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पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

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

Adtl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

31 JAN 2014

DEED OF EXCHANGE FOR AMALGAMATION

THIS INDENTURE made on this the ^{31st} day of January. Two Thousand Fourteen (2014) BETWEEN (1) SRI RAJA BAITHA, by occupation- Business, (2) SRI RAJENDRA BAITHA, both sons of Sri Ganesh Baitha, both by faith- Hindu, both by Nationality- Indian, both by occupation- Business, both are residing at 40/5, Rabindra Pally, P.S. Jadavpur, Kolkata- 700 086, hereinafter referred to as the "FIRST PARTY" (which term or expression shall unless excluded by or repugnant

representatives and assigns) of the THIRD PART.

নং 1857 তাং 27-01-14 মূল্য ৩০০০/-

খরিদদার
সং

Shri Raja Baitha
40/5 Kalmicha Pally, Vol. 86



শঙ্কর কুমার সরকার
সচিবালয় ভেডার
সেন্নারপুর এ.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা

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ALIPORE, SOUTH 24 P.S.
31 JAN 2014
Signature.....

Same math Chakraborty
S/o- dule dula Chakraborty
Alipur S.R. office.
Vol-27
Deed writer.

-: (2) :-

by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART.**

A N D

SMT. RATNA NASKAR alias RATNA BAITHA, wife of Sri Pradip Kumar Naskar, daughter of Sri Ganesh Baitha, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at D/42, Rabindra Pally, Jadavpur, P.S. Patuli, Kolkata- 700 086, hereinafter jointly called and referred to as the "**SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the context, be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and assigns) of the **SECOND PART.**

A N D

(1) **SRI RAJENDRA BAITHA,** son of Sri Ganesh Baitha, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 40/5, Rabindra Pally, P.S. Jadavpur, Kolkata- 700 086, (2) **SRI SUBRATA BHOWMICK,** son of Sri Gobinda Chandra Bhowmick, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 5/14, East Phulbagan, P.S. Jadavpur now Patuli, Kolkata- 700 086, all are by faith- Hindu, by Nationality- Indian, hereinafter jointly called and referred to as the "**THIRD PARTY**" (which term or expression shall unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **THIRD PART.**



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
31 JAN 2014
Signature.....

WHEREAS one Mahendra Nath Naskar, Bholanath Naskar and Nootbehari Naskar were the joint owners of all that piece and parcel of land in R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas as per Revisional Settlement Records of Rights.

AND WHEREAS said Mahendra Nath Naskar, Bholanath Naskar and Nootbehari Naskar while had been enjoying their recorded property free from all encumbrances said Mahendra Nath Naskar executed and registered an Will in favour of Bholanath Naskar and Nootbehari Naskar on 02/03/1964 before the office of the Sub-Registrar at Alipore and recorded in its Book No. 3, Volume No. 2, Pages from 39 to 41, Being No. 24 for the year 1964 regarding his 1/3rd share.

AND WHEREAS after demise of said Mahendra Nath Naskar said Bholanath Naskar as executor filed a Probate Case in the year 1971 vide Case No. 10 before the District Deligate Court, Alipore and thereafter the said Court grant the Probate Case on 23/06/1972.

AND WHEREAS said Bholanath Naskar and Nootbehari Naskar became the joint owners of the aforesaid landed property under R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas by virtue of aforesaid Will and Revisional Settlement Records of Rights.

AND WHEREAS said Bholanath Naskar and Nootbehari Naskar while had been enjoying their aforesaid property they jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft.

comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas within the limits of the then Calcutta Municipal Corporation presently Kolkata Municipal Corporation unto and in favour of Sri Raja Baitha, Sri Rajendra Baitha (the First Party herein), by and under a Deed of Sale (Bengali Kobala), which was executed on 14/05/1997 and registered on 07/07/1997 before the office of the District Sub-Registrar at Alipore and recorded in its Book No. I, Volume No. 109, Page from 331 to 342, Being No. 2829 for the year 1997.

AND WHEREAS after purchasing the said property said Sri Raja Baitha and Sri Rajendra Baitha, the **First Party** herein became the absolute joint owners of the aforesaid area of land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. together with 450 Sq.ft. R.T. Shed structure standing thereon comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza-Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas and mutated their names before the then Calcutta Municipal Corporation presently Kolkata Municipal Corporation vide Premises No. 269, Rabindra Pally, Block- D, Assessee- 31-101-20-0269-9 and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned.

