

7375/2023

P-2291/23



2141 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 316553

Q - 2001499355/2023

Certified that this document is admitted to registration. The signature of the person whose signature is attached to the document is a part of this document.

Additional Dist. Sub Registrar  
Sealdah  
21-6-23

**DEED OF EXCHANGE**

**THIS INDENTURE OF EXCHANGE DEED** is made on 21<sup>st</sup> day of June, in the year Two Thousand and Twenty Three (2023) of the Christian Era.

**BETWEEN**

(2)

(1) **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 Premises No. 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 and (2) **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 Premises No. 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, District: South 24-Parganas, West Bengal hereinafter jointly called and referred to as the **OWNERS/ FIRST PARTIES** ( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators legal representatives and assigns ) of the **FIRST PART**.

**A N D**

(1). **SRI LALIT KUMAR GUPTA** (PAN ADYPG1234B & Aadhaar No. 8493 5570 8516, Mobile No. 9830546835), son of Late Bhim Sen Gupta, occupation Business, residing at DB -38, Salt Lake City, Kolkata 700064, Police Station: Bidhannagar (North), Post office: Bidhannagar CC Block, District 24 Parganas, West Bengal and (2) **SRI TEJPAL GUPTA**, (PAN NO. AHSPG0939R & Aadhaar No. 6527 9096 7198, Mobile No. 9821548980), son of Late Late Bhim Sen Gupta, occupation Medical Practitioner, residing at 9/<sup>303</sup> Celebration KH4 CHS, Sector 16/17 opposite Sanijvani International School, Kharghar Maharashtra 410210, Police Station Kharghar, Post Office Kharghar, also residing at DB -38 Salt Lake City, Kolkata 700064, Police Station: Bidhannagar

*Lalit Kumar Gupta*

(3)

(North), Post office -Bidhannagar CC Block, District 24 - Parganas (North), West Bengal represented by his brother as Constituted Attorney namely **SRI LALIT KUMAR GUPTA** (PAN ADYPG1234B & Aadhaar No. 8493 5570 8516, Mobile - 9830546835), son of Late Bhim Sen Gupta, occupation Business, residing at DB -38, Salt Lake City, Kolkata 700064, Police Station: Bidhannagar (North), Post office: Bidhannagar CC Block, District 24 Parganas by virtue of Registered General Power of Attorney dated 27.04.2023 in the office at D.S.R.-IV Alipore ,South 24-Parganas and recorded in Book No.1, Volume No.1604-2023,Pagefrom 147537 to 147556 being No.160405011 for the year 2023 hereinafter jointly called and referred to as the **OWNERS/SECOND PARTIES** ( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs , executors, legal representatives and assigns ) of the **SECOND PART.**

**A N D**

**(1).SMT. SOMA DHAOYA** (PAN: AOGPD3688B & Aadhaar No. 5275 8363 0439), daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Premises No.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 Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service,by Nationality - Indian, residing at

(4)

Premises No.15, Yogipara Main Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, District: South 24-Parganas 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 the First Part & Third Part hereunder:**

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

**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 namely 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 4<sup>th</sup> 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 more or less and i. e 1 (One) Cottahs 3 (Three) Chittacks 22.5 (Twenty Two point Five) Square feet more or less lying and situated at 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700006, within the Kolkata Municipal Corporation.

**AND WHEREAS** during life said Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, has made and published his last will dated 23.06.1999 unto and in favour 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 BookNo. 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-4, from The Civil Judge (Jr. Division) 1<sup>st</sup> 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) Coltahs 7 (Seven) Chittacks more or less i, e 1 (One) Cottah 3 (Three) Chittacks 22.5 (Twenty Two point five) Sq. ft. more or less lying and situated at 214, Vivekananda Road, Kolkata-700006.

**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 at 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 namely *Smt. Soma Dhaoya* and *Smt. Ruma Dhaoya* alias *Ruma Adhikary* agreed to grant permission for Deed of Exchange , Gifted and or development of the said land and agreed to sign execute one Deed of Exchange as Confirming Party.

