SI- 3185/2015 I 02472/2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL B 850921

1-45
29.06.15 Ex 140675/15

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

Distrct Sub-Registrar-I
Howrah
29 JUN 2015

DEED OF EXCHANGE

THIS DEED OF EXCHANGE made on this the 27th day of June, Two Thousand and Fifteen (2015)

B E T W E E N

26/06/15

42031

No.....Rs.5000/-Date.....

Name:-.....

Address:-.....

Vendor:-.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol – 27

B. C. LAHIRI
Advocate
ALIPUR JUDGE'S COURT
KOLKATA – 27

District Sub-Registrar-I, South 24 Parganas, Alipore

District Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

Sumitra Seal
S/o L. N. Seal
2/65, Vivekanandapally
Cal-700075
POST - SONTOSHPUR
PS - KASBA
M - 9830420890
Business

(1) **JAHARLAL CHOUDHURY (PAN NO. ACDPC8800F)**, by faith – Hindu, by occupation – Retired Person (2) (a) **SMT. MAYA CHAUDHURI (PAN NO. AJHPC5648J)**, Wife of Late Ranjit Chaudhury alias Ranajit Chaudhuri, by faith – Hindu, by occupation – House Wife (b) **SMT. PRITHA CHAUDHURI (PAN NO. AOLPC3467L)**, by faith – Hindu, by occupation - Service AND (c) **SRI SHAYAK CHAUDHURI (PAN NO. AUAPC9878L)**, by faith – Hindu, by occupation – Student, both daughter and son of Late Ranjit Chaudhury alias Ranajit Chaudhuri and **(3) ARIJIT CHOUDHURY (PAN NO. ALQPC9529B)** , by faith – Hindu, by occupation – Service, all sons of Late Subimal Choudhury, all are residing at 8/46C, Netaji Nagar, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092, hereinafter collectively called the OWNERS (which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

A N D

SRI ABHIJIT CHOUDHURY (PAN NO. ABWPC5781F), Son of Late Subimal Choudhury, by faith – Hindu, by occupation – Service and **SRI PRITHWIJIT CHOUDHURY (PAN NO. ACEPC6394D)**, Son of late Subimal Choudhury, by faith – Hindu, by occupation – Service, both residing at 8/46C, Netaji Nagar, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata - 700092, hereinafter jointly called the OWNERS (which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS by a registered deed of gift dated on 26th day of September, 1989 the Governor of the State of West Bengal described as Doner gifted, transferred and conveyed 04 Cottahs 05 Chittahs, of homestead land lying within District South 24 Parganas, S.R Alipur, P.S- previously Jadavpur, now – Netaji Nagar, J.L No. 46, EP No. 288, S.P 818 in C.S Plot No. 31(P) commonly known as 8/ 46C, Netaji Nagar in favour of 1) Sri Jaharlal

Seal of the District Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal

Distrct Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

Choudhury (2) Sri Ranjit Chaudhury alias Ranajit Chaudhuri and 3) Arijit Choudhury described as Donee and the said deed was registered in the office of the Additional District- Registrar, South 24 Parganas at Alipur, and entered in Book No. I, Volume No. 48, Pages 233 to 238, being no. 3887 for the year 1989 and the said Donee become the absolute owners of the said property by virtue of the said deed of gift and was in actual physical possession of the same by construction of residence of a little more or less 2000 square feet of the part thereon. Subsequently the said owners mutated their names in the records of the Kolkata Municipal Corporation vide premises no. 349/322, N.S.C Bose Road and the KMC assesseee No. which is 21- 098- 06- 2008-6, mailing address is 8/46C, Netaji Nagar, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata – 700 092.

AND WHEREAS the said three Owners Sri Jaharlal Choudhury, Sri Ranjit Chaudhury alias Ranajit Chaudhuri and Arijit Choudhury by registered deed of gift dated 17th April, 2002 gifted, conveyed and transferred 1 Kottah 9 Chittak 4.6 Sq.ft of land in the eastern portion out of their total land area measuring more or less 4Kh. 5Ch. of premises no. 349/322, N.S.C Bose Road and the KMC assesseee No. which is 21-098-06-2008-6 in favour of Sri Abhijit Choudhury and Prithwijit Choudhury both sons of Late Subimal Choudhury of 8/46C, Netaji Nagar, Kolkata- 700092 and the said deed of gift was registered in the office of the A.D.S.R Alipur and entered in Book No. I, Volume No. 66, Pages No. 186 to 195, being no. 1896 for the year 2002, and they mutated their names in the records of KMC and the said property was numbered as being K.M.C. premises no. 349/322/1, N.S.C Bose Road, being Assessee No. 21-098-06- 2507-2.