AND WHEREAS thus the **FIRST PARTY** herein became the joint owners of the land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. together with 450 Sq.ft. R.T. Shed structure standing thereon comprised in C.S. Dag No. 672,

R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas now within the limits of the Kolkata Municipal Corporation Ward No. 101, Premises Nos. 269, Rabindra Pally, Block- D fully described in the **SCHEDULE "A"** hereunder written and specifically shown in the annexed Map or Plan delineated with "**GREEN**" border lines.

AND WHEREAS said Bholanath Naskar and Nootbehari Naskar in the course of jointly enjoying their rest land measuring 4 Cottahs 8 Chataks comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas they mutually and verbally partitioned the same and by virtue of the said verbal partition said Bholanath Naskar got the land measuring more or less 2 Cottahs 4 Chattaks at the North side and said Nootbehari Naskar also got the rest land measuring more or less 2 Cottahs 4 Chattaks.

AND WHEREAS said Nootbehari Naskar while had been enjoying and occupying his aforesaid 2 Cottahs 4 Chattaks of land, comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas, he sold, conveyed and transferred the same unto and in favour of Sri Rajendra Baitha, Sri Subrata Bhowmick, the Third Party herein, by and under a Deed of Sale (Bengali Kobala) which was registered on 13/08/2012 before the office

R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas now within the limits of the Kolkata Municipal Corporation Ward No. 101, Premises Nos. 269, Rabindra Pally, Block- D fully described in the **SCHEDULE "A"** hereunder written and specifically shown in the annexed Map or Plan delineated with "**GREEN**" border lines.

AND WHEREAS said Bholanath Naskar and Nootbehari Naskar in the course of jointly enjoying their rest land measuring 4 Cottahs 8 Chataks comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas they mutually and verbally partitioned the same and by virtue of the said verbal partition said Bholanath Naskar got the land measuring more or less 2 Cottahs 4 Chattaks at the North side and said Nootbehari Naskar also got the rest land measuring more or less 2 Cottahs 4 Chattaks.

AND WHEREAS said Nootbehari Naskar while had been enjoying and occupying his aforesaid 2 Cottahs 4 Chattaks of land, comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas, he sold, conveyed and transferred the same unto and in favour of Sri Rajendra Bailtha, Sri Subrata Bhowmick, the Third Party herein, by and under a Deed of Sale (Bengali Kobala) which was registered on 13/08/2012 before the office

of the A.D.S.R. at Alipore and recorded in its Book No. 1, CD. Volume No. 29, Pages from 3153 to 3185, Being No. 06542 for the year 2012.

AND WHEREAS after purchasing the said property said Sri Rajendra Baitha and Sri Subrata Bhowmick, the **Third Party** herein, became the absolute joint owners of the aforesaid area of land measuring more or less 2 Cottahs 4 Chattaks together with 200 Sq.ft. R.T. Shed structure standing thereon comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas and mutated their names before the then Calcutta Municipal Corporation presently Kolkata Municipal Corporation vide Premises No. 290, Rabindra Pally, Block- D, Assessee No. 31-101-20-0607-3, Ward No. 101 and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned.

AND WHEREAS thus the **THIRD PARTY** herein became the joint owners of the land measuring more or less 2 Cottahs 4 Chattaks together with 200 Sq.ft. R.T. Shed structure standing thereon comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas now within the limits of the Kolkata Municipal Corporation Ward No. 101, Premises Nos. 290, Rabindra Pally, Block- D fully described in the **SCHEDULE "C"** hereunder written and specifically shown in the annexed Map or Plan delineated with "**RED**" border lines.

AND WHEREAS said Bholanath Naskar while had been enjoying and occupying his aforesaid 2 Cottahs 4 Chattaks of land, comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 of Mouza-Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas, he transferred the same unto and in favour of Smt. Ratna Naskar alias Ratna Baitha, the **Second Party** herein by and under a Deed of Gift (Bengali Danpatra) which was registered on 9/11/2011 before the office of the A.D.S.R. at Alipore and recorded in its Book No. I, CD. Volume No. 35, Pages from 3025 to 3044, Being No. 08125 for the year 2011.

