

0427/24

I-451/2024

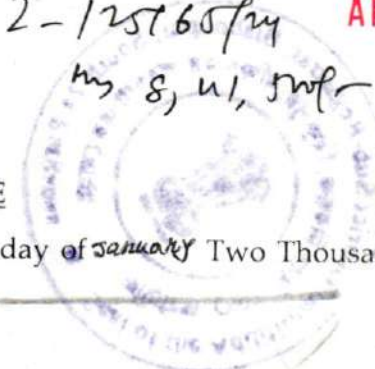


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-12565/24

AR 453934

2-25/24  
25/1/24



DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made this the 25<sup>th</sup> day of January Two Thousand Twenty Four.

BETWEEN

M/S RIPPLE TRADECOM PRIVATE LIMITED (PAN: AADCR372P, a Company within the meaning of the Companies Act 2013 having its registered Office at 233, B. L. Saha Road, Post office- New Alipore, Police Station : Tollygunge, Kolkata-700053, represented by its Director SUBHAM GURIA ( PAN : AOXPG9192G) (Aadhaar No. 4151 7343 6223) son of Tapan Guria, working for gain 22, Prince Anwar Shah Road, Post office- Charu Market, Police Station : Tollygunge, Kolkata-700033, hereinafter referred to as "THE FIRST PARTY" (Which expression shall unless excluded by or repugnant to the context hereof be deemed to include its successors-in-interest, successor-in-office, legal representatives, administrators, liquidators, nominees and / or assigns) of the ONE PART.

RIPPLE TRADECOM PVT LTD  
  
 Authorised Signatory

Verified that the document is admitted  
 for registration and that the photo  
 Sheet and finger print sheet attached with.  
 This document is the part of this document

Addl Dist. Sub-Registrar. Bishupur

25 JAN 2024

24423

18 JAN 2024

No.....Rs. /- Date.....

Name:- B. C. LAHIRI  
Advocate

Address:- Alipore Judge's Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS  
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr .....



Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024

Biswanath Larden  
S/o Late Subhram Larden  
Vill- Khagramuri  
P.S. - Bishnupur  
Dist - South 24 Pgs.  
Pin - 701400.



A N D

1) GOBINDA KHATA (PAN : FRFPK7711H) ( Aadhaar No. 4058 4232 6853), 2) NEPAL CHANDRA KHATA (PAN : ARAPK2056P) ( Aadhaar No. 7528 4364 6320), 3) GOPAL CHANDRA KHATA (PAN : JFPPK1175H) ( Aadhaar No. 4668 3520 4428), all son of Late Mahendra Khata, all by faith- Hindu, all by occupation- Business, all are residing at Village - Ramkrishnapur, P.S. Bishnupur, P.O. Sukhdevpur, District - South 24 Parganas, West Bengal- 743503, hereinafter jointly referred to as **THE SECOND PARTY** (which expression shall where the subject or context allows or admits shall mean and be deemed to include their respective heirs, executors, successors, legal representative, administrators and/ or assigns) of the **OTHER PART**.

**Subject Matter** of this deed is Exchange of land, measuring about 9 decimals more or less out of 18 Decimals, comprised in R.S./L.R. Dag no. 1951 under L.R. Khatian no. 3607, lying & situated at Mouza - Ramkrishnapur, J.L. No. 70, under P.S. Bishnupur, within the limits of Ramkrishnapur Borhanpur -Gram Panchayat, District South 24 Parganas, West Bengal, standing in the name of **M/S RIPPLE TRADECOM PVT LTD.** of the **FIRST PARTY**, against the land, measuring an area about 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 600, 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 1080, 02 Decimals (Share 834) more or less out of 33 decimals in L. R. Khatian No. 5039, total 08 decimals of land more or less out of 33 decimals, under RS/LR Dag No. 1959/2760 at Mouza- Ramkrishnapur, J. L. No. 70, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupore, under Ramkrishnapur Borhanpur -Gram Panchayat, District South 24 Parganas, Pin- 743503. Standing in the name **Gobinda Khata, Nepal Chandra Khata, Gopal Chandra Khata**, owned and possessed by the second party, and in the plan annexed hereto, showing color orange of the land of the First Party to be exchanged with the land of the Second Party as shown by color Green.



Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

7 5 JAN 2024

**RECITAL:**

**WHEREAS** the First Party **RIPPLE TRADECOM PVT LTD** purchased all that the shali land measuring more or less 10 decimals out of 18 Decimals in R.S./L.R. Dag No. 1951 under L.R. Khatian no. 3607, at Mouza - Ramkrishnapur, J.L. No. 70, DSR IV, under P.S. Bishnupur, within the limits of Ramkrishnapur Borhanpur -Gram Panchayat, District South 24 Parganas, West Bengal from one Smt. Kartick Khata vide a registered Deed of Conveyance being no. I-01596, CD Volume no. 9, Pages from 220 to 231, dated 3<sup>rd</sup> August 2007;

**AND WHEREAS** the Second Party **GOBINDA KHATA, NEPAL CHANDRA KHATA, GOPAL CHANDRA KHATA**, is the recorded owner of all that the shali land measuring 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 600, 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 1080, 02 Decimals (Share 834) more or less out of 33 decimals in L. R. Khatian No. 5039, total 08 decimals of land more or less out of 33 decimals, under RS/LR Dag No. 1959/2760 at Mouza- Ramkrishnapur, J. L. No. 70, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupore, under Ramkrishnapur Borhanpur -Gram Panchayat, District South 24 Parganas, Pin- 743503.