AND WHEREAS after execution and registration of the said deed of gift being no. 1896, the said Sri Jaharlal Choudhury, Sri Ranjit Chaudhury alias Ranajit Chaudhuri, and Arijit Choudhury became the owners of the rest portion of land measuring more or less 2 Kottah 11 Chittak 40.4 sq. ft. being K.M.C. Premises No. 349/322, N.S.C Bose Road and the KMC assesseee No. 21- 098- 06- 2008-6 and the Sri Abhijit Choudhury and Prithwijit Choudhury became the owners of land measuring more or less 1Kh. 9CH. 4.6 sq.ft. being

Distrct Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

K.M.C. Premises No. 349/322/ 1, N.S.C Bose Road, being Assessee No. 21-098-06- 2507-2.

AND WHEREAS while seized and possessed of land one of the above owner Ranjit Chaudhury alias Ranajit Chaudhuri, one of the owners of the First Part, died intestate on 19.06.2010 leaving behind him his wife Smt. Maya Chaudhuri, daughter Smt. Pritha Chaudhuri and only son Sri Shayak Chaudhuri, who jointly inherited the property of their predecessor Late Ranjit Chaudhury alias Ranajit Chaudhuri and accordingly the first Parties become the absolute Owners of the said property and they are in actual physical possession of the same.

THUS the present owners, the First and Second Parts herein, jointly become the absolute owners of the said property measuring about 4(four) Kottahs 5 (five) Chittaks of homestead land with structure standing thereon within E/P No. 288, S.P. 818 in C.S Plot No. 31(P) within Mouza Khanpur, J.L No. 46, P.S- Jadavpur, now Netaji Nagar, District- South 24 Parganas, being mailing address 8/46C, Netaji Nagar, Kolkata- 700092 within the limits of K.M.C Ward No. 98, being Municipal premises no. 349/ 322, & 349/322/1, N.S.C Bose Road, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092.

AND WHEREAS for better use and effective enjoyment of the respective properties of the First Part and Second Part herein, have decided to amalgamate the said two separate plot of lands in to a single plot of land or a single premises.

AND WHEREAS in view of the above, the party of the First Part and party of the Second Part have mutually agreed to exchange their share of land, morefully and particularly described in the FIRST AND SECOND SCHEDULE hereinunder respectively in lieu of their respective share of the properties mentioned hereinabove i.e the Party of the First Part shall transfer and convey the 50% of land & structure area measuring more or less 988 Sq.ft. = 1Kh. 5Ch.43Sft. together with 1000 sq. ft. dwelling structure in their possession to the party of the Second Part which is morefully described

Distrct Sub-Registrar-I
Alipore South 24 Parganas

29 JUN 2015

in the THIRD SCHEDULE hereinunder written out of total land area measuring more or less 2 Kh. 11 Ch. 40.4 sq. ft. together with 2000 sq. ft. more or less dwelling structure as mentioned in the First Schedule hereinunder written, the Party of the Second Part shall transfer and convey the 50% of land & structure area measuring more or less 565 Sq.ft. = 12Ch.25Sft. with 250 Sq.ft. more or less Old Tali Shed structure in their possession to the party of the First Part, mentioned in the FOURTH SCHEDULE hereinunder written out of total 1 Kh. 9 Ch. 4.6 sq. ft. together with 500 sq. ft. Old Tali Shed Structure which is morefully described in the Second Schedule hereinunder written.