AND WHEREAS one Sri Sunil Kumar Naskar, son of Sri Nootbehari Naskar and Sri Shanti Charan Naskar, son of Sri Bholanath Naskar purchased the land measuring more or less 15 decimals comprised in R.S. Dag No. 621 appertaining to R.S. Khatian No. 419 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas from the then lawful and rightful owner The Nan Estate (P) Ltd., having its Registered Office at 7, Bepin Behari Ganguly Street, by and under a Deed of Sale which was registered on 16/10/1974 before the office of the Sub-Registrar at Alipore, and recorded in its Book No. I, Volume No. 184, Pages from 35 to 41, Being No. 7309 for the year 1974.

AND WHEREAS said Sri Sunil Kumar Naskar and Sri Shanti Charan Naskar after purchasing the aforesaid property became the absolute joint owners of the aforesaid area of land measuring more or less 15 decimals comprised in R.S. Dag No. 621 appertaining to R.S. Khatian No. 419 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS said Sri Sunil Kumar Naskar and Sri Shanti Charan Naskar jointly sold, conveyed and transferred the land measuring more or less 8 Chattaks 36 Sq.ft. unto and in favour of Smt. Ratna Naskar alias Ratna Baitha, the **Second Party** herein, by and under a Deed of Sale (Bengali Kobala) which was registered on 9/11/2011 before the office of the A.D.S.R. at Alipore and recorded in its Book No. I, CD. Volume No. 35, Pages from 3003 to 3024, Being No. 08124 for the year 2011.

AND WHEREAS said Smt. Ratna Naskar alias Ratna Baitha, the **Third Party** herein by virtue of aforesaid gift and purchase became the sole and absolute owner of the land measuring more or less 2 Cottahs 12 Chattaks 36 Sq.ft. (the split up of the land being :- land measuring 2 Cottahs 4 Chattaks, comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 and land measuring 8 Chattaks 36 Sq.ft. comprised in R.S. Dag No. 621 appertaining to R.S. Khatian No. 419) together with 250 Sq.ft. R.T. Shed structure standing thereon at Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas now within the limits of the Kolkata Municipal Corporation Ward No. 101 and mutated her name before the Kolkata Municipal Corporation vide Premises No. 288, Rabindra Pally, Block- D, Assessee No. 31-101-20-0605-0 and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned.

AND WHEREAS thus the **SECOND PARTY** herein became the joint owners of the land measuring more or less 2 Cottahs 12 Chattaks 36 Sq.ft. (the split up of

the land being :- land measuring 2 Cottahs 4 Chattaks, comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 and land measuring 8 Chattaks 36 Sq.ft. comprised in R.S. Dag No. 621 appertaining to R.S. Khatian No. 419) together with 250 Sq.ft. R.T. Shed structure standing thereon comprised in C.S. Dag No. 672 corresponding to R.S. Dag No. 634 appertaining to C.S. Khatian No. 151 corresponding to R.S. Khatian No. 112 and R.S. Dag No. 621 appertaining to R.S. Khatian No. 419 of Mouza- Bademasur, J.L. No. 31, under P.S. Tollygunge then Jadavpur at present Patuli, District South 24-Parganas now within the limits of the Kolkata Municipal Corporation Ward No. 101, Premises Nos. 288, Rabindra Pally, Block- D fully described in the SCHEDULE "B" hereunder written and specifically shown in the annexed Map or Plan delineated with "YELLOW" border lines.

AND WHEREAS the said FIRST PARTY are the absolute joint owners and in possession of the said Property which is more fully and particularly described in the SCHEDULE 'A' hereunder written and specifically shown in the annexed Map or Plan delineated with "GREEN" border being marked with the letter- PLOT -'A' hereto.

AND WHEREAS the SECOND PARTY is the sole and absolute owner and in possession of the said property which is more fully and particularly described in the SCHEDULE 'B' hereunder written and specifically shown in the annexed Map or Plan delineated with "YELLOW" border being marked with the letter- PLOT- 'B' hereto.

AND WHEREAS the said **THIRD PARTY** are the absolute joint owners and in possession of the said Property which is more fully and particularly described in the **SCHEDULE 'C'** hereunder written and specifically shown in the annexed Map or Plan delineated with "**RED**" border being marked with the letter- **PLOT -'C'** hereto.