**AND WHEREAS** after purchasing the property the First party mutated its name in the Settlement Records of the BL&LRO, Bishnupur II, under L.R. Khatian No. 3607 and thus the First Party became the absolute owner of the said land.

**AND WHEREAS** similarly the Second Party, have recorded their names in Records of Right of the BL&LRO, Bishnupur II, under L.R. Khatian Nos. 600, 1080 and 5039 and thus the Second Party became the absolute owner of the Land.



✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District South 24 Parganas

25 JAN 2024



**AND WHEREAS** for the purpose of consolidating their lands and also for mutual interest and benefit, by way of this DEED OF EXCHANGE by exchanging land measuring about 9 decimals more or less out of 18 Decimals, comprised in R.S./L.R. Dag no. 1951 under L.R. Khatian no. 3607, lying & situated at Mouza - Ramkrishnapur, J.L. No. 70, under P.S. Bishnupur, within the limits of Ramkrishnapur Gram Panchayat, District South 24 Parganas, West Bengal, standing in the name of **RIPPLE TRADECOM PVT. LTD** of the First Party, against the land, measuring about an area of 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 600, 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 1080, 02 Decimals (Share 834) more or less out of 33 decimals in L. R. Khatian No. 5039, total 08 decimals of land more or less out of 33 decimals, under RS/LR Dag No. 1959/2760 at Mouza- Ramkrishnapur, J. L. No. 70, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupore, under Ramkrishnapur Gram Panchayat, District- 24 Parganas (South), Pin- 743503 standing in the name of **GOBINDA KHATA, NEPAL CHANDRA KHATA AND GOPAL CHANDRA KHATA** the Second Party and Plan annexed hereto, showing color Orange of the lands of the First Party to be exchanged with the lands of the Second Party as shown by color Green.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

In pursuance of the Agreement and thereof the First Party as beneficial owner hereby grants transfers and conveys by way of exchange land, measuring about 9 decimals more or less out of 18 Decimals, comprised in R.S./L.R. Dag no. 1951 under L.R. Khatian no. 3607, lying & situated at Mouza - Ramkrishnapur, J.L. No. 70, under P.S. Bishnupur, within the limits of Ramkrishnapur Gram Panchayat, District South 24 Parganas, standing in the name of **RIPPLE TRADECOM PVT. LTD.** of the First Party, against the land, measuring about a total area of 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 600, 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 1080, 02 Decimals (Share 834) more or less out of 33 decimals in L. R. Khatian No. 5039, total 08 decimals of land



↙  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024



more or less out of 33 decimals, under RS/LR Dag No. 1959/2760 at Mouza-Ramkrishnapur, J. L. No. 70, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupore, under Ramkrishnapur Gram Panchayat, District- 24 Parganas (South), Pin- 743503, standing in the name of **GOBINDA KHATA, NEPAL CHANDRA KHATA AND GOPAL CHANDRA KHATA**, of the Second Party and plan annexed hereto , showing color Orange of the lands of the First Party to be exchanged with the lands of the Second Party as shown by color Green, with the benefit of the rights and covenants of both the Parties to this indenture excepting and reserving unto the rights easements quasi-easements and appurtenances contained thereon for the benefit of the superjacent and adjoining land of the respective parties TO HAVE TO HOLD the same unto the respective parties in fee simple. Be it mentioned herein that the parties shall also handover the physical possession of their respective portions of the landholdings to be transferred/ exchanged between them.

**EACH OF THE PARTIES DO HERBY COVENANT WITH THE OTHER AS FOLLOWS:-**

i) THAT notwithstanding any act, deed, matter or thing whereby the Parties done or executed or knowingly suffered to the contrary, the Parties herein are now lawfully and rightfully and absolutely seized and possessed of and / or otherwise well and sufficiently entitled to their respective properties exchanged in this Deed and every or portion thereof hereby exchanged, granted, conveyed, transferred, assigned and assured unto and to the use of the other herein in the same manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat, encumber or make void the same.

ii) AND THAT notwithstanding any act, deed, or thing whatsoever or howsoever done as aforesaid the Parties herein have now full right, power and absolute



7  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024

authority to grant, convey, transfer, assign and assure their respective properties exchanged in this Deed and all other benefits and rights hereby exchanged, granted, conveyed transferred assigned and assured unto and to the use of the other Party herein the manner as aforesaid according to the intent and meaning of these presents, free from all encumbrances.

iii) AND THAT the parties herein shall and may from time to time and at all times hereafter peaceably and quietly hold, possess, use and enjoy the property exchanged in this Deed and all other benefits and easements , rights, hereby exchanged , granted , conveyed, transferred, assigned and assured, or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrances , eviction, interruption, disturbances, claims and demands whatsoever on howsoever from or by the other Party herein or any person or persons having lawfully or equitably claiming from under or in trust for the other Party.