**AND WHEREAS** by virtue of the DEED OF EXCHANGE Dated **28.03.2023**, said Sri Bhajan Dhaoya the party of the FIRST PART between *Smt. Durga Dhaoya* the party of the SECOND PART therein to exchange their 10% share of the respective undivided & un-demarcated properties viz. of the FIRST Schedule property written therein unto and to the use of the Second Party therein & both First Part herein in consideration of 10% of share of the undivided and un-demarcated SECOND SCHEDULE property written therein unto the use of the FIRST PARTY for amalgamation of Assessee numbers to executed by a Registered Deed of Exchange registered in the Office of Additional Registrar of Assurances -IV, Kolkata and recorded in Book No. I, Volume No. 1904-2023, Page from 234677 to 234702 Being No. 190404588 for the year 2023 and accordingly the Assessment-Collection (N), Department authority of the K.M.C. duly amalgamated of said both Assessee having its one unit being Assessee No. 110281700560 and another having its one unit being Assessee No. 110281700042 and converted into one unit being retain Assessee No. 110281700560 , **through Mutation**

**case No. M/028/23-May-23/3546 dated 23.05.2023 and Mutation has been granted on 02.06.2023.**

**AND WHEREAS** now said Sri Bhajan Dhaoya and Smt. Durga Dhaoya are joint owners of the said Bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less together with one Storied brick built building measuring 1560 Square Feet more or less standing thereon, lying and situated at Premises No. 214, Vivekananda Road, P.S. -Beleghata at present Police Station - Narkeldanga, Kolkata - 700006, Ward No.028, within the limits of the Kolkata Municipal Corporation being retain Assessee No **110281700560** and also seized, possessed thereof free from all encumbrances and charges in any manner whatsoever.

**BRIEF HISTORY OF DEVOLUTION OF THE PROPERTY OF the Second Part hereunder:**

**AND WHEREAS** by a registered Deed of Conveyance dated 29<sup>th</sup> July, 2008 which was recorded in the office of the Additional Registrar of Assurance, Kolkata and recorded in Book No.1, CD Volume No.2, Pages from 8713 to 8748 Being No. 00921 for the year 2009, the said Sri Lalit Kumar Gupta and Sri Tejpal Gupta are the absolute owners of All That the piece and parcel of land Measuring 3(three) Cottahs 2 (Two) Chittacks and 2 (Two) Square Feet More or less together with three storied building standing there on an area of 2245 (Two Thousand Two Hundred and forty five) Sq. ft. more or less which is lying and situated at premises No. 216, Vivekananda Road, Kolkata-70006. Police Station Narkldanga, under the Kolkata Municipal Corporation, Ward No. 028, District 24 Parganas (South) premises property and they are



(9)

mutated their names in the assessment record of the Kolkata Municipal Corporation under the new Assess No. **110281700054** and paying taxes in their name.

**AND WHEREAS** now the building upon Premises No. 214, Vivekananda Road, Police Station- Narkeldanga , Ward No. 028, Kolkata-700 006 and said premises No. 216, Vivekananda Road, Police Station- Narkeldanga , Ward No. 028, Kolkata-700 006 are fully dilapidated condition and also due to financial stringency said parties decided to developed the land by raising construction of building through any reputed developer, requested to each of them for granting necessary permission for development as well as sell out or any transfer of the said premises and subsequently all parties agreed to grant permission for development of the said two lands and agreed to sign execute this Deed of Exchange.

**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 Smt. Durga Dhaoya's 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 namely Smt. Soma Dhaoya and Smt. Ruma Dhaoya alias Ruma Adhikary agreed to grant permission for Deed of Exchange ,

Gifted and or development of the said land and agreed to sign execute this Deed of Exchange as Confirming Party.

**AND WHEREAS** both parties of the said premises 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% ( Ten Percent) share of bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less i.e. 175.5 Square Feet more or less together with undivided 10% share of brick built partly one storied cemented flooring 50 years old building standing thereon having covered area of 1560 Square Feet i.e. 156 Square Feet more or less lying and situated at Municipal premises No. 214, Vivekananda Road, Police Station- Narkeldanga , Ward No.028, Kolkata-700 006 being Assessee No. **110281700560 under Ward No.028 more fully described in the First Schedule hereinafter written to the Second Party. AND the Second Party** shall convey **ALL THAT** piece and parcel of undivided 10% ( Ten Percent) share of Bastu Land measuring about 3(Three) Cottahs 2 (Two) Chittacks and 2 (Two) Square Feet More or less i.e.225.2 Square Feet more or less together with undivided 10% share of three storied building standing there on an having covered area of 2245(750+750+745) (Two Thousand Two Hundred and forty five) Sq. ft. more or less cemented flooring 50 years old building standing thereon i.e. 224.5 Square Feet more or less lying and situated at Municipal premises No. 216, Vivekananda Road, Police

Station- Narkeldanga , Ward No.028, Kolkata-700 006 being Assessee No. 110281700054 under Ward No.028 more fully described in the Second Schedule hereinafter written to the First Party herein.

