

4599/1023

4588/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL



AL 773310

15-10
28/3

रु 179450/-
रु 1791452/-

Additional Registrar of Assurances-IV, Kolkata

certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document::

[Signature]
Additional Registrar of Assurances-IV, Kolkata

28 MAR 2023

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made on this 28th day of March.....2023 (Two Thousand Twenty Three) of the Christian era.

Ruma Adhikary

BETWEEN

SRI BHAJAN DHAOYA (PAN: EKNPD7094E), (Aadhaar No. 3942 0963 7961), son of Late Bishnupada Dhaoya, by faith – Hindu, by occupation – Retired, by Nationality – Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SMT. DURGA DHAOYA (PAN: AOGPD3687Q), (Aadhaar No. 9596 6960 7862), wife of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, hereinafter referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the **SECOND PART.**

AND

(1) **SMT. SOMA DHAOYA** (PAN: AOGPD3688B), (Aadhaar No.

Ruma Adhikary

5275 8363 0439), daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 and (2) **SMT. RUMA DHAOYA** alias **SMT. RUMA ADHIKARY** (PAN: AOGPD3686R), (Aadhaar No. 4742 1395 3795), wife of Amritapa Adhikary, daughter of Late Gopal Kumar Dhaoya alias GopaliKumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 15, Yogipara Main Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, hereinafter jointly referred to and called as the "**CONFIRMING PARTY** " (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include **their** heirs, successors, executors, legal representatives, administrators and/or assigns) of the **THIRD PART**.

BRIEF HISTORY OF DEVOLUTION OF THE PROPERTY OF SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA

WHEREAS one Smt. Ushangini Manna, was the owner of all that piece and parcel of Bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less lying and situated at Premises No. 214, Vivekananda Road, formerly known as 1/3, Maniktala Street, Kolkata -700 006, Police Station - Narkeldanga, Kolkata - 700006 within the limits of the Kolkata Municipal Corporation.

Ruma Adhikary

AND WHEREAS during life time of said Ushangini Manna, she has made and published her last will dated 13.03.1982 unto and in favour of her two grandchild's Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya and Bhajan Kumar Dhaoya, in respect of the said land.

AND WHEREAS thereafter said Ushangini Manna died on 10.04.1982 and after the death of Ushangini Manna her grandchild Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya obtained probate on 23.09.1986, Vide Case No. 317 of 1982 from District Delegate 4th Sub-Judge, Alipore and accordingly in terms of the said Will Sri Bhajan Kumar Dhaoya and Sri Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya became the owners of the said Bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less together with brick built building standing thereon, lying and situated at Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, within the limits of the Kolkata Municipal Corporation, and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever and also each having divided $\frac{1}{2}$ (half) share thereof as per provision of the said will.

AND WHEREAS thereafter Sri Bhajan Kumar Dhaoya mutated his name in the records of Kolkata Municipal Corporation vide Assessee No. 110281700560 in respect of his said undivided $\frac{1}{2}$ share of all that land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks

Ruma Adhikary

more or less land i.e 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft. more or less lying and situated at 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, within the limits of the Kolkata Municipal Corporation.

AND WHEREAS during life time said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, has made and published his last will dated 23.06.1999 unto and in favour of her wife Smt. Durga Dhaoya, in respect of the said $\frac{1}{2}$ (half) share of land and the same was registered at the office of the A.R.A.-II Kolkata and duly recorded in Book No.- III, Being No.- 45, for the year 1999 and Smt. Durga Dhaoya was appointed as sole executor of the said will.

AND WHEREAS thereafter said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya died on 24.07.1999 and after the death of Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya his wife Smt. Durga Dhaoya obtained probate on 21.07.2001, Vide T.S. No. 12115, Ext-4th, from The Civil Judge (Jr. Division) 1st Court, Sealdah, 24 Parganas.