AND WHEREAS the Parties herein have agreed to mutually exchange and transfer of the ownership in respect of Fifty percent of land being undivided and undemarcated portion each from the **SCHEDULE 'A'**, **SCHEDULE 'B'** and **SCHEDULE 'C'** hereunder written respectively between them with a view to amalgamating the said Premises viz. that the said Sri Raja Baitha and Sri Rajendra Baitha, the **FIRST PARTY** herein, shall convey in lieu thereof the landed property being the undivided and undemarcated 1/2 share measuring more or less 780 Sq.ft. equivalent to more or less 1 Cottah 1 Chattak 15 Sq.ft. together with 225 Sq.ft. R.T. Shed structure out of the total land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. together with R.T. Shed structure measuring more or less 450 Sq.ft. which is more fully and particularly described in the **SCHEDULE 'A'** hereunder written to Smt. Ratna Naskar alias Ratna Baitha, the **SECOND PARTY** herein and Sri Rajendra Baitha & Sri Subrata Bhowmick, the **THIRD PARTY** herein AND Smt. Ratna Naskar alias Ratna Baitha, the **SECOND PARTY** herein will also convey in lieu thereof the property being the undivided and undemarcated 1/2 share measuring more or less 1008 Sq.ft. equivalent to more or less 1 Cottah 6 Chattaks 18 Sq.ft. together with R.T. Shed Structure measuring more or less 125 Sq.ft. out of the total land measuring more or less 2 Cottahs 12 Chattaks 36 Sq.ft.

together with R.T. Shed Structure measuring more or less 250 Sq.ft. which is more fully and particularly mentioned in the SCHEDULE 'B' hereunder written to the said Sri Raja Baitha & Sri Rajendra Baitha, the FIRST PARTY herein and Sri Rajendra Baitha & Sri Subrata Baitha, the THIRD PARTY herein AND Sri Rajendra Baitha & Sri Subrata Bhowmick, the THIRD PARTY herein will also convey in lieu thereof the property being the undivided and undemarcated 1/2 share measuring more or less 810 Sq.ft. equivalent to more or less 1 Cottah 2 Chattaks together with R.T. Shed Structure measuring more or less 100 Sq.ft. out of the total land measuring more or less 2 Cottahs 4 Chattaks together with R.T. Shed Structure measuring more or less 200 Sq.ft. which is more fully and particularly mentioned in the SCHEDULE 'C' hereunder written to the said Sri Raja Baitha & Sri Rajendra Baitha, the FIRST PARTY herein and Smt. Ratna Naskar alias Ratna Baitha, the SECOND PARTY herein.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid Agreement and in consideration of the transfer effected by the Second and Third Party as hereunder appearing, the said Sri Raja Baitha and Sri Rajendra Baitha as beneficial owners, First Party herein, do hereby grant, convey, transfer, assign and assure unto and in favour of Second and Third Parties herein, free from all encumbrances the property being undemarcated and undivided portion from the SCHEDULE 'A' TO HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereunder transferred by the said Second and Third Parties in favour of the First Party AND THAT the said First and Third Party in further pursuance of the said Agreement and in consideration of the transfer effected by the Second Party as beneficial owner, do hereby grant, convey, transfer,

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assign and assure unto and in favour of the said First and Third Party free from all encumbrances, the landed property being undivided and undemarcated portion from the **SCHEDULE 'B'** hereto **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for the transfer as aforesaid effected by First and Third Parties in favour of the Second Party as aforesaid **AND THAT** the said First and Second Party in further pursuance of the said Agreement and in consideration of the transfer effected by the Third Party as beneficial owner, do hereby grant, convey, transfer, assign and assure unto and in favour of the said First and Second Party free from all encumbrances, the landed property being undivided and undemarcated portion from the **SCHEDULE 'C'** hereto **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for the transfer as aforesaid effected by First and Second Parties in favour of the Third Party as aforesaid.

IT IS HEREBY AGREED AND DECLARED that each Party hereto have 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 shall peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will, at the requests and costs of the other execute every such assurance or assurances and further do execute and perform every such act, deed or things as shall reasonably be required by the other the property hereby conveyed to them.

IT IS HEREBY FURTHER CONVENANT by each of the Parties that this exchange of properties is only for the purpose of amalgamation of our respective properties

under SCHEDULE 'A', SCHEDULE 'B' and SCHEDULE 'C' into one in the annexed Map or Plan delineated with "BLUE" border lines being marked with the letter- PLOT- "D" hereto.