AND WHEREAS for the implementation of the intention of the Party of the First Part, and Second Part herein have collectively assess the value of the properties to be exchanged.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the said transfer, the said First Party as absolute Owner and Possessor do hereby grant, convey, transfer, assign and encumbrance, ALL THAT a piece and parcel of Bastu land measuring more or less 988 Sq.ft. = 1Kh. 5Ch.43Sft. more or less together with 1000 sq. ft. more or less dwelling structure described in the Third Schedule hereinunder written out of total 2 Kh. 11 Ch. 40.4 sq. ft. land together with 2000 sq. ft. dwelling structure which is morefully described in the First Schedule hereinunder TO HAVE AND TO HOLD the same absolutely and forever in the exchange for what is hereinunder transferred and conveyed by the said First Party in favour of the Second Party AND THAT in further pursuance of the said agreement and in consideration of the said transfer the said Second Party as absolute owner and possessor do hereby grant, convey transfer, assigns and assure unto and in favour of the said First Party, free from all encumbrances, ALL THAT a piece and parcel of Bastu Land measuring 565 Sq.ft. = 12 Ch. 25Sq.ft. with 250 sq. ft. Old Tali Shed structure in their possession to the party of the First Part, mentioned in the FOURTH SCHEDULE hereinunder written out of total 1 Kh. 9 Ch. 4.6 sq. ft. together with 500 sq. ft. Old Tali Shed Structure which is morefully described in the Second Schedule hereinunder written TO HAVE AND TO HOLD the

Seal of the District Sub-Registrar -I, South 24 Parganas, Alipore, West Bengal

Distrct Sub-Registrar-I
Alipore South 24 Parganas

29 JUN 2015

same absolutely and conveyed by the said Second Party in favour of the First Party.

IT IS HEREBY AGREED AND DECLARED BY BOTH PARTIES HEREIN THAT each party of this deed has absolute right, liberty, full power and absolute authorities and indefeasible title to give, grant, and transfer convey the property exchanged by this deed.

THAT both the parties of this deed with their respective heirs, executors, administrators successors, nominees, legal representatives and assigns, by way of amalgamation of the above noted both plots of land shall at all times hereinafter peacefully and quietly hold, possess and enjoy the Gross total property measuring an area a little more or less 4(four) Kottahs 5 (five) Chittaks as a single plot of land, more fully described in the THIRD SCHEDULE hereinunder written with absolute rights to sell, convey gift mortgage, lease, Transfer in any way as its joint and absolute owner and possessors.

THAT the said amalgamated Gross Total Property of the First Party and the Second Party, collectively have been shown and delineated with the colour RED in the Map or Plan annexed herewith AND both the parties herein shall be joint and absolute owners and possessors in respect of the said amalgamated gross total property mentioned in the FIFTH SCHEDULE hereinunder written.

THAT each party of this deed shall, at the request and at the costs and expenses of the other party, do sign, execute and perform all costs, deeds, and things as shall reasonably be required by the other party of this deed in the respect of the said amalgamated Gross Total Property and every part or portion thereof for further and more perfectly assuring the said amalgamated Gross Total Property and every part or portion thereof, in manner aforesaid, according to the true intent and meaning of this deed.

THAT both the parties of this deed shall be entitled to enjoy all rights of the ingress and egress and all using rights including all easement rights over and

District Sub-Registrar-I
Alipore South 24 Parganas

29 JUN 2015

through common passage adjacent to the said amalgamation Gross Total Property, shown in the Map or plan annexed herewith and each Party shall have all rights and liberties to arrange for Electricity connections, Water – course connections, Drainage system over the through the said passage.

THAT the parties of this deed shall have all rights and liberties to mutate their names as Joint Owners and Possessors in respect of the said amalgamated gross total property as a single plot of land, in the records of the K.M.C and in the records of all other Legal Authorities.

THAT all the parties of this deed shall pay all Rates, Taxes and Land Revenues and other out going charges to the Kolkata Municipal Corporation and or to all other Legal Authorities, in respect of the said amalgamated Gross Total Property, more fully mentioned in the THIRD SCHEDULE hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Belonging to First Party)

ALL THAT piece and parcel of bastu land measuring more or less 2Kh. 11Ch. 40.4 Sq.ft. with 2000 Sq.ft. dwelling structure lying and situated at District South 24 Parganas, S.R Alipur, P.S- previously Jadavpur now Netaji Nagar, J.L No. 46, EP No. 288, S.P 818 in C.S Plot No. 31(P), under the jurisdiction of the K.M.C Premises No. 349/322, N.S.C. Bose Road, under Assessee No. 21-098-06-2008-6 HOWSOEVER OTHER WISE more particularly shown and delineated with colour Green in the Map or plan annexed hereto. The land is butted and bounded by

ON THE NORTH : KMC Premises No. 349/222/1 N.S.C. Bose Road.
ON THE SOUTH : KMC Road.
ON THE EAST : KMC Road.
ON THE WEST : Premises No. 74, Ashok Avenue.