AND WHEREAS thereafter Smt. Durga Dhaoya mutated her name in the records of Kolkata Municipal Corporation vide Assessee No. 110281700042 in respect of her said undivided $\frac{1}{2}$ share of all that land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less i.e 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less lying and situated at 214, Vivekananda Road, Police

Ruma Adhikary

Station - Narkeldanga, Kolkata - 700006, within the limits of the Kolkata Municipal Corporation.

AND WHEREAS in the said will dated 23.06.1999 made and published by said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya (since deceased) declared and directed that during life time of his wife Smt. Durga Dhaoya, if at any reasonable requirement she willing to sale out the said undivided $\frac{1}{2}$ share of all that land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less i.e 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less with building 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, within the limits of the Kolkata Municipal Corporation, in that case she will get necessary written permission from her two daughter namely Smt. Soma Dhaoya and Smt. Ruma Dhaoya alias Ruma Adhikary.

AND WHEREAS now the building upon the said Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, Ward No. 28 is fully dilapidated condition and also due to financial stringency said Smt. Durga Dhaoya and Sri Bhajan Dhaoya decided to developed the said land by raising construction of building through any reputed developer, requested to her two daughters for granting necessary permission for development as well as sell out or any transfer of the said premises and subsequently her to daughters

Ruma Adhikary

namely Smt. Soma Dhaoya and Smt. Ruma Dhaoya alias Ruma Adhikary agreed to grant permission for sale out and or development of the said land and agreed to sign execute this deed of exchange as confirming party.

AND WHEREAS said Sri Bhajan Dhaoya, Smt. Durga Dhaoya, were become joint owner's of the said bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less together with brick built building standing thereon, lying and situated at Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, Ward No. 28, within the limits of the Kolkata Municipal Corporation and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS both the parties have mutually agreed to exchange and transfer of the ownership in respect of part of the said properties in between them, viz., that the First Party shall convey **ALL THAT** piece and parcel of undivided 10% share of bastu land measuring about 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less i.e **87.75** Sft more or less together with undivided 10% share of brick built one storied cemented flooring 50 years old building standing thereon having covered area of 400 Sft more or less i.e 40 Sft more or less , lying and situated at Premises No.- 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata -

Ruma Adhikary

700 006, within the limits of the Kolkata Municipal Corporation, Assessee No. 110281700560 , Ward No.- 28, morefully described in the **First** Schedule hereinafter written to the Second party and Second party shall convey **ALL THAT** piece and parcel of undivided 10% share of bastu land measuring about 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft more or less i,e **87.75** Sft more or less together with undivided 10% share of brick built one storied cemented flooring 50 years old building standing thereon having covered area of 400 Sft more or less i,e 40 Sft more or less , lying and situated at Premises No.- 214, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, within the limits of the Kolkata Municipal Corporation, Assessee No. 110281700042 , Ward No.- 28, morefully described in the **Second** Schedule to the First party herein.

AND WHEREAS for purpose of stamp duty the property hereby exchanged and described in the First schedule is valued at Rs. **7,85,000/-** (Rupees Seven Lakhs Eighty Five Thousand) **only** and the value of the Second schedule is Rs. **7,85,000/-** (Rupees Seven Lakhs Eighty Five Thousand) **only**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

That in pursuance of the said Agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and released, hereunder effected the parties of the First party hereby

Ruma Adhikary

and hereunder grant, convey, transfer, assured, assign, confirm and release unto the Second Party **ALL THAT** piece and parcel of undivided **10%** share of bastu land measuring about **1 (One) Cottah 3 (Three) Chittacks 22.5** (Twenty Two point five) Sft more or less **i,e 87.75 Sft** more or less together with undivided **10%** share of brick built one storied cemented flooring **50** years old building standing thereon having covered area of **400 Sft** more or less **i,e 40 Sft** more or less , lying and situated at Premises No.- **214**, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, within the limits of the Kolkata Municipal Corporation, Assessee No. **110281700560** , Ward No.- 28, more fully and particularly described in the First Schedule hereunder written and freed and discharged from all rights in common and all claims and demands whatsoever of the parties of the other parts concerning the same and **TO HAVE AND TO HOLD** the same absolutely and forever in severalty as against the First party.