IT IS FURTHER DECLARED that the value of the property specified of the SCHEDULE 'A' is determined Rs. 1,00,000/- (Rupees One Lakh) only and that the property value of the SCHEDULE "B" property is determined Rs. 1,00,000/- (Rupees One Lakh) only.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 780 Sq.ft. equivalent to more or less 1 Cottah 1 Chattak 15 Sq.ft. together with R.T. Shed structure measuring more or less 225 Sq.ft. being the undivided and undemarcated 1/2 share of the total land measuring more or less 2 Cottahs 2 Chattaks 30 Sq.ft. together with R.T. Shed structure measuring more or less 450 Sq.ft. comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 lying and situated at Mouza- Bademasur, J.L. No. 31, R.S. No. 17, Touzi No. 246, 1516-1518, Pargana- Khaspur, under P.S. Patuli, Sub-Registration office A.D.S.R. at Alipore now within the limits of the Kolkata Municipal Corporation, being Ward No. 101 in the District of 24-Parganas (South), being known and numbered as Premises No. 269, Rabindra Pally, Block- D, Kolkata- 700 086, vide Assessee No. 31-101-20-0269-9 together with all easement rights thereto and which is also specifically shown in the annexed Plan, delineated in the Map or Plan annexed hereto with "GREEN" border being marked

with letter- PLOT- "A" to be enjoyed and occupied by the SECOND PARTY & THIRD PARTY and which is being butted and bounded by :-

On the North By : 20 ft. wide K.M.C. Road.

On the South By : Plot No. 'B'.

On the East By : Other's land.

On the West By : Other's land.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 1008 Sq.ft. equivalent to more or less 1 Cottah 6 Chattaks 18 Sq.ft. together with R.T. Shed structure measuring more or less 125 Sq.ft. being the undivided and undemarcated 1/2 share of the total land measuring more or less 2 Cottahs 12 Chattaks 36 Sq.ft. together with R.T. Shed structure measuring more or less 250 Sq.ft. comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 and R.S. Dag No. 621 appertaining to R.S. Khatian No. 419, lying and situated at Mouza- Bademasur, J.L. No. 31, R.S. No. 17, Touzi No. 246, 1516-1518; Pargana- Khaspur, under P.S. Patuli, Sub-Registration office A.D.S.R. at Alipore now within the limits of the Kolkata Municipal Corporation, being Ward No. 101 in the District of 24-Parganas (South), being known and numbered as Premises No. 288, Rabindra Pally, Block- D, Kolkata- 700 086, vide Assessee No. 31-101-20-0605-0 together with all easement rights thereto and which is also specifically shown in the annexed Plan, delineated in the Map or Plan annexed hereto with "YELLOW" border being marked with letter- PLOT- "B" to be enjoyed and occupied by the FIRST PARTY & THIRD PARTY and

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which is being butted and bounded by :-

On the North By : Plot No. 'A'.

On the South By : Plot No. 'C' and other's land.

On the East By : 12 ft. wide K.M.C. Road.

On the West By : Other's land.

SCHEDULE 'C' ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 810 Sq.ft. equivalent to more or less 1 Cottah 2 Chattaks together with R.T. Shed structure measuring more or less 100 Sq.ft. being the undivided and undemarcated 1/2 share of the total land measuring more or less 2 Cottahs 4 Chattaks together with R.T. Shed structure measuring more or less 200 Sq.ft. comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112, lying and situated at Mouza- Bademasur, J.L. No. 31, R.S. No. 17, Touzi No. 246, 1516-1518, Pargana- Khaspur, under P.S. Patuli, Sub-Registration office A.D.S.R. at Alipore now within the limits of the Kolkata Municipal Corporation, being Ward No. 101 in the District of 24-Parganas (South), being known and numbered as Premises No. 290, Rabindra Pally, Block- D, Kolkata- 700 086, vide Assessee No. 31-101-20-0607-3 together with all easement rights thereto and which is also specifically shown in the annexed Plan, delineated in the Map or Plan annexed hereto with "**RED**" border being marked with letter- **PLOT- "C"** to be enjoyed and occupied by the **FIRST PARTY & SECOND PARTY** and which is

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being butted and bounded by :-

On the North By : Plot No. 'B'.

On the South By : Other's land.

On the East By : Other's land.

On the West By : Other's land.