District Sub-Registrar-I
Alipore South 24 Parganas

29 JUN 2015

THE SECOND SCHEDULE ABOVE REFERRED TO

(Belonging to Second Party)

ALL THAT piece and parcel of bastu land measuring more or less 1Kh. 9CH. 4.6Sq.ft. with 500 sq. ft. shed lying and situated at District South 24 Parganas, S.R Alipur, P.S- previously Jadavpur now Netaji Nagar, J.L No. 46, EP No. 288, S.P 818 in C.S Plot No. 31(P). under the jurisdiction of the K.M.C Premises No. 349/322/1, N.S.C. Bose Road, under Assessee No. 21-098-06-2507-2 HOWSOEVER OTHER WISE more particularly shown and delineated with colour Yellow in the Map or plan annexed hereto. The land is butted and bounded by :

ON THE NORTH : KMC Road
ON THE SOUTH : Premises No. 349/222, N.S.C. Bose Road.
ON THE EAST : KMC Road.
ON THE WEST : Premises No. 8/46A, Netaji Nagar.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of Property conveyed by the First Party)
(or exchanged for the use of the Second Party)

ALL THAT piece and parcel of 50% of land area measuring more or less 988 Sq.ft. = 1Kh. 5Ch. 43Sq.ft. out of their total land area measuring more or less 2Kh. 11Ch. 40.4 Sq.ft. and 50% of existing structure measuring more or less 1000 Sq.ft. dwelling Structure out of their total area of structure measuring more or less 2000 sq.ft. together with easement right of said property situated and lying at District South 24 Parganas, S.R Alipur, P.S- previously Jadavpur now Netaji Nagar, J.L No. 46, EP No. 288, S.P 818 in C.S Plot No. 31(P), under the jurisdiction of the K.M.C Premises No. 349/322, N.S.C. Bose Road, under Assessee No. 21-098-06-2008-6.

Seal of the District Sub-Registrar -I, South 24 Parganas, Alipore, West Bengal

Distrct Sub-Registrar-I
Alipore South 24 Parganas

29 JUN 2015

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of Property conveyed by the Second Party)
(or exchanged for the use of the First Party)

ALL THAT piece and parcel of 50% of land area measuring more or less 565 Sq.ft. = 12Ch. 25Sq.ft. out of their total land area measuring more or less 1Kh. 9Ch. 4.6 Sq.ft. and 50% of existing structure measuring more or less 250 Sq.ft. Old Tali Shed Structure out of their total area of structure measuring more or less 500 sq.ft. together with easement right of said property situated and lying at District South 24 Parganas, S.R Alipur, P.S- previously Jadavpur now Netaji Nagar, J.L No. 46, EP No. 288, S.P 818 in C.S Plot No. 31(P), under the jurisdiction of the K.M.C Premises No. 349/322/1, N.S.C. Bose Road, under Assessee No. 21-098-06-2507-2

THE FIFTH SCHEDULE ABOVE REFERRRED TO
Amalgamated Gross Total Property Described herein

ALL THAT piece and parcel of bastu land measuring more or less 4Kh. 5Ch. 00 sq.ft along with 2500 Sq.ft. dwelling pucca & kuttcha Structure lying within District South 24 Parganas, S.R Alipur, P.S- previously Jadavpur now Netaji Nagar, J.L No. 46, EP No. 288, S.P 818 in C.S Plot No. 31(P), being K.M.C. Premises No. 349/322, N.S.C Bose Road and the KMC assessee No. which is 21- 098- 06- 2008-6 and K.M.C. Premises No. 349/322/ 1, N.S.C Bose Road, being assessee No. 21-098-06- 2507-2 including all right of ingress and egress and all easement right TOGETHER WITH all right, title interest shares, possession of the FIRST PARTY and SECOND PARTY being the amalgamated gross Total Property as a single Property described herein.