That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made by virtue of mutual transfers and released hereunder effected the said parties of the said Second Party do hereby grant, convey, transfer, assured, assign, confirm and release unto the First Party **ALL THAT** piece and parcel of undivided **10%** share of bastu land measuring about **1 (One) Cottah 3 (Three) Chittacks 22.5** (Twenty Two point five) Sft more or less **i,e 87.75 Sft** more or less

Ruma Adhikary

together with undivided 10% share of brick built one storied cemented flooring 50 years old building standing thereon having covered area of **400 Sft** more or less i.e **40 Sft** more or less , lying and situated at Premises No.- **214**, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, within the limits of the Kolkata Municipal Corporation, **Assessee No. 110281700042** , Ward No.- **28**, morefully and particularly described in the Second Schedule hereunder written so as to constitute the Second party the sole and absolute owner of said property, and freed and discharged from all rights in common and all claims and demands whatsoever of the parties of the other parts concerning the same **AND TO HAVE AND TO HOLD** the same absolutely and forever in fee simple in severalty as against the First party.

AND THIS DEED FURTHER MORE WITNESSETH AS FOLLOWS:-

- a) That no parties shall be entitled to any easements or quasi easements over the allotments made to the other parties which are all hereby extinguished.
- b) That Parties shall enter up to their respective allotments and hold possess and enjoy the same in-severalty, absolutely against each other without any claim, demand or interruption.

Ruma Adhikary

- c) Each party shall at the request and costs of the other parties do execute and perform or caused to be done, execute and performed all and every such acts, deeds and things or writings whatsoever as may be required for further better and more perfectly assuring the allotments hereunder made or for rectification of any error or omission.
- d) The Exchange shall not be reopened nor challenged under any circumstance by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or deeds or writings as may be necessary to rectify the error or errors or implement the omission or Commission but it is made clear that if any dispute arising in future regarding title of the First Schedule and Second Schedule then the aggrieved party make arrangements to solve the said dispute .
- e) Any of other parties shall have the right to transfer sell, or gift their share any third party without the consent of the other party.
- f) Any of other parties shall have the right to mutate his/her/their name/names in the records of Kolkata Municipal Corporation and other concerned office.
- g) That the confirming party herein have agreed to sign and execute this deed of exchange for confirmation of this deed and

Ruma Adhikary

they will not raise any objection in future in any manner whatsoever.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the property exchanged by this deed: AND that each party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will at the request and costs of the other execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to them .

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the property to be exchanged in favour of the
Second Party by the First party)

ALL THAT piece and parcel of undivided **10%** share of bastu land measuring about **1** (One) Cottah **3** (Three) Chittacks **22.5** (Twenty Two point five) Sft more or less i,e **87.75** Sft more or less together with undivided **10%** share of brick built one storied cemented flooring 50 years old building standing thereon having covered area of 400 Sft more or less i,e 40 Sft more or less , lying and situated at Premises No.- 214, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, within the limits of the Kolkata Municipal Corporation,

Ruma Adhikary

Assessee No. 110281700560 , Ward No.- 28, butted and bounded of entire land as follows :-

ON THE NORTH : Part of Durga Dhaoya;
ON THE SOUTH : 258/3, A.P.C. Road & 2E, Jogi Para Bye Lane;
ON THE EAST : 216, Vivekananda Road;
ON THE WEST : 212, Vivekananda Road;

THE SECOND SCHEDULE ABOVE REFERRED TO
{Description of the property to be exchanged in favour of the
First Party by the Second party}

ALL THAT piece and parcel of undivided **10%** share of bastu land measuring about **1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sft** more or less i.e **87.75 Sft** more or less together with undivided **10%** share of brick built one storied cemented flooring 50 years old building standing thereon having covered area of 400 Sft more or less i.e **40 Sft** more or less , lying and situated at Premises No.- 214, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, within the limits of the Kolkata Municipal Corporation, Assessee No. 110281700042 , Ward No.- 28, butted and bounded of entire land as follows :-