**AND WHEREAS** in view of such **Deed of Exchange** as to transfer of undivided share of each plot to each other, all the properties became joint property, all the parties convert into a single unit and all the parties shall have the liberty to apply before the Kolkata Municipal Corporation for allotment of single premises number and to pay taxes accordingly.

**AND WHEREAS** for purpose of stamp duty the property hereby exchanged and described in the First schedule is valued at Rs. **5,50,000/- (Rupees Five Lacs & Fifty Thousand) only** and the value of the Second Schedule is Rs. **5,50,000/- (Rupees Five Lacs & Fifty 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 and hereunder grant, convey, transfer, assured, assign, confirm and *release* unto the Second Party ALL THAT piece and parcel of undivided 10% ( Ten Percent) share of bastu land measuring about 2 (Two) Cottahs 7 (Seven) Chittacks more or less i.e. 175.5 Square Feet more or less together with

undivided 10% share of brick built partly one storied cemented flooring 50 years old building standing thereon having covered area of 1560 Square Feet i.e. 156 Square Feet more or less lying and situated at Municipal premises No. 214, Vivekananda Road, Police Station- Narkeldanga , Ward No.028, Kolkata-700 006 and they have mutated their names being Assessee No. **110281700560 under Ward No.028 more fully 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% ( Ten Percent) share of Bastu Land measuring about 3(three) Cottahs 2 (Two) Chittacks and 2 (Two) Square Feet More or less i.e. 225.2 Square Feet more or less together with undivided 10% share of three storied building standing there on an having covered area of 2245(750+750+745) (Two Thousand Two Hundred and forty five) Sq. ft. more or less cemented flooring 50 years old building standing thereon i.e. 224.5(75+75+74.5) Square Feet more or less lying and situated at Municipal premises No. 216, Vivekananda Road,

Police Station- Narkeldanga , Ward No.028, Kolkata-700 006 and they have mutated their names being Assessee No. 110281700054 **under Ward No.028 more fully 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 Second 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 these 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.
- 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 they will not raise any objection in future in any manner whatsoever.
- h) That the said covenant and in consideration of the transfer by the second party hereinafter stated the first party hereby grants, conveys, assigns and transfers to the second party all property described in the first schedule hereto In Holding and Having the same to the second party completely for good;
- i) That the said covenant and in consideration of the transfer by the first party herein before contained the second party hereby grants and transfers to the first party all the property

stated in the second schedule hereto In Holding and having the same to the first party completely for good.

- j) Each parties hereto agrees with the other and declares that the property so transferred by them is free from all encumbrances; and that the property so transferred by each of them shall be peaceably entered upon and enjoyed and held by the other of them the rents /profits as received by other of them without any restriction or interference by the party conveying the same; and each parties per request /cost of the other assurance and do every such act or thing as shall reasonably be needed by such other for highly assuring to such other the property so conveyed to them.
- k) That all the expenses of the Exchange Deed such as Stamp duty, Registration fees etc. shall be borne equally by both the parties hereto.
- l) That both the Parties to this Exchange Deed have paid all taxes, charges, dues, demands, arrears, electricity charges etc. in respect of their respective properties to the concerned departments for the period prior to the date of execution of this Exchange deed.
- m) That in future both the parties hereto shall pay all taxes, charges, demands, electricity charges, bills, house tax, etc. in respect of the above exchanged properties.
- n) That both the parties hereby agree and assure each other to help and assist in getting the properties, as exchanged above transferred/ mutated in the relevant records of concerned authority / department.

- o) That each party shall have full right to apply and get water, electric and sewerage connection regarding property as exchanged above from the concerned authorities and also to get existing name changed in his / her own name from the department concerned.
- p) That in case it is proved otherwise at any time and any of the parties suffer any loss, then the defaulting party shall be fully liable and responsible for the same and the aggrieved party shall be entitled to recover all their losses from the defaulting party.
- q) That in future none of the party to this Exchange deed shall claim right, title and interest in the said property which has been exchanged in favour of the party as mentioned above.