SCHEDULE 'D' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 7 Cottahs 3 Chattaks 21 Sq.ft. (the split up of the land being :- land measuring 6 Cottahs 10 Chattaks 30 Sq.ft., comprised in C.S. Dag No. 672, R.S. Dag No. 634 appertaining to C.S. Khatian No. 151, R.S. Khatian No. 112 and land measuring 8 Chattaks 36 Sq.ft. comprised in R.S. Dag No. 621 appertaining to R.S. Khatian No. 419) together with more or less 900 Sq.ft. R.T. Shed structure standing thereon comprised in R.S. Dag Nos. 634 and 621 appertaining R.S. Khatian Nos. 112 and 419 respectively of Mouza- Bademasur, J.L. No. 31, R.S. No. 17, Touzi No. 246, 1516-1518, Pargana-Khaspur, under P.S. Patuli, District South 24-Parganas now within the limits of the Kolkata Municipal Corporation Ward No. 101, **Premises Nos. 269, 288 & 290, Rabindra Pally, Block-D** together with all easement right of use of Road and Passage attached to the said Premises for egress and ingress and together with all easement rights thereto which is also specifically shown in the annexed Plan, delineated in the Map or Plan with "**BLUE**" border, being marked with letter **PLOT- "D"** . The said land is being butted and bounded by :-

BUTTED AND BOUNDED

- On the North** : 20 ft. wide K.M.C. Road.
- On the South** : Premises No. 145, Rabindra Pally.
- On the East** : 12 ft. wide K.M.C. Road and Premises No. 412, Rabindra Pally.
- On the West** : Premises No. 218 & 122, Rabindra Pally.

IN WITNESSES WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of

WITNESSES :-

1. *Amitava Roy*
Alipore Police Court :-
Vol: 27.

Rajee Baidya
Binim Baidya

2.

SIGNATURE OF THE FIRST PARTY

Somenath Chakraborty
Alipore D.R. Office
Vol-27

Ratna Wazkar alias Ratna Baidya

SIGNATURE OF THE SECOND PARTY

Drafted by me :-

Somenath Chakraborty

SOMENATH CHAKRABORTY

Deed Writer

(Alp/130)

Alipore D.R. Office

Kolkata- 700 027.

Binim Baidya

Siddhant

SIGNATURE OF THE THIRD PARTY

Printed by :-

Pradip Baidya

(PRADIP BAIDYA)

Sonarpur.



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
31 JAN 2014
Signature.....

Key Raja Bai



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SRI RAJA BAIHA

SIGNATURE Raja Baiha

Bairam Bairam



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SRI RAJENDRA BAIHA

SIGNATURE Bairam Bairam

Ratna Naskar
Ratna Baiha

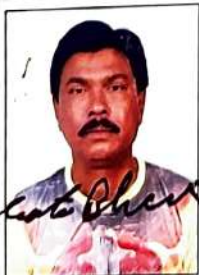


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SMT RATNA NASKAR alias RATNA BAIHA.