ON THE NORTH : Vivekananda Road;
ON THE SOUTH : Part of Bhajan Dhaoya;
ON THE EAST : 216, Vivekananda Road;
ON THE WEST : 212, Vivekananda Road;

Ruma Adhikary

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED By the
PARTIES at KOLKATA in the presence of :-

WITNESSES:-

1. Tonmoy Kundu
123B, S.S. Road
KOL-30
2. Manoj Kumar
123B, South Sintoole Road
KOL-700080.

Bhajan Dhaoya

SIGNATURE OF THE FIRST PARTY

Durga Dhaoya

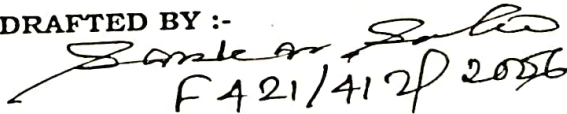
SIGNATURE OF THE SECOND PARTY

Soma Dhaoya

Ruma Adhikary

SIGNATURE OF THE CONFIRMING PARTY

DRAFTED BY :-


F 421/412/2026

Advocate

High Court, Kolkata

Major Information of the Deed

| | | | |
|---|---|--|--|
| Deed No. | I-1904-04588/2023 | Date of Registration | 28/03/2023 |
| Query No./Year | 1904-2000794000/2023 | Office where deed is registered | |
| Query Date | 24/03/2023 3:37:49 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL. PIN - 700030, Mobile No. : 6297164908, Status : Advocate | | |
| Transaction | [0601] Exchange, Exchange | Additional Transaction | [4308] Other than Immovable Property. Agreement (No of Agreement : 2) |
| Set Forth Value | Rs. 15,70,000/- | Market Value | Rs. 17,91,452/- |
| Stamp Duty Paid (SD) | Rs. 35,949/- (Article:31) | Registration Fee Paid | Rs. 9,055/- (Article:A(1), E) |
| Remarks | M.V. of the property of Greatest Value Rs 8,95,726/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



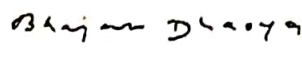


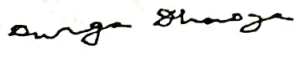



District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road:
Vivekananda Road, , Premises No: 214, , Ward No: 028 Pin Code : 700006



| Sch No. | Plot Number | Khatian Number | Land Use Proposed/ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|--------------|--------------------------|-----------------------|---|
| L1 | (RS :-) | | Bastu | 87.75 Sq Ft | 7,80,000/- | 8,77,501/- | Property is on Road Adjacent to Metal Road. |
| L2 | (RS :-) | | Bastu | 87.75 Sq Ft | 7,80,000/- | 8,77,501/- | Property is on Road Adjacent to Metal Road. |
| TOTAL : | | | | .4022Dec | 15,60,000 /- | 17,55,002 /- | |
| Grand Total : | | | | .4022Dec | 15,60,000 /- | 17,55,002 /- | |

Structure Details :



| Sch No. | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2 | 80 Sq Ft. | 10,000/- | 36,450/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 80 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 80 sq ft | 10,000 /- | 36,450 /- | |