**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% ( Ten Percent) share** of bastu land measuring **about 2 (Two) Cottahs 7 (Seven) Chittacks** more or less equivalent to 1755 (One Thousand Seven Hundred and Fifty Five) Square Feet i.e. **175.5 (One Hundred Seventy Five point Five) Square Feet more or less** together with undivided 10% share of brick built partly one storied cemented flooring 50 years old building standing thereon having covered area of 1560(One Thousand and Sixty) Square Feet i.e. **156( One Hundred and Fifty Six) Square Feet** more or less lying and situated at Municipal premises No. **214, Vivekananda Road, Police Station- Narkeldanga, Ward No.028, Kolkata-700 006, District: South 24-Parganas, West Bengal** being Assessee No. **110281700560** under **Ward No.028 ,Borough-IV** within the limits of the Kolkata Municipal Corporation, A.D.S.R.,Sealdah the property butted and bounded of entire Land as follows:

**ON THE NORTH** : Vivekananda Road.

**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% ( Ten Percent) share** of Bastu Land measuring about 3(Three) Cottahs 2 (Two) Chittacks and 2 (Two) Square Feet More or less equivalent to 2252( Two Thousand Two Hundred and Fifty Two) i.e.**225.2( Two Hundred Twenty Five point Two) Square Feet more or less** together with undivided 10% share of three storied building standing there on an having covered area of 2245 (750+750+745) (Two Thousand Two Hundred and forty five) Sq. ft. more or less cemented flooring 50 years old building standing thereon i.e. **224.5(75+75+74.5) ( Two Hundred Twenty Four point Five) Square Feet** more or less lying and situated at Municipal premises **No. 216, Vivekananda Road, Police Station- Narkeldanga , Ward No.028, Kolkata-700 006 , District : South 24-Parganas, West Bengal** being Assessee No. 110281700054 **under Ward No.028 , Borough-IV** within the limits of the Kolkata Municipal Corporation, A.D.S.R. Sealdah the property butted and bounded of entire Land as follows:

**ON THE NORTH** : Vivekananda Road.

**ON THE SOUTH** : 2/6Jogi Para Bye Lane.

**ON THE EAST** : 218 Vivekananda Road.

**ON THE WEST** : 214 Vivekananda Road.

**IN WITNESS WHEREOF** , the parties have signed / affixed their thumb mark on this Exchange Deed after understanding the contents of the same on the day, month and year first above written in presence of the following witnesses.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in the presence of : -

**WITNESSES: -**

ASUBIR - MUKHERJEE  
Subir Mukherjee -  
265/011 - Gopal - Lal - Tejal  
Tejal - Pal - 31

1. Bhajan Dhaoya

2. Dwiga Dhaoya

S. Datta .

153/1 R.K. Puram  
Kolkata - 36.

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**SIGNATURE OF THE OWNERS/FIRST PARTY**

*Lalit Kumar Gupta*

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**SIGNATURE OF THE OWNERS/SECOND PARTY**

for Self and as Constituted Attorney of Mr. Tejal Gupta

1. Soma Dhaoya

2. Ruma Adhikary ALES  
Ruma Dhaoya

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**SIGNATURE OF THE CONFIRMING PARTY**

**Drafted & Prepared by :-**

*Rabindranath Bera*  
(Rabindranath Bera), Advocate,  
Enrolment No. W.B.-260 of 2011  
Sealdah Civil Court,  
Kolkata - 700014.

## Major Information of the Deed

Deed No./Year	I-1606-02291/2023	Date of Registration	21/06/2023
Deed No./Year	1606-2001499355/2023	Office where deed is registered	
Deed Date	10/06/2023 10:55:00 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	RABINDRA NATH BERA SEALDAH CIVIL COURT 5TH FLOOR ROOM NO 501, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8777069965, Status : Advocate		
Transaction	[0601] Exchange, Exchange	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 11,00,000/-	Market Value	Rs. 41,80,143/-
Stamp duty Paid (SD)	Rs. 83,623/- (Article:31)	Registration Fee Paid	Rs. 20,915/- (Article:A(1), E)
Remarks	M.V. of the property of Greatest Value Rs 20,90,072/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment 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	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	175.5 Sq Ft	5,00,000/-	17,55,003/-	Property is on Road

District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vivekananda Road, , Premises No: 216, , Ward No: 028 Pin Code : 700006



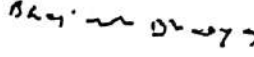


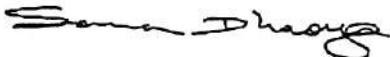
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	225.2 Sq Ft	5,00,000/-	22,52,003/-	Property is on Road
<b>Grand Total :</b>				.9183Dec	10,00,000 /-	40,07,006 /-	