SIGNATURE Ratna Naskar alias Ratna Baiha

Subrata Bhowmick



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SRI SUBRATA BHOWMICK

SIGNATURE Subrata Bhowmick



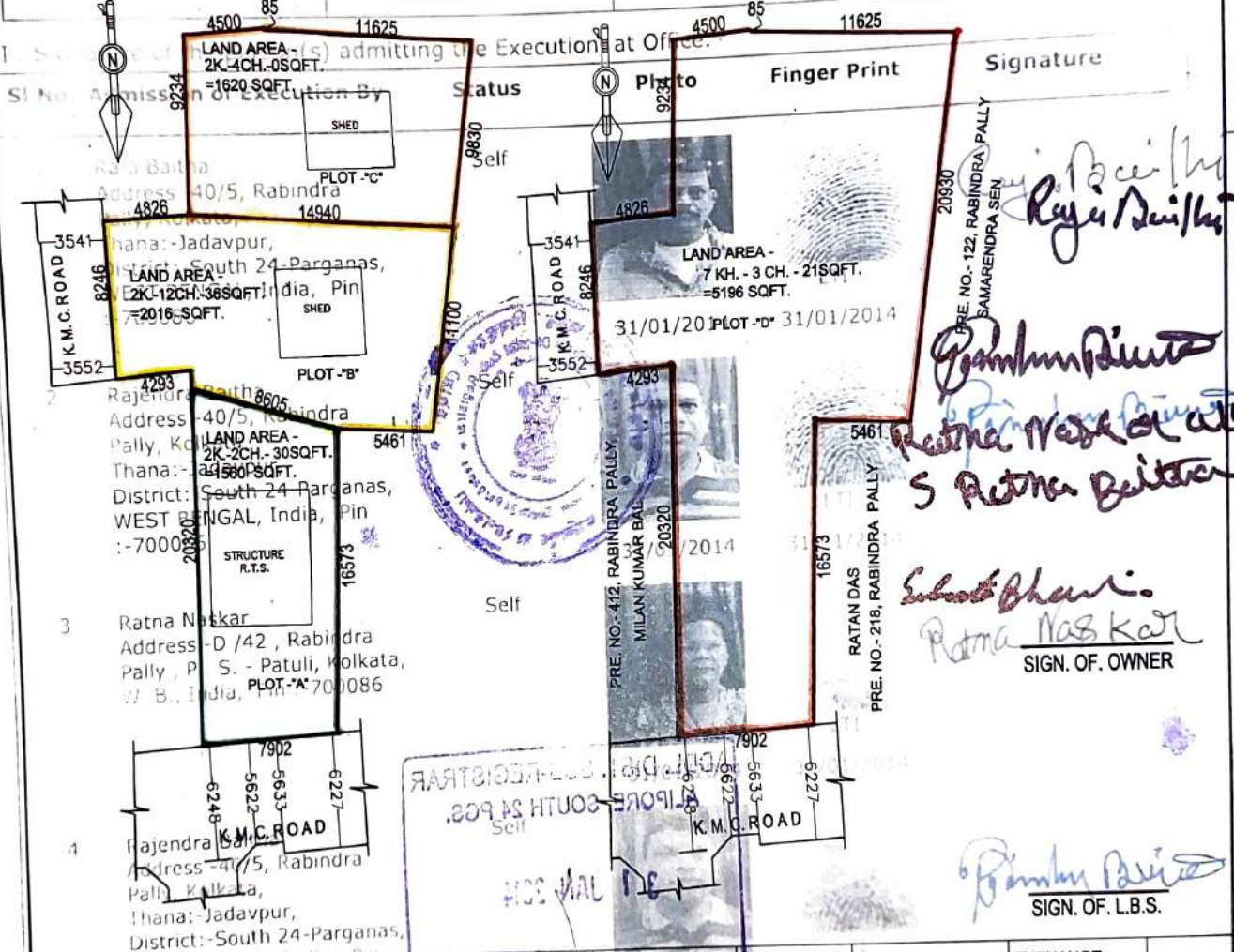
ADDL. DIST. SUB-REGISTRAR
ALPPORE, SOUTH 24 PGS.
31 JAN 2014
Signature.....

depar
Signat
gnatur
SITE PLAN FOR
B) PREA

SITE PLAN FOR AMALGAMATION OF THREE PREMISES - A) PREMISES NO.-269, RABINDRAPALLY BLOCK -D, B) PREMISES NO. - 288, RABINDRAPALLY BLOCK -D & C) PREMISES NO. - 290, RABINDRAPALLY BLOCK -D, WARD NO.- 101, BOROUGH -XII, P.S.-PATULI, KOLKATA - 700 086.

TOTAL LAND AREA = 7KH. - 3CH. - 21 SQFT. = 5196 SQ.FT. = 482.72 SQM.
 TOTAL EXISTING STURCTURE AREA = 900 SQ.FT. = 83.812 SQM.

Signature with date
 SREEPATI RANJAN MUHURY
 31/1/14
 PRE. NO.- 145, RABINDRA PALLY



SL. NO.	PLOT MARK	NAME OF OWNER	PREMISES NO. & ASSESSEE NO.	NET LAND AREA	STURCTURE AREA	EXCHANGE LAND AREA (50%)	EXCHANGE STURCTURE AREA (50%)	COLOUR
1.	"A"	SRI. RAJA BAITHA & SRI. RAJENDRA BAITHA	269, RABINDRAPALLY BLOCK -D & 31-101-20-0269-9	2K-2CH.- 30SQFT. =1680 SQFT.	450 SQ.FT.	780 SQ.FT.	225 SQ.FT.	GREEN
2.	"B"	SMT. RATNA NASKAR(BAITHA)	288, RABINDRAPALLY BLOCK -D & 31-101-20-0605-0	2K.-12CH.-36SQFT. =2016 SQFT.	250 SQ.FT.	1008 SQ.FT.	125 SQ.FT.	YELLOW
3.	"C"	SRI. SUBRATA BHOWMICK & SRI. RAJENDRA BAITHA	290, RABINDRAPALLY BLOCK -D & 31-101-20-0607-3		200 SQ.FT.	400 SQ.FT.	100 SQ.FT.	ORANGE
4.	"A" + "B" + "C" + "D"	SRI. RAJA BAITHA, SRI. RAJENDRA BAITHA, SMT. RATNA NASKAR(BAITHA) & SRI. SUBRATA BHOWMICK	YET TO BE DECIDED		800 SQ.FT.	2598 SQ.FT.	450 SQ.FT.	RED