Parties to Exchange Details :

| Sl. No. | Name, Address, Photo, Finger Print and Signature | | | |
|---------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr BHAJAN DHAOYA Son of Late Bishnupada Dhaoya Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office |  |  |  |
| | 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ekxxxxxx4e, Aadhaar No: 39xxxxxxxx7961, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office | 28/03/2023 | LTI 28/03/2023 | 28/03/2023 |
| 2 | Name | Photo | Finger Print | Signature |
| | Smt DURGA DHAOYA Wife of Late Gopal Dhaoya Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office |  |  |  |
| | 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx7Q, Aadhaar No: 95xxxxxxxx7862, Status :Individual, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office | 28/03/2023 | LTI 28/03/2023 | 28/03/2023 |
| 3 | Name | Photo | Finger Print | Signature |
| | Smt SOMA DHAOYA Daughter of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office |  |  |  |
| | 214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOxxxxxx8B, Aadhaar No: 52xxxxxxxx0439, Status :Confirming Party, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office | 28/03/2023 | LTI 28/03/2023 | 28/03/2023 |

| Name | Photo | Finger Print | Signature |
|---|---|--|----------------------|
| Smt RUMA ADHIKARY, (Alias: Smt RUMA DHAOYA) (Presentant) Wife of Mr Amritapa Adhikary Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office |  |  | <i>Ruma Adhikary</i> |
| 28/03/2023 | 28/03/2023 | LTI 28/03/2023 | 28/03/2023 |
| 15, Yogipara Main Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxxx6r, Aadhaar No: 47xxxxxxxx3795, Status :Confirming Party, Executed by: Self, Date of Execution: 28/03/2023 , Admitted by: Self, Date of Admission: 28/03/2023 ,Place : Office | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|--|------------------------|
| Mr BISWAJIT MONDAL Son of Mr Deb Kumar Mondal Gobindapur, City:- , P.O:- Gobindapur, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314 |  |  | <i>Biswajit Mondal</i> |
| 28/03/2023 | 28/03/2023 | 28/03/2023 | 28/03/2023 |
| Identifier Of Mr BHAJAN DHAOYA, Smt DURGA DHAOYA, Smt SOMA DHAOYA, Smt RUMA ADHIKARY | | | |

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 | Smt DURGA DHAOYA | 2 | 87.75 Sq Ft | 87.75 Sq Ft | 8,77,501/- |
| L2 | Mr BHAJAN DHAOYA | 1 | 87.75 Sq Ft | 87.75 Sq Ft | 8,77,501/- |

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 BHAJAN DHAOYA | 1 | 40 Sq Ft | 40 Sq Ft | 18,225/- |
| S1 | Smt DURGA DHAOYA | 2 | 40 Sq Ft | 40 Sq Ft | 18,225/- |

Endorsement For Deed Number : I - 190404588 / 2023

On 28/03/2023

Certificate of Admissibility (Rule 21 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.

Presentation Under Section 52 & Rule 22A(b) & 26(i) W.B. Registration Rules, 1962

Presented for registration at 15:10 hrs on 28-03-2023, at the Office of the A.R.A. - IV KOLKATA by Smt RUMA ADHIKARY Alias Smt RUMA DHAOYA, one of the Executants.

Certificate of Market Value (WB RVV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,91,452/- MV of the property of Greatest Value Rs 8,95,726/-

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

Execution is admitted on 28/03/2023 by 1. Mr BHAJAN DHAOYA, Son of Late Bishnupada Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt DURGA DHAOYA, Wife of Late Gopal Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Smt SOMA DHAOYA, Daughter of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 4. Smt RUMA ADHIKARY, Alias Smt RUMA DHAOYA, Wife of Mr Amritapa Adhikary, 15, Yogipara Main Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service

Identified by Mr BISWAJIT MONDAL, , Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,055.00/- (A(1) = Rs 8,957.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 8,971/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 11:28AM with Govt. Ref. No: 192022230351787501 on 28-03-2023, Amount Rs: 8,971/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CECXGF3 on 28-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 35,849/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 35,849/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 821, Amount: Rs.100.00/-, Date of Purchase: 06/03/2023, Vendor name: R PAL
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 11:28AM with Govt. Ref. No: 192022230351787501 on 28-03-2023, Amount Rs: 35,849/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CECXGF3 on 28-03-2023, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 234677 to 234702
being No 190404588 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.30 17:19:36 +05:30
Reason: Digital Signing of Deed.

mm

(Mohul Mukhopadhyay) 2023/03/30 05:19:36 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)