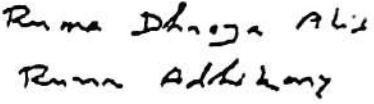


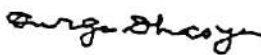
### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	156 Sq Ft.	50,000/-	71,077/-	Structure Type: Structure
Floor No: 1, Area of floor : 156 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					



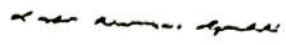
224.5 Sq Ft.	50,000/-	1,02,060/-	Structure Type: Structure
Floor No: 1, Area of floor : 75 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete			
Floor No: 2, Area of floor : 75 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete			
Floor No: 3, Area of floor : 74.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete			
Total :	380.5 sq ft	1,00,000 /-	1,73,137 /-

**Parties to Exchange Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr BHAJAN DHAOYA</b> (Presentant) Son of Late BISHNUPADA DHAOYA Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/06/2023	LTI 21/06/2023	21/06/2023	
214, VIVEKANANDA ROAD,, City:- Not Specified, P.O:- BEADON STREET, P.S:-Narikeldanga, District:-South 24-Parganas, 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: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				
2	<b>Name</b> <b>Mrs SOMA DHAOYA</b> Wife of Late GOPAL KUMAR DHAOYA Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/06/2023	LTI 21/06/2023	21/06/2023	
214, VIVEKANANDA ROAD,, City:- Not Specified, P.O:- BEADON STREET, P.S:-Narikeldanga, District:-South 24-Parganas, 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: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				




Name	Photo	Finger Print	Signature
<b>SALIT KUMAR GUPTA</b> Son of Late BHIM SEN GUPTA Executed by: Self, Date of Execution: 21/06/2023 Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
DB-38,SALT LAKE CITY ,, City:- Bidhannagar, P.O:- BIDHANNAGAR CC BLOCK, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4B, Aadhaar No: 84xxxxxxxx8516, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office			
<b>4 Mr TEJPAL GUPTA</b> Son of Late BHIM SEN GUPTA DB-38,SALT LAKE CITY,, City:- Bidhannagar, P.O:- BIDHANNAGAR C C BLCOK P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AHxxxxx9R, Aadhaar No: 65xxxxxxxx7198, Status :Individual, Executed by: Attorney, Executed by: Attorney			
Name	Photo	Finger Print	Signature
<b>5 Mrs RUMA ADHIKARY,</b> (Alias: Mrs RUMA DHAOYA) Wife of Mr AMIYA ADHIKARY Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
15, Yogi Para Main Road, City:- Not Specified, P.O:- DEADON STREET, P.S:-Narikeldanga, District:- South 24-Parganas, 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: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>6 Mrs DURGA DHAOYA</b> Wife of Late GOPAL KUMAR DHAOYA Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office	 21/06/2023	 LTI 21/06/2023	 21/06/2023
214,VIVEKANANDA ROAD,, City:- Not Specified, P.O:- BEADON STREET, P.S:-Narikeldanga, District:-South 24-Parganas, 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: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office			

**Details :**  
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr LALIT KUMAR GUPTA</b> Son of Late BHIM SEN GUPTA Date of Execution - 21/06/2023, , Admitted by: Self, Date of Admission: 21/06/2023, Place of Admission of Execution: Office	 Jun 21 2023 12:55PM	 LTI 21/06/2023	 21/06/2023

DB-38, SALT LAKE CITY,, City:- Bidhannagar, P.O:- BIDHANNAGAR CC BLOCK, P.S:-Bidhannagar,  
 District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation:  
 Business, Citizen of: India, , PAN No.:: ADxxxxxx4B, Aadhaar No: 84xxxxxxxx8516 Status : Attorney,  
 Attorney of : Mr TEJPAL GUPTA

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RABINDRA NATH BERA</b> Son of Mr KRISHNA PRASAD BERA SEALDAH CIVIL COURT,5TH FLOOR,, City:- Kolkata, P.O:- ENTALLY, P.S:-Entahy District:-Kolkata, West Bengal, India, PIN:- 700014			
	21/06/2023	21/06/2023	21/06/2023

Identifier Of Mr BHAJAN DHAOYA, Mrs SOMA DHAOYA, Mr LALIT KUMAR GUPTA, Mr LALIT KUMAR GUPTA, Mrs RUMA ADHIKARY, Mrs DURGA DHAOYA