iv) AND THAT the properties exchanged in this Deed and all other rights and benefits hereby exchanged, granted, conveyed, transferred assigned and assured or expressed or intended so to be and every part thereof are now free from all claims, demands , encumbrances, liens, lispensens, attachments, leases , uses, Debaters, or trusts made or suffered by the Parties or any persons having or lawfully claiming and estate or interest therein from under or in trust for the Vendor .

v) AND THAT the properties exchanged in this Deed are not affected by any notice of acquisitions, requisitions by any of the Government department or agencies and the same is also not subject to any notice or attachments under the Public Demands Recovery Act or any other law for the time being in force.

vi) AND THAT each Party herein shall indemnify and keep the Party herein fully discharged, saved harmless and kept indemnified against all estates , charges,





Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024

encumbrances, liens, attachments, lispendens, uses, Debotters , trusts , claims, and demands whatsoever or howsoever created, occasions or made by the Parties herein or any person or persons lawfully or equitably or rightfully claiming as aforesaid from the Parties.

vii) AND FURTHER THAT the parties herein and all the persons having lawfully or rightfully claiming any estate or interest in the properties exchanged in this Deed or any part or portioned thereof from under or in trust for the Parties herein shall and will from time to time and at all times hereafter at the like request and at the cost of the other Party herein make do and execute or cause to be done made and executed all such further and other lawful and other lawful acts, deeds, matters and things whatsoever for further better and more perfectly assuring the properties exchanged in this Deed and all the other benefits and every part or portion thereof hereby exchanged , granted , conveyed, transferred, assigned. Assured unto and to the use of the other Party herein in the manner as aforesaid as shall or may reasonably be required by the Parties.

viii) AND ALSO THAT the Parties herein have not at any time done or executed or knowingly suffered or been party to any act deed matter or thing whereby and where under the properties exchanged in this Deed and the other equities benefits and rights hereby exchanged granted, conveyed transferred assigned and assured or expressed or intended so to be every part thereof can may be impeached encumbered or affected in title.

ix) AND ALSO THAT the Parties herein shall unless prevented by fire some other irresistible force or accidents from time and at all times hereafter upon every reasonable request and at the cost of the other Party herein make do produce or cause to be made executed and produced to the Parties herein or to its attorneys or agents at or before or in any Court of law, tribunal , board or authority or otherwise



✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024



as occasion shall require all the deeds, pattahs, muniments , documents, writings and evidences of title exclusively relating to the properties exchanged in this Deed in the custody control and power of the Parties herein and shall also at the like request and cost of the other Party deliver such attested or other true copies or extracts from the said deeds, moniments, documents, writings and evidences of title or any of them as the Parties may require and in the mean time the Parties prevented as aforesaid keep the said deeds , moniments, documents, writings and evidences , of title safe unobliterated and uncanceled.

x) AND ALSO THAT the parties further that the original Deed of Exchanged shall retained by the Party hereto of the First Part and the same shall be produced by the First Party as and when required for by the Party hereto of the Other Part at every request of the other party. The Parties further agreed to have the same produced at or before any Court of Law, Tribunal Board or Authority or otherwise as the occasion shall require and shall keep the same obliterated in respect of the rights of the other Party.

xi) AND ALSO THAT immediately after execution of this deed of conveyance both the parties shall handover peaceful vacant physical possession of their respective exchanged land to the party without any further delay.

xii) AND ALSO that the parties after having their physical possession demarcated shall construct common boundary wall on their demarcated portion.

xiii) AND ALSO THAT all costs and charges is respect to this exchange deed shall be borne by the Parties equally.



Add. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024

### SCHEDULE 'A' PROPERTY

(Details of the lands of the First Party Exchange to the Second Party)

9 Decimals more or less out of 18 Decimals, comprised in R.S./L. R. Dag no. 1951 under L.R. Khatian no. 3607, in Mouza - Ramkrishnapur, J.L. No. 70, under P.S. Bishnupur, within the limits of Ramkrishnapur Borhanpur -Gram Panchayat, District South 24 Parganas, West Bengal

The above land is butted and bounded as follows:

**On the North** - R.S./L.R. Dag no. 1950

**On the South** - R.S./L.R. Dag no. 1953

**On the East** - R.S./L.R. Dag no. 1949 and 1952

**On the West** - Panchayet Road

A plan annexed hereto showing the lands of the First Party by colour Orange.

### SCHEDULE 'B' PROPERTY

(Details of the lands of the Second Party Exchanged to the First Party)

03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 600, 03 Decimals (Share 833) more or less out of 33 decimals in L. R. Khatian No. 1080, 02 Decimals (Share 834) more or less out of 33 decimals in L. R. Khatian No. 5039, total 08 decimals of land more or less out of 33 decimals, under RS/LR Dag No. 1959/2760 at Mouza- Ramkrishnapur, J. L. No. 70, Touzi No. 1088, R. S. No. 26, P.S. - Bishnupore, under Ramkrishnapur Borhanpur -Gram Panchayat, District South 24 Parganas.

The above land is butted and bounded as follows :

**On the North** : By RS/LR Dag No. 1955 and 1948 of sali land;

**On the South** : By RS/LR Dag No. 1960 of sali land;

**On the East** : By RS/LR Dag No. 1961 and 1962 of sali land

**On the West** : By RS/LR Dag Nos. 1959 of sali land

A plan annexed hereto showing the lands of the Second Party by colour Green.





✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024

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

Signed sealed and delivered

By the parties in presence of :-

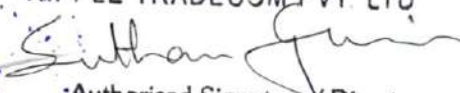
1) Bishanath Sarda  
vill - Khagranwari

2) Sakil SK  
vill - Amtala

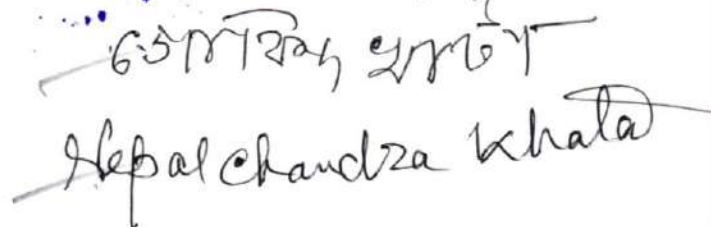
1)


2)

RIPPLE TRADECOM PVT. LTD

  
Authorized Signatory / Director

Signature of the 1<sup>st</sup> party

  
Nepal Chandra Khata



Signature of the Second party

Drafted By

Arun Sekh

vill - Amtala, P.S. - Bishnupur

Licence no. B.N.P. - 63

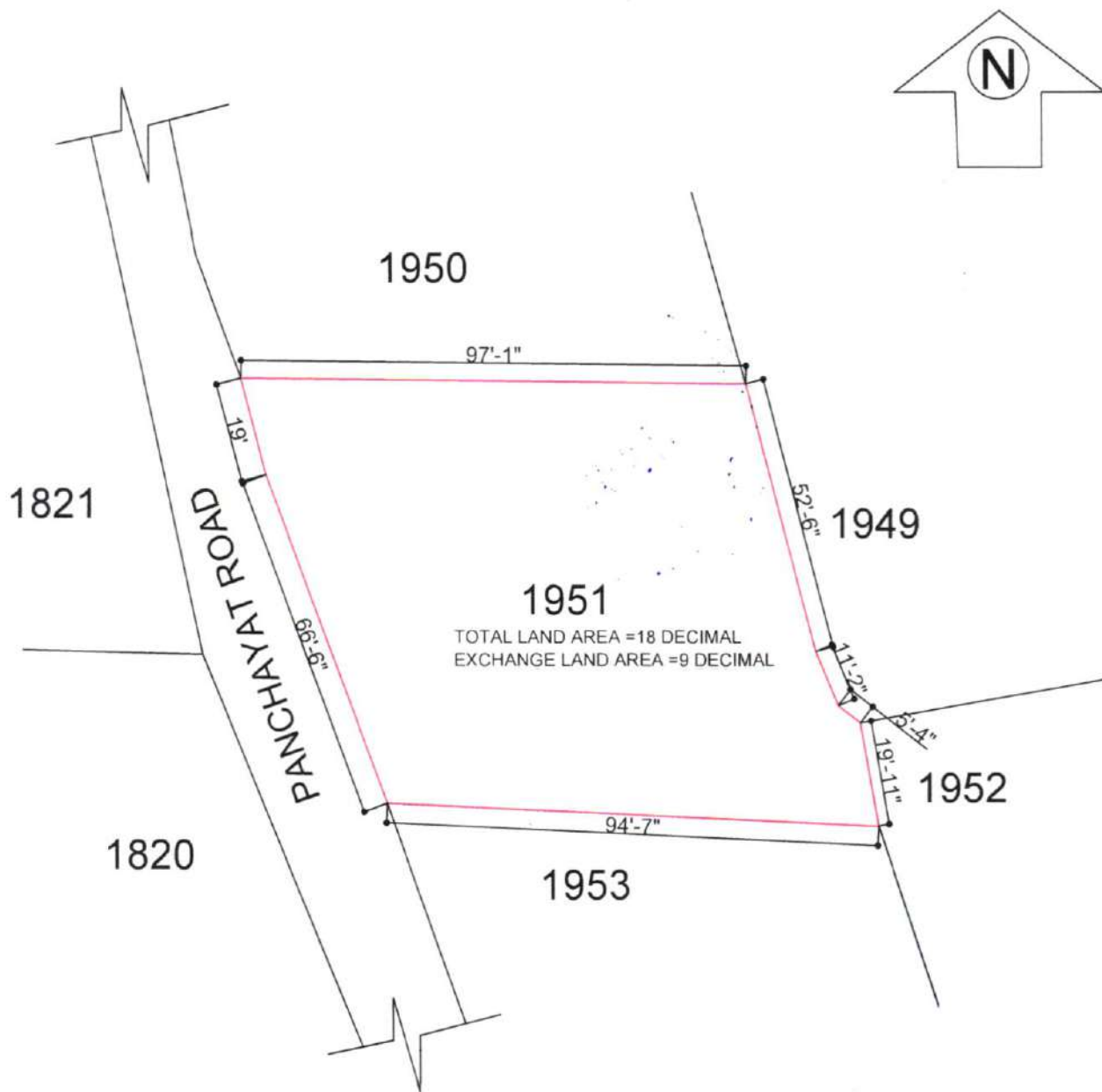


✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024



SITE PLAN SHOWING OF L.R. DAG NO - 1951, AREA- 9 DECIMAL  
OUT OF 18 DECIMAL, L.R KHATIAN NO - 3607, J.L NO-70, MOUZA-  
RAMKRISHNAPUR, P.S- BISHNUPUR, WITHIN THE JURISDICTION  
OF RAMKRISHNAPUR BORHANPUR GRAM PANCHAYET, PIN NO-  
743 503, DISTRICT-SOUTH 24PARGANAS (SHOWING IN RED BORDER).