(Anand Basu)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. ALIPORE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01055 / 2014, Deed No. (Book - I , 00840/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Subrata Bhowmick 5/14 , East Phulbagan , P. S. - Patuli, Kolkata, W. B., India, Pin :-700086	 31/01/2014	 LTI 31/01/2014	<i>Subrata Bhowmick</i> 31/1/14

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Raja Baitha Address -40/5, Rabindra Pally, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086	Self	 31/01/2014	 LTI 31/01/2014	<i>Raja Baitha</i>
2	Rajendra Baitha Address -40/5, Rabindra Pally, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086	Self	 31/01/2014	 LTI 31/01/2014	<i>Rajendra Baitha</i>
3	Ratna Naskar Address -D /42 , Rabindra Pally , P. S. - Patuli, Kolkata, W. B., India, Pin :-700086	Self	 31/01/2014	 LTI 31/01/2014	<i>Ratna Naskar</i>
4	Rajendra Baitha Address -40/5, Rabindra Pally, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086	Self	 31/01/2014	 LTI 31/01/2014	<i>Rajendra Baitha</i>

(Signature)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE



part




Signature

Signature of the p


No. Admission of f

5


Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Subrata Bhowmick Address -5/14 , East Phulbagan , P . S. - Patuli, Kolkata, W. B., India, Pin :-700086	Self		 LTI	
			31/01/2014	31/01/2014	

Name of Identifier of above Person(s)
Somenath Chakraborty
Alipore Court, Kolkata, Thana:-Alipore, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with date

31/1/14.




(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 00840 of 2014
(Serial No. 01055 of 2014 and Query No. 1605L000001905 of 2014)

On 31/01/2014

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 15326.00/-, on 31/01/2014

(Under Article : A(1) = 15312/- ,E = 14/- on 31/01/2014)

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.-25,17,564/-M.V. of the property of Greatest Value Rs 13,92,462/-

Certified that the required stamp duty of this document is Rs.- 83568 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 43650/- is paid , by the draft number 841239, Draft Date 29/01/2014, Bank : State Bank of India, SONARPUR, received on 31/01/2014
2. Rs. 40000/- is paid , by the draft number 841240, Draft Date 29/01/2014, Bank : State Bank of India SONARPUR, received on 31/01/2014

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

Presented for registration at 13.40 hrs on :31/01/2014, at the Office of the A.D.S.R. ALIPORE by Subrata Bhowmick , one of the Executants.

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

Execution is admitted on 31/01/2014 by

1. Raja Baitha, son of Ganesh Baitha , 40/5, Rabindra Pally, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086, By Caste Hindu, By Profession : Business
2. Rajendra Baitha, son of Ganesh Baitha , 40/5, Rabindra Pally, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086, By Caste Hindu, By Profession : Business


(Arnab Banerjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

31/01/2014 15:43:00





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 00840 of 2014
(Serial No. 01055 of 2014 and Query No. 1605L000001905 of 2014)

3. Ratna Naskar Alias Ratna Baitha, wife of Pradip Kumar Naskar , D /42 , Rabindra Pally , P . S. - Patuli
Kolkata, W. B., India, Pin :-700086, By Caste Hindu, By Profession : House wife
4. Rajendra Baitha, wife of Ganesh Baitha , 40/5, Rabindra Pally, Kolkata, Thana:-Jadavpur
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086, By Caste Hindu, By Profession :
Business
5. Subrata Bhowmick, wife of Gobinda Candra Bhowmick , 5/14 , East Phulbagan , P . S. - Patuli,
Kolkata, W. B., India, Pin :-700086, By Caste Hindu, By Profession : Business
Identified By Somenath Chakraborty, son of Late Dulal Chakraborty, Alipore Court, Kolkata
Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu
By Profession: Deed Writer.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

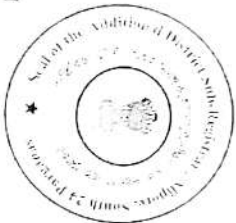
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 4

Page from 724 to 748

being No 00840 for the year 2014.



(Arbab Basu) 03-February-2014

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A.D.S.R. ALIPORE

West Bengal