THAT the said amalgamated Gross Total Land more particularly shown and delineated with colour RED in the Map or plan annexed herewith which being part and parcel of this deed.

THAT the said amalgamated Gross Total Land being butted and bounded as follows:-

Distrct Sub-Registrar-I
Alipore South 24 Parganas

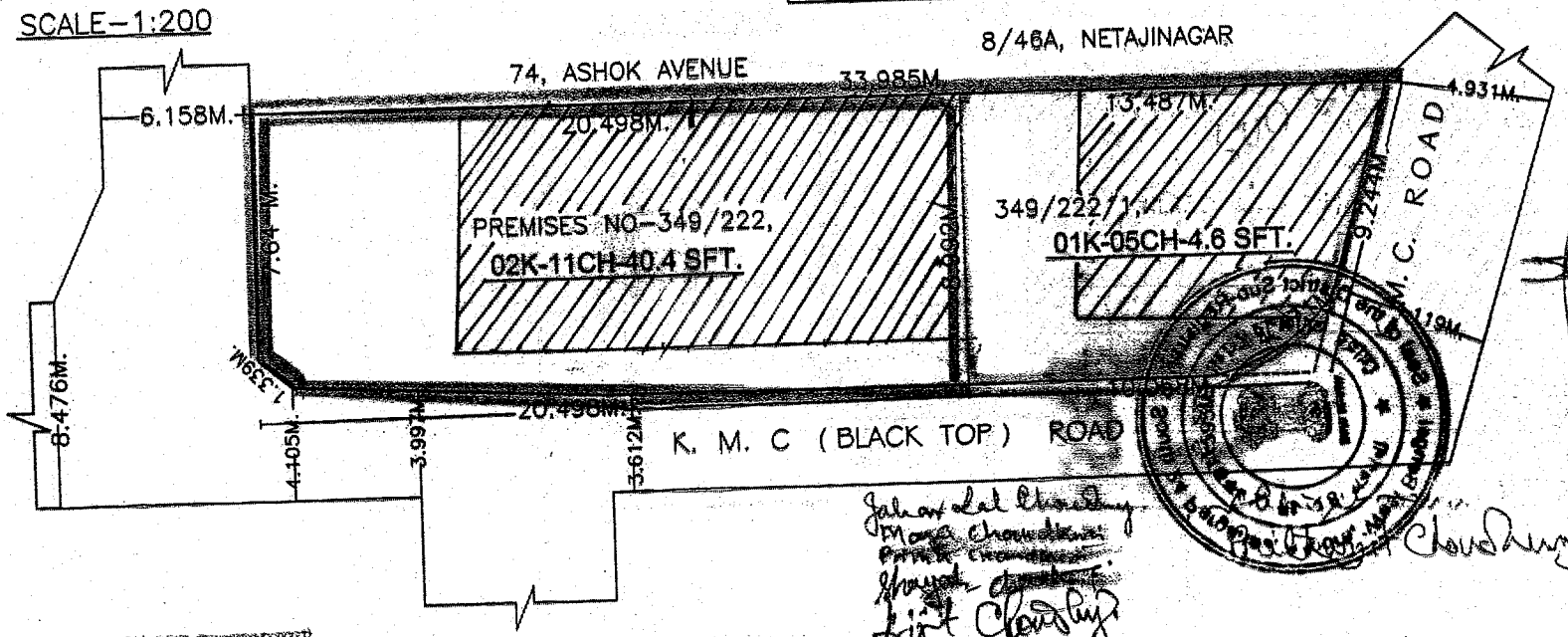
29 JUN 2015

AMALGAMATED SITE PLAN AT PREMISES NO–349/322, & 349/322/1, NETAJI SUBHAS CHANDRA BOSE ROAD, WARD NO- 98, BOROUGH-X, P.S.-NETAJI NAGAR, ASSESSEE NO-21-098-06-2008-6 & 21-098-06-2507-2