*K.K. Ghosh*

K.K. GHOSH  
LBS NO. 18. CLASS-II  
REGD. NO. 26 (KMC)

DRAWN BY

RIPLLE TRADECOM PVT. LTD

*Subhan Jain*  
Authorised Signatory / Director

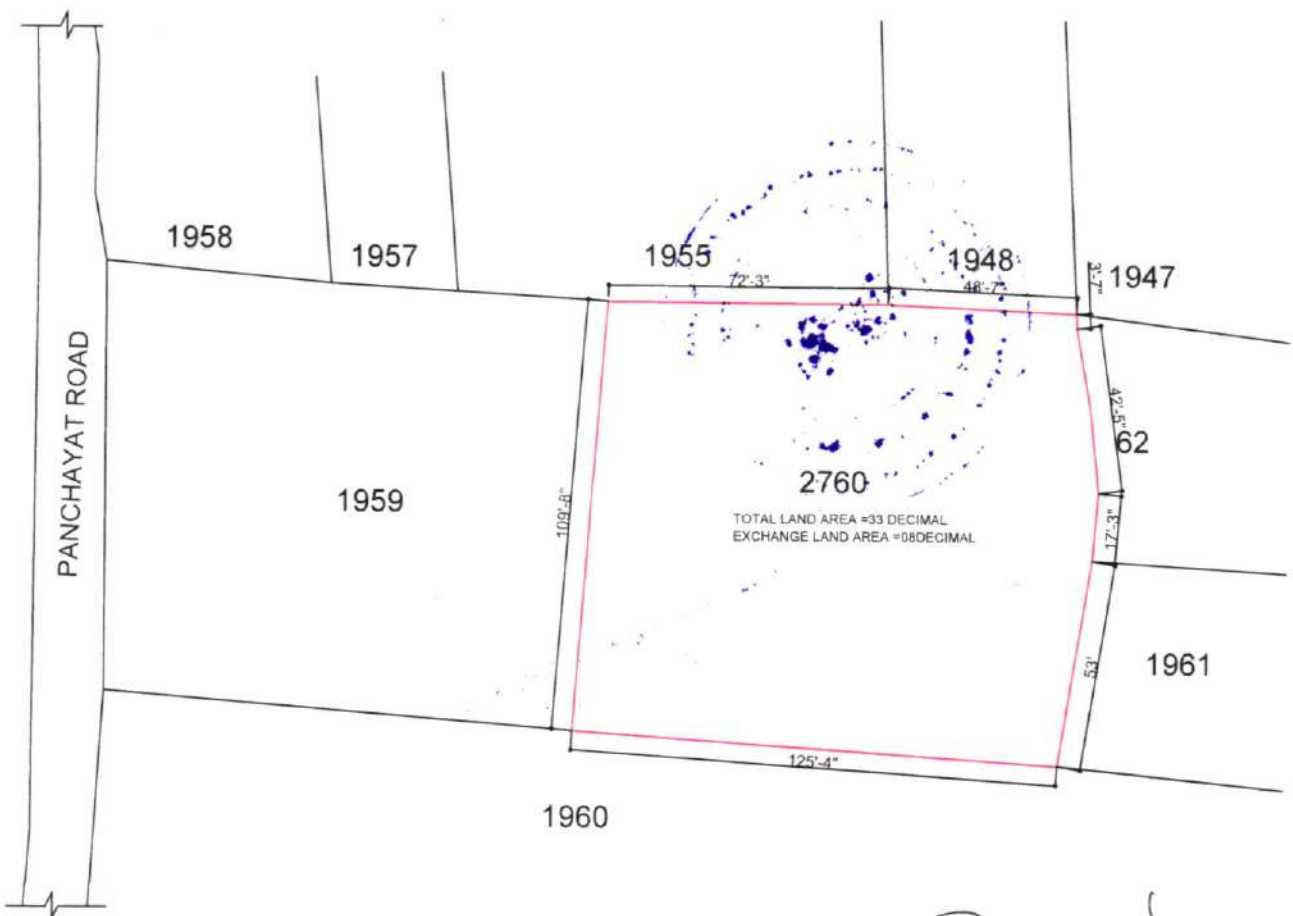
SIGNATURE OF OWNER



Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024

SITE PLAN SHOWING OF L.R DAG NO-1959 / 2760 ,AREA-08 DECIMAL  
 OUT OF 33 DECIMAL, L.R KHATIAN NOS- 600, 1080 ,5039 , J.L NO-70,  
 MOUZA - RAMKRISHNAPUR , P.S- BISHNUPUR, WITHIN THE JURISD-  
 ICTION OF RAMKRISHNAPUR BORHANPUR GRAM PANCHYET, PIN  
 NO- 743 503 , DISTRICT - SOUTH 24 PARGANAS, (SHOWING IN RED  
 BORDER).



