray Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Office	 06/12/2019	 LTI 06/12/2019	 06/12/2019
193A/11, Picnic Garden Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGDPR2293M, Aadhaar No: 89xxxxxxxx6084, Status :Individual, Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Arup Kumar Chattopadhyay</b> Son of Mr Herambha Chattopadhyay Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Office	 06/12/2019	 LTI 06/12/2019	 06/12/2019
Banerji Villa, Dr. P. N. Guha Road, East Belghoria, P.O:- Nandan Nagar, P.S:- Belghoria, District:- North 24-Parganas, West Bengal, India, PIN - 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACEPC0376K, Aadhaar No: 87xxxxxxxx6487, Status :Individual, Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranajit Dhar Ajoy Nagar, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	 06/12/2019	 06/12/2019	 06/12/2019
Identifier Of Debatri Ray, Mr Arup Kumar Chattopadhyay			

## 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 Arup Kumar Chattopadhyay	2	1 Katha 7 Chatak 11.5 Sq Ft	1 Katha 7 Chatak 11.5 Sq Ft	45,78,438/-
L2	Debatri Ray	1	1 Katha	1 Katha	31,50,000/-

## 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 Arup Kumar Chattopadhyay	2	50 Sq Ft	50 Sq Ft	15,000/-
S2	Debatri Ray	1	50 Sq Ft	50 Sq Ft	15,000/-

Endorsement For Deed Number : I - 160304302 / 2019

On 06-12-2019

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

Presented for registration at 13.48 hrs on 06-12-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Debatri Ray, one of the Executants.

**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 77,58,438/- . MV of the property of Greatest Value Rs 45,93,438/-

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

Execution is admitted on 06/12/2019 by 1. Debatri Ray, Daughter of Late Gobinda Lal Ray, 193A/11, Picnic Garden Road, P.O: Tiljala, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mr Arup Kumar Chattopadhyay, Son of Mr Herambha Chattopadhyay, Banerji Villa, Dr. P. N. Guha Road, East Belghoria, P.O: Nandan Nagar, Thana: Belghoria, North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service

Indetified by Mr Rahul Dhar, , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 45,980/- ( A(1) = Rs 45,934/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,980/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/12/2019 11:36AM with Govt. Ref. No: 192019200107919721 on 06-12-2019, Amount Rs: 45,980/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AIWBFW4 on 06-12-2019, Head of Account 0030-03-104-001-

16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,75,626/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 2,75,626/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no AC2844, Amount: Rs.100/-, Date of Purchase: 16/11/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2019 11:36AM with Govt. Ref. No: 192019200107919721 on 06-12-2019, Amount Rs: 2,75,626/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AIWBFW4 on 06-12-2019, Head of Account 0030-02-103-003-02



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 24-12-2019**

#### 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.



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 690 to 722

being No 160304302 for the year 2019.



Digitally signed by ASISH GOSWAMI  
Date: 2020.01.03 12:46:11 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/01/03 12:46:11 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)