MAILING ADDRESS: 8/46C, NETAJI NAGAR COLONY, KOLKATA–700092

PREMISES NO	COLOUR	AREA OF LAND K- CH- SFT.	AREA OF ST. SQ FT.
349/222, N.S.C. BOSE ROAD	GREEN	02 11 40.4	2000
349/222/1, N.S.C. BOSE ROAD	YELLOW	01 09 04.6	500
TOTAL	RED	04 05 00	2500

SCALE–1:200



District Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

MADHAB ROY CHOWDHURY
CLASS I L.B.S OF KMC
LICENCE NO. 1082

SIGNATURE OF L.B.S

SIGNATURE OF OWNERS

10

AMALGAMATED SITE PLAN AT PREMISES NO-349/22/1,NETAJI SUBHAS CHANDRA BOSE ROAD, WARD NO-98,BOROUGH-X, P.S-NETAJI NAGAR, ASSESSEE NO-21-098-06-2008-6 & 21-098-06-2507-2

MAILING ADDRESS : 8/46C ,NETAJI NAGAR COLONY ,KOLKATA-700092

AREA OF S.T.		AREA OF LAND		COLOUR	PREMISES NO	
	SQ. FT.	SQ. FT.	K-CH-K			
2	005	0.4.4	02 11	GREEN	BOSE ROAD	349/22/1,3,5,7
		0.4.6	09 10	YELLOW	BOSE ROAD	349/22/1,3,5,7
		0.4.2	00 05	RED		
				TOTAL		

SCALE-1:200

8/46A, NETAJINAGAR

74, ASHOK AVENUE

K. M. C. ROAD

K. M. C (BLACK TOP) ROAD

PREMISES NO-349/22/1,3,5,7

0.4.0 CH-11-K

PREMISES NO-349/22/1,3,5,7

0.4.6 CH-9-K

SIGNATURE OF OWNER

District Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

ON THE NORTH :- KMC Road.

ON THE SOUTH :- KMC Road.

ON THE EAST :- KMC Road.

ON THE WEST :- Premises Nos. 74, Ashok Avenue & 8/46A, Netaji Nagar.

IN WITNESS WHEREOF the FIRST PARTY and SECOND PARTY have hereunto set and subscribed their respective hands, seals, the day, month, and year first above written.

SIGNED, SEALED AND DELIVERED
BY BOTH THE PARTIES HERETO IN PRESENCE
OF WITNESSES;-

WITNESSES:-

1. Jahar Lal Chaudhury.
2. Maya Chaudhuri
3. Pritha Chaudhuri
4. Shreyah Chaudhuri
5. Abijit Chaudhuri

1.

2. Sandip Das Gupta.
Jadavpur C.I.T. Bldg.
Kolkata - 700032.

SIGNATURE OF THE FIRST PARTY

Drafted by Kamalendu Chakraborty B.Com. L.L.B.
Advocate Alipur Police Court
Ad Enrollment No. WB/1558/1981
Alipore Police Court
Kolkata – 700027

Abijit Chaudhuri.
Prithwijit Chaudhury.

Computer Print :
Sandip Das Gupta
Sandip Das Gupta
Jadavpur C.I.T. Bldg.
Kolkata - 700032

SIGNATURE OF THE SECOND PARTY

Seal of the District Sub-Registrar -1, South 24 Parganas, Alipore

Distrct Sub-Registrar-I
Alipore South 24 Parganas

29 JUN 2015

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JAHAR LAL CHAUDHURY

Signature Jahar Lal Chaudhury

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ARIJIT CHOUDHURY

Signature Arijit Choudhury

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MAYA CHAUDHURI

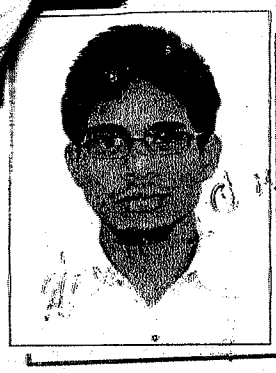
Signature Maya Chaudhuri

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

commonly known as 8/ 46C, Netaji Nagar in favour of 1) Sri Jaharlal

District Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal
Seal of the District Sub-Registrar (জেলা অবর-নিবন্ধক-১)