*K.K. Ghosh*

K.K. GHOSH  
 LBS NO. 18. CLASS-II  
 REGD. NO. 26 (KMC)

DRAWN BY

*স্বাক্ষরিত কর্তৃক*

*Nepalchandra Khata*

*স্বাক্ষরিত কর্তৃক*

SIGNATURE OF OWNER



✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas

25 JAN 2024



## RIPPLE TRADECOM PVT LTD

Reg. Off: 233, B L SAHA ROAD, KOLKATA- 700053

CIN: U51109WB2006PTC108225

E-Mail: comfiling2019@gmail.com

---

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF RIPPLE TRADECOM PVT.LTD HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 233, B L SAHA ROAD, KOLKATA-700053 ON 23<sup>rd</sup> DAY OF JANUARY, 2024 AT 10 A.M.

---

"RESOLVED THAT, pursuant to the applicable provisions of the Companies Act, 2013 and subject to other applicable acts, if any the **Mr. SUBHAM GURIA**, Director of the company be and is hereby authorized to sign, execute, amend, alter, modify or to do whatsoever act or deed as may be necessary as per statutory provisions for the execution and/or registration of Agreement for Sale, Deed of Sale, or execute any other land related agreement / deed / document relating to property situated at Mouza- Ramkrishnapur, JL No.-70, L.R Dag No-1951, L.R.khaitan No-3607, Dist-South 24 Pgs, West Bengal-743503 and to do all such acts, deeds and things as may be necessary for the aforesaid purpose for and on behalf of the company."

Certified to be true copy

For RIPPLE TRADECOM PVT LTD

*Sudipta Halder*

SUDIPTA HALDER

Director

DIN-08321489

RIPPLE TRADECOM PVT LTD

*Sudipta Halder*

Authorised Signatory / Director



# TESTIMONY OF IDENTIFIER

[ As per Rule 47 of West Bengal Registration Rule & Sec. 68 of Indian Evidence Act,1872]



1. NAME OF THE IDENTIFIER - বিক্রমনাথ মহাশয়  
(নাম)

2. FATHER/HUSBAND NAME - বিক্রমনাথ মহাশয়  
(পিতা/স্বামী)

3. PROFESSION - চাকরী  
(জীবিকা)

4. RELATION TO THE EXECUTANTS - সম্পর্কিত  
(সম্পর্ক)

5. VOTER ID NO. ....  
(ভোটার ID)(Cross the last 4 digits)

6. AADHAR NO. - 4782 5833 5891  
(আধার নং)

7. PERMANENT ADDRESS-VILL/PARA - আমড়াহাড়া POST OFFICE - আমড়াহাড়া  
(ঠিকানা)

POLICE STATION - বিক্রমপুর ROAD/LAND MARK -  
DISTRICT - ক: ২৪ লোকসনা PIN CODE - 702140

I do hereby declare that I am personally acquainted with executants / executants of the deed presented for registration and also with the contents of the deed.

Date:  
(তারিখ)



LEFT THUMB IMPRESSION

বিক্রমনাথ মহাশয়  
Signature of the identifier  
(স্বাক্ষর)

N.B- This testimony is obtained from the identifier because in this case, the Registering officer acting under Registration Act and rule has personally known / acquainted with the executants.







Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240358867951

GRN Details

GRN:	192023240358867951	Payment Mode:	Online Payment
GRN Date:	24/01/2024 13:18:35	Bank/Gateway:	IDBI Bank
BRN :	737246593	BRN Date:	24/01/2024 13:37:06
GRIPS Payment ID:	240120242035886794	Payment Init. Date:	24/01/2024 13:18:35
Payment Status:	Successful	Payment Ref. No:	2000125165/31/2024

[Query No.\*Query Year]

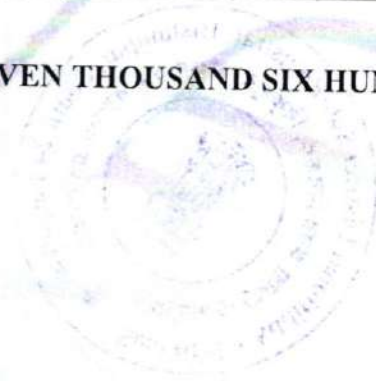
Depositor Details

Depositor's Name:	RIPPLE TRADECOM PRIVATE LIMITED
Address:	,233, B.I. Saha Road,
Mobile:	9836459795
Depositor Status:	Buyer/Claimants
Query No:	2000125165
Applicant's Name:	Mr Ariful Sk
Identification No:	2000125165/31/2024
Remarks:	Exchange, Exchange
Period From (dd/mm/yyyy):	24/01/2024
Period To (dd/mm/yyyy):	24/01/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000125165/31/2024	Property Registration- Stamp duty	0030-02-103-003-02	20710
2	2000125165/31/2024	Property Registration- Registration Fees	0030-03-104-001-16	6944
			<b>Total</b>	<b>27654</b>

IN WORDS: TWENTY SEVEN THOUSAND SIX HUNDRED FIFTY FOUR ONLY.