**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 BHAJAN DHAOYA	1	0.100547 Dec	0.100547 Dec	4,38,751/-
L1	Mr LALIT KUMAR GUPTA	1	0.100547 Dec	0.100547 Dec	4,38,751/-
L1	Mr TEJPAL GUPTA	2	0.100547 Dec	0.100547 Dec	4,38,751/-
L1	Mrs DURGA DHAOYA	2	0.100547 Dec	0.100547 Dec	4,38,751/-
L2	Mr BHAJAN DHAOYA	1	0.129021 Dec	0.129021 Dec	5,63,001/-
L2	Mr LALIT KUMAR GUPTA	1	0.129021 Dec	0.129021 Dec	5,63,001/-
L2	Mr TEJPAL GUPTA	2	0.129021 Dec	0.129021 Dec	5,63,001/-
L2	Mrs DURGA DHAOYA	2	0.129021 Dec	0.129021 Dec	5,63,001/-

**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	39 Sq Ft	39 Sq Ft	17,769/-
S1	Mr LALIT KUMAR GUPTA	1	39 Sq Ft	39 Sq Ft	17,769/-

	Mr TEJPAL GUPTA	2	39 Sq Ft	39 Sq Ft	
	Mrs DURGA DHAOYA	2	39 Sq Ft	39 Sq Ft	17,769/-
	Mr BHAJAN DHAOYA	1	56.125 Sq Ft	39 Sq Ft	17,769/-
	Mr LALIT KUMAR GUPTA	1	56.125 Sq Ft	56.125 Sq Ft	25,515/-
S2	Mr TEJPAL GUPTA	2	56.125 Sq Ft	56.125 Sq Ft	25,515/-
S2	Mrs DURGA DHAOYA	2	56.125 Sq Ft	56.125 Sq Ft	25,515/-
S2		2	56.125 Sq Ft	56.125 Sq Ft	25,515/-



Endorsement For Deed Number : I - 160602291 / 2023

**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.

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

Presented for registration at 12:41 hrs on 21-06-2023, at the Office of the A.D.S.R. SEALDAH by Mr BHAJAN DHAOYA, 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 41,80,143/-. MV of the property of Greatest Value Rs 20,90,072/-

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

Execution is admitted on 21/06/2023 by 1. Mr BHAJAN DHAOYA, Son of Late BISHNUPADA DHAOYA, 214, VIVEKANANDA ROAD,, P.O: BEADON STREET, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Mrs SOMA DHAOYA, Wife of Late GOPAL KUMAR DHAOYA, 214, VIVEKANANDA ROAD,, P.O: BEADON STREET, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 3. Mr LALIT KUMAR GUPTA, Son of Late BHIM SEN GUPTA, DB-38, SALT LAKE CITY,, P.O: BIDHANNAGAR CC BLOCK, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 4. Mrs RUMA ADHIKARY, Alias Mrs RUMA DHAOYA, Wife of Mr AMIYA ADHIKARY, 15, Road: Yogi Para Main Road, P.O: DEADON STREET, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 5. Mrs DURGA DHAOYA, Wife of Late GOPAL KUMAR DHAOYA, 214, VIVEKANANDA ROAD,, P.O: BEADON STREET, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Mr RABINDRA NATH BERA, , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT, 5TH FLOOR,, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Mr LALIT KUMAR GUPTA, , Son of Late BHIM SEN GUPTA, DB-38, SALT LAKE CITY,, P.O: BIDHANNAGAR CC BLOCK, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Business as constituted attorney for Mr TEJPAL GUPTA DB-38, SALT LAKE CITY,, P.O: BIDHANNAGAR C C BLCOK, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064 is admitted by him

Indetified by Mr RABINDRA NATH BERA, , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT, 5TH FLOOR,, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,915.00/- ( A(1) = Rs 20,901.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,915/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/06/2023 11:13PM with Govt. Ref. No: 192023240105069428 on 20-06-2023, Amount Rs: 20,915/-, Bank: SBI EPay ( SBlePay), Ref. No. 4899342679419 on 20-06-2023, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 83,623/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 83,523/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4554, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/06/2023 11:13PM with Govt. Ref. No: 192023240105069428 on 20-06-2023, Amount Rs: 83,523/-, Bank: SBI EPay ( SBlePay), Ref. No. 4899342679419 on 20-06-2023, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

**Amitava Ghosal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 62888 to 62921  
being No 160602291 for the year 2023.



Digitally signed by AMITAVA GHOSAL  
Date: 2023.06.23 11:32:40 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal*

(Amitava Ghosal) 2023/06/23 11:32:40 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)