Distrct Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015



	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHAYAK CHAUDHURI

Signature Shayak Chaudhuri

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PRITHA CHAUDHURI

Signature Pritha Chaudhuri

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ABHIJIT CHAUDHURY

Signature Abhijit Chaudhury

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					

District Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal ★ Seal of the District Sub-Registrar

Distrct Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PRITHWIJIT CHOUDHURY

Signature Prithwijit Choudhury

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					

Seal of the District Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal

Distrct Sub-Registrar-I
Alipore South 24 Parganas
29 JUN 2015

Seller, Buyer and Property Details

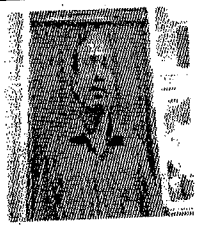
Donor of Settlement & Donee of Settlement Details

Donor of Settlement Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Jaharlal Choudhury Son of Mr Chowdhury 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACDPC8800F, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 3:57:43 PM hrs	 LTI 6/29/2015 3:57:59 PM hrs
		Jahar Lal Choudhury 6/29/2015 3:58:32 PM hrs	
2	Smt MAYA CHUDHURI Wife of Late RANJIT CHAUDHURY 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AJHPC5648J, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 3:59:31 PM hrs	 LTI 6/29/2015 3:59:43 PM hrs
		Maya Chaudhuri 6/29/2015 4:00:18 PM hrs	

Donor of Settlement Details

SL No.	Name, Address, Photo, Finger print and Signature		
3	Smt PRITHA CHAUDHURI Daugther of Late RANJIT CHAUDHURY 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPC3467L, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 4:04:29 PM hrs	 LTI 6/29/2015 4:04:41 PM hrs
		Pritha Chaudhuri 6/29/2015 4:05:03 PM hrs	
4	Mr SHAYAK CHAUDHURI Son of Late RANJIT CHAUDHURY 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. AUAPC9878L, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 4:03:36 PM hrs	 LTI 6/29/2015 4:03:51 PM hrs
		Shayak Chaudhuri 6/29/2015 4:04:07 PM hrs	
5	Mr ARIJIT CHOUDHURY Son of Late SUBIMAL CHOUDHURY 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ALQPC9529B, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 4:01:47 PM hrs	 LTI 6/29/2015 4:01:58 PM hrs
		Arijit Choudhury 6/29/2015 4:02:14 PM hrs	

Donor of Settlement Details

SL No.	Name, Address, Photo, Finger print and Signature		
6	Mr ABHIJIT CHOUDHURY Son of Late SUBIMAL CHOUDHURY 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ABWPC5781F, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 4:00:42 PM hrs	 LTI 6/29/2015 4:00:55 PM hrs
		Abhijit Choudhury 6/29/2015 4:01:12 PM hrs	
7	Mr PRITHWIJIT CHOUDHURY Son of Late SUBIMAL CHOUDHURY 8/46 C, NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACEPC6394D, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office	 6/29/2015 4:02:39 PM hrs	 LTI 6/29/2015 4:02:52 PM hrs
		Prithwijit Choudhury 6/29/2015 4:03:15 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SUDIPTA SEAL Son of Mr L N SEAL 2/65, VIVEK NAGAR, P.O:-SANTOSHPUR, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Jaharlal Choudhury, Smt MAYA CHUDHURI, Smt PRITHA CHAUDHURI, Mr SHAYAK CHAUDHURI, Mr ARIJIT CHOUDHURY, Mr ABHIJIT CHOUDHURY, Mr PRITHWIJIT CHOUDHURY	Sudipta Seal 6/29/2015 4:05:29 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:-Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, , Premises No. 349/322, Ward No: 98, Premises No:349/322	(Ward No. 98 -- Ward No. 98)	565 Sq Ft	5,00,000/-	14,16,425/-	Proposed Use: Bastu, Width of Approach Road: 30 Ft.,
L2	District: South 24-Parganas, P.S:-Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, , Premises No. 349/322/1, Ward No: 98, Premises No:349/322/1	(Ward No. 98 -- Ward No. 98)	988 Sq Ft	10,00,000/-	24,76,864/-	Proposed Use: Bastu, Width of Approach Road: 30 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	14,16,425/-	Structure Type: Structure
	Floor 0	500 Sq Ft.		3,75,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S2	On Structure S2	2000 Sq Ft.	0/-	14,16,425/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
	Floor 0	2000 Sq Ft.	3,00,000/-	15,00,000/-	Structure Type: Structure