### Major Information of the Deed

Deed No :	I-1613-00451/2024	Date of Registration	25/01/2024
Query No / Year	1613-2000125165/2024	Office where deed is registered	
Query Date	15/01/2024 6:02:01 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ariful Sk Amtala,Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, PIN - 743398, Mobile No. : 6290743235, Status :Deed Writer		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,41,500/-	Rs. 8,41,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,810/- (Article:31)	Rs. 6,944/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 6,93,000/-		

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: RAMKRINAPUR BORHANPUR, Mouza: Ramkrishnapur, JI No: 70, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1951 (RS :- )	LR-3607	Non-Resident	Shali	9 Dec	4,45,500/-	4,45,500/-	
L2	LR-1959/2760 (RS :- )	LR-600	Organisati on	Shali	3 Dec	1,48,500/-	1,48,500/-	
L3	LR-1959/2760 (RS :- )	LR-1080	Organisati on	Shali	3 Dec	1,48,500/-	1,48,500/-	
L4	LR-1959/2760 (RS :- )	LR-5039	Organisati on	Shali	2 Dec	99,000/-	99,000/-	
		<b>TOTAL :</b>			<b>17Dec</b>	<b>8,41,500 /-</b>	<b>8,41,500 /-</b>	
		<b>Grand Total :</b>			<b>17Dec</b>	<b>8,41,500 /-</b>	<b>8,41,500 /-</b>	



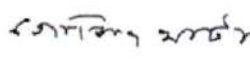


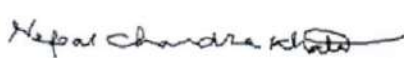



### Parties to Exchange Details :

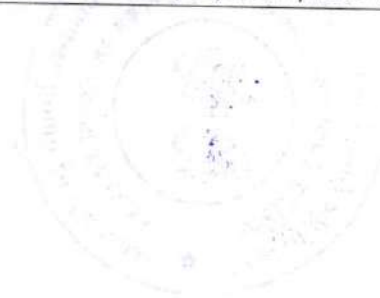
SI No	Name,Address,Photo,Finger print and Signature
1	<b>RIPPLE TRADECOM PRIVATE LIMITED</b> 233, B.I. Saha Road, City:- Not Specified, P.O:- New Alipore, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: aaxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative










2	<p><b>Name</b></p> <p><b>Gobinda Khata</b>  Son of Late Mahendra Khata  Executed by: Self, Date of Execution: 25/01/2024  , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/01/2024</p>	<p><b>Finger Print</b></p>  <p>LTI  Captured</p> <p>25/01/2024</p>	<p><b>Signature</b></p>  <p>25/01/2024</p>
<p>Ramkrishnapur, City:- Not Specified, P.O:- Sukdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FRxxxxxx1H, Aadhaar No: 40xxxxxxx6853, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Nepal Chandra Khata</b>  Son of Late Mahendra Khata  Executed by: Self, Date of Execution: 25/01/2024  , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/01/2024</p>	<p><b>Finger Print</b></p>  <p>LTI  Captured</p> <p>25/01/2024</p>	<p><b>Signature</b></p>  <p>25/01/2024</p>
<p>Ramkrishnapur, City:- Not Specified, P.O:- Sukdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6P, Aadhaar No: 75xxxxxxx6320, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>				
4	<p><b>Name</b></p> <p><b>Gopal Chandra Khata</b>  Son of Late Mahendra Khata  Executed by: Self, Date of Execution: 25/01/2024  , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>	<p><b>Photo</b></p>  <p>25/01/2024</p>	<p><b>Finger Print</b></p>  <p>LTI  Captured</p> <p>25/01/2024</p>	<p><b>Signature</b></p>  <p>25/01/2024</p>
<p>Ramkrishnapur, City:- Not Specified, P.O:- Sukdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: JFxxxxxx5H, Aadhaar No: 46xxxxxxx4428, Status :Individual, Executed by: Self, Date of Execution: 25/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office</p>				







**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>SUBHAM GURIA</b> <b>(Presentant)</b> Son of TAPAN GURIA Date of Execution - 25/01/2024, , Admitted by: Self, Date of Admission: 25/01/2024, Place of Admission of Execution: Office	 Jan 25 2024 2:43PM	 Captured LTI 25/01/2024	 25/01/2024
22, Prince Anwar Shah Road, City:- Not Specified, P.O:- Charu Market, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx2G, Aadhaar No: 41xxxxxxxx6223 Status : Representative, Representative of : RIPPLE TRADECOM PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Biswanath Sardar</b> Son of Late Shiburam Sardar Khagramuri, City:- Not Specified, P.O:- Khagramuri, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700140	 25/01/2024	 Captured 25/01/2024	 25/01/2024
Identifier Of Gobinda Khata, Nepal Chandra Khata, Gopal Chandra Khata, SUBHAM GURIA			

**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	Gobinda Khata	2	2.9997 Dec	2.9997 Dec	1,48,485/-
L1	Nepal Chandra Khata	2	2.9997 Dec	2.9997 Dec	1,48,485/-
L1	Gopal Chandra Khata	2	3.0006 Dec	3.0006 Dec	1,48,530/-
L2	RIPPLE TRADECOM PRIVATE LIMITED	1	3 Dec	3 Dec	1,48,500/-
L3	Nepal Chandra Khata	2	3 Dec	3 Dec	1,48,500/-
L4	Gopal Chandra Khata	2	2 Dec	2 Dec	99,000/-





## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: RAMKRINAPUR BORHANPUR, Mouza: Ramkrishnapur, JI No: 70, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1951, LR Khatian No:- 3607	Owner:মেসার্স রিপ্পল ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:৮ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.09000000 Acre,	RIPPLE TRADECOM PRIVATE LIMITED
L2	LR Plot No:- 1959/2760, LR Khatian No:- 600	Owner:গোবিন্দ খাটা, Gurdian:মহেন্দ্র , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Gobinda Khata
L3	LR Plot No:- 1959/2760, LR Khatian No:- 1080	Owner:নেপালচন্দ্র খাটা, Gurdian:মহেন্দ্র , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Nepal Chandra Khata
L4	LR Plot No:- 1959/2760, LR Khatian No:- 5039	Owner:গোপাল চন্দ্র খাটা, Gurdian:মহেন্দ্র , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Gopal Chandra Khata





Endorsement For Deed Number : I - 161300451 / 2024

On 25-01-2024

**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.

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

Presented for registration at 14:25 hrs on 25-01-2024, at the Office of the A.D.S.R. BISHNUPUR by SUBHAM GURIA

**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 8,41,500/- . MV of the property of Greatest Value Rs 6,93,000/-

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

Execution is admitted on 25/01/2024 by 1. Gobinda Khata, Son of Late Mahendra Khata, Ramkrishnapur, P.O: Sukdebpur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business, 2. Nepal Chandra Khata, Son of Late Mahendra Khata, Ramkrishnapur, P.O: Sukdebpur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business, 3. Gopal Chandra Khata, Son of Late Mahendra Khata, Ramkrishnapur, P.O: Sukdebpur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business

Indetified by Biswanath Sardar, , , Son of Late Shiburam Sardar, Khagramuri, P.O: Khagramuri, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Cultivation

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

Execution is admitted on 25-01-2024 by SUBHAM GURIA, DIRECTOR, RIPPLE TRADECOM PRIVATE LIMITED (Private Limited Company), 233, B.I. Saha Road, City:- Not Specified, P.O:- New Alipore, P.S:-Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Biswanath Sardar, , , Son of Late Shiburam Sardar, Khagramuri, P.O: Khagramuri, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Cultivation

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,944.00/- ( A(1) = Rs 6,930.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,944/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2024 1:37PM with Govt. Ref. No: 192023240358867951 on 24-01-2024, Amount Rs: 6,944/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 737246593 on 24-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,810/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,710/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 453934, Amount: Rs.100.00/-, Date of Purchase: 18/01/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2024 1:37PM with Govt. Ref. No: 192023240358867951 on 24-01-2024, Amount Rs: 20,710/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 737246593 on 24-01-2024, Head of Account 0030-02-103-003-02



*Bdasgupta*

**Baishali Dasgupta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BISHNUPUR**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2024, Page from 13088 to 13111  
being No 161300451 for the year 2024.

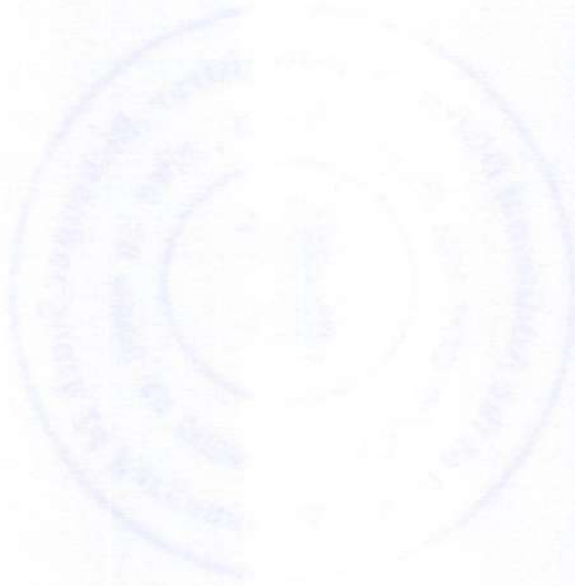


*Bdasgupta*

Digitally signed by BAISHALI DASGUPTA  
Date: 2024.01.29 15:40:00 +05:30  
Reason: Digital Signing of Deed.












(Baishali Dasgupta) 29/01/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

Contract No. 123-0254, Section 1234, Item 1234  
for the month of January 2012














Accepted for payment by the State of Louisiana  
on this 12th day of January 2012  
Commissioner of Transportation and Development

Accepted for payment by the State of Louisiana  
on this 12th day of January 2012  
Commissioner of the A.S.R. Bureau

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					










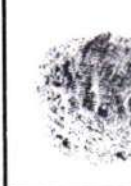

Name: RIPPLE TRADECOM PVT. LTD

Signature: *Subhan Gurin*  
 Authorised Signatory / Director

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: *सुभाण गुरिन*

Signature: .....

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: *Nepal Chandra Khata*












Signature: .....



✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas





25 JAN 2024



		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: *இயங்குபுலவர்*

Signature: .....

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature: .....

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature: .....





✓  
Addl. Dist. Sub-Registrar, Bishnupur  
District- South 24 Parganas  
25 JAN 2024