Transfer of Land from Donor of Settlement To Donee of Settlement				
Sch No.	Donor of Settlement Name	Donee of Settlement Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr ARIJIT CHOUDHURY		113	20
	Mr Jaharlal Choudhury		113	20
	Mr SHAYAK CHAUDHURI		113	20
	Smt MAYA CHUDHURI		113	20
	Smt PRITHA CHAUDHURI		113	20
L2	Mr ABHIJIT CHOUDHURY		494	50
	Mr PRITHWIJIT CHOUDHURY		494	50

Transfer of Structure from Donor of Settlement To Donee of Settlement				
Sch No.	Donor of Settlement Name	Donee of Settlement Name	Transferred Area (in decimal)	Transferred Area in(%)
S1	Mr ARIJIT CHOUDHURY		100	20
	Mr Jaharlal Choudhury		100	20
	Mr SHAYAK CHAUDHURI		100	20
	Smt MAYA CHUDHURI		100	20
	Smt PRITHA CHAUDHURI		100	20
S2	Mr ABHIJIT CHOUDHURY		1000	50
	Mr PRITHWIJIT CHOUDHURY		1000	50

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Sudipta Seal
Address	Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
applicant's Status	Others

Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160102472 / 2015

Query No/Year	16011000140675/2015	**Serial no/Year**	1601003185 / 2015
Deed No/Year	I - 160102472 / 2015		
Transaction	[0601] Exchange, Exchange		
Name of Presentant	Mr Jaharlal Choudhury	**Presented At**	Office
Date of Execution	29-06-2015	**Date of Presentation**	29-06-2015
Remarks			

On 25/06/2015

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 57,68,289/-. MV of the property of Greatest Value Rs 39,76,864/-

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 29/06/2015

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 14:10 hrs on : 29/06/2015, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Jaharlal Choudhury , one of the Executants.

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

Execution is admitted on 29/06/2015 by

Mr Jaharlal Choudhury, Son of Mr Chowdhury , 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Retired Person

Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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

Execution is admitted on 29/06/2015 by

Smt MAYA CHUDHURI, Wife of Late RANJIT CHAUDHURY, 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092,

caste Hindu, By Profession House wife
Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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

Execution is admitted on 29/06/2015 by

Smt PRITHA CHAUDHURI, Daughter of Late RANJIT CHAUDHURY, 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Service
Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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

Execution is admitted on 29/06/2015 by

Mr SHAYAK CHAUDHURI, Son of Late RANJIT CHAUDHURY, 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Student
Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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

Execution is admitted on 29/06/2015 by

Mr ARIJIT CHOUDHURY, Son of Late SUBIMAL CHOUDHURY, 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Service
Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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

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Mr ABHIJIT CHOUDHURY, Son of Late SUBIMAL CHOUDHURY, 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Service
Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

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PRITHWIJIT CHOUDHURY, Son of Late SUBIMAL CHOUDHURY, 8/46 C, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Service

Indetified by Mr SUDIPTA SEAL, Son of Mr L N SEAL, 2/65, VIVEK NAGAR, P.O: SANTOSHPUR, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,782/- (A(1) = Rs 43,736/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 43,782/-

Description of Draft

1. Rs 43,782/- is paid, by the Draft(8554) No: 000427072975, Date: 27/06/2015, Bank: STATE BANK OF INDIA (SBI), BANSDRONI.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,38,632/- and Stamp Duty paid by Draft Rs 2,34,000/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 42031, Purchased on 26/06/2015,Vendor named S Das.

Description of Draft

1. Rs 2,34,000/- is paid, by the Draft(8554) No: 000427072974, Date: 27/06/2015, Bank: STATE BANK OF INDIA (SBI), BANSDRONI.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2015, Page from 13991 to 14016

being No 160102472 for the year 2015.

Digitally signed by KALIDAS MANDAL
Date: 2015.06.30 04:00:50 -07:00
Reason: Digital Signing of Deed.

(Kalidas Mandal) 30-06-2015 04:00:50

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)