

7719/19

I-7058/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

25AA 615368

Certified that the document is submitted to the Registrar. The signature sheet/s and the attestation sheet/s attached with this document are the part of this document.

12 DEC 2019

DEED OF EXCHANGE WITH AMALGAMATION

THIS DEED OF EXCHANGE WITH AMALGAMATION made this
...12th... day of December, Two Thousand and Nineteen (2019).

BETWEEN

Handwritten notes: 12-12-19, 11:30 AM, 160507, 1758133/19

Handwritten notes: 15, 1758133/19

Cond..P/2

2512

03 DEC 2019

No.....Rs. **20/-** Date.....

Name:.....

Address:.....

Vendor:.....

Allpur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27

Asim Kumar Jana
Advocate
High Court, Calcutta

[Handwritten signature]



Add. Dist. Sub-Registrar
Alipore
13 DEC 2019
South 24 Parganas
Kol: 81a-700027

Gyasta Goparl Mamma
S/o Radha North Mamma
Occ:- Service
Add:- 22/A, N.S.C. Bose Road
P.O.:- Naktale
P.S.:- Netaji Nagar
Kolkata - 700047

:: 2 ::

1) SMT. GOURI SARKAR, wife of Late Subhash Chandra Sarkar, by occupation-Housewife, PAN- EVPPS5004B, AADHAAR NO.- 466003915178, and 2) MISS SUDIPTA SARKAR, daughter of Late Subhash Chandra Sarkar, by occupation-Student, PAN- FGHP59759C, AADHAAR NO.- 266246052558, and 3) SRI BIKASH SARKAR, son of Late Sarbeswar Sarkar alias Sarbeshwar Sarkar, by Occupation-Retired person, PAN- CVIPS1678D, AADHAAR NO.- 261732755113, all by faith-Hindu, all by nationality-Indian, all of 15, Brahmapur Govt. Colony, P.S.- Bansdrani, P.O.-Bansdrani, Kolkata-700070, District South 24-Parganas, West Bengal -hereinafter called and referred to as the FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) the party of the FIRST PART :

AND

1) SRI PROVASH CHANDRA SARKAR, son of Late Sarbeswar Sarkar alias Sarbeshwar Sarkar, by occupation-Retired person, PAN-AJXPS5949L, AADHAAR NO.- 451190151531, and 2) SRI PROKASH SARKAR, son of Late Sarbeswar Sarkar alias Sarbeshwar Sarkar, by occupation-Service, PAN-ALSPS1814E, AADHAAR NO.-507117977 383, both by faith-Hindu, both by nationality-Indian, both of 15, Brahmapur Govt. Colony, P.S.- Regent Park now Bansdrani, P.O.-Bansdrani, Kolkata-700070, District South 24-Parganas, West Bengal -hereinafter called and referred to as the SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) the party of the SECOND PART:

Cond..P/3

WHEREAS after the Partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the "Government") offered all reasonable facilities to such persons for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan, now Bangladesh acquired land in L.O.P. No.15, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P), J.L. No. 48, Police Station-Regent Park now Bansdrani, in the District of South 24-Parganas, under the provision of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot now in occupation of as the Donee therein said Subhash Chandra Sarkar (since deceased).

AND WHEREAS the Government of West Bengal or Hon'ble Governor of the State of West Bengal on behalf of the Refugee Relief and Rehabilitation Department transferred by way of 'gift' in favour of said Subhash Chandra Sarkar (since deceased) the said plot occupied by his and land measuring 01(one) Cottah 06 (six) Chittacks more or less in which was lying and situate at Mouza- Brahmapur, L.O.P. No.15, C.S. Plot No.1527(P), 1528(P) and 1529(P), J.L. no. 48, P.S.-Regent Park now Bansdrani, P.O.- Bansdrani, in the District of South 24-Parganas, and the said Gift Deed or Indenture was duly registered in the office of the Additional District Registrar, Alipore, South 24- Parganas on 28-01-2008 and duly recorded in it's Book No.-I, Volume No.-I, Pages No.- 49 to 52, Being No.-13, for the year 2008, and subsequently the above-named Subhash Chandra Sarkar (since deceased) erecting one residential tin shaded

structure measuring 100(one hundred) Sq.ft. more or less, Cemented flooring. AND WHEREAS subsequently Subhash Chandra Sarkar died intestate on 25-12-2014, leaving behind him surviving his wife Smt. Gouri Sarkar, one & only daughter Miss Sudipta Sarkar, as his legal heirs, successors, legal, claimants and representatives and he left no other heirs at the time of his death.

AND WHEREAS said Smt. Gouri Sarkar and Miss Sudipta Sarkar, thus owned are seized and possessed of said land measuring 01(one) Cottah 06 (six) Chittacks more or less along with one residential tin shaded structure measuring 100(one hundred) Sq.ft. more or less, cemented flooring, which was lying and situate at Mouza- Brahmapur, L.O.P. No.15, C.S. Plot No.1527(P), 1528(P) and 1529(P) , J.L. no. 48,P.S.-Regent Park now Bansdroni, P.O.- Bansdroni, in the District of South 24-Parganas and they mutated their name at K.M.C. record and recorded as K.M.C. Premises No.- 342/2, Hari Sava Math, K.M.C. ward no. 112, and paying K.M.C. tax under Assessee No. 31-112-09-1651-1.

AND WHEREAS other hand the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan, now Bangladesh acquired land in L.O.P. No.15A, C.S. Plot No.1527(P) , 1528(P) and 1529(P) , J.L. No. 48,P.S.-Regent Park now Bansdroni, P.O.-Bansdroni, in the District of South 24-Parganas, under the provision of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot now in occupation of as the Donee therein said Sri Bikash Sarkar .

AND WHEREAS the Government of West Bengal or Hon'ble Governor of the State of West Bengal on behalf of the Refugee Relief and Rehabilitation Department transferred by way of gift in favour of said Sri Bikash Sarkar said plot occupied by his and land measuring 01(one) Cottah, 09(nine) Chittacks more or less in which was lying and situate at Mouza- Brahmapur, L.O.P. No.15A, C.S. Plot No.1527(P),1528(P) and 1529(P), J.L. no. 48, P.S.-

Regent Park now Bansdroni, P.O.- Bansdroni, District South 24 -Parganas, and the said Gift Deed or Indenture was duly registered in the office of the Additional District Registrar, Alipore, South 24- Parganas, on 28-01-2008 and duly recorded in it's Book No.-I, Volume No.-I, Pages No.- 41 to 44, Being No.- 11, for the year 2008 and subsequently Sri Bikash Sarkar erecting one residential tin shaded structure measuring 100(one hundred) Sq.ft. more or less, cemented flooring.

AND WHEREAS said Bikash Sarkar thus owned are seized and possessed of all that piece or parcel of land measuring 01(one) Cottah 09 (nine) Chittacks more or less with one residential tin shaded structure measuring 100(one hundred) Sq.ft. more or less, cemented flooring in which was lying and situate at Mouza- Brahmapur, L.O.P. No.15A, C.S. Plot No.1527(P), 1528(P) and 1529(P) , J.L. no. 48,P.S.-Regent Park now Bansdroni, P.O.- Bansdroni, in the District of South 24-Parganas, and he mutated his name at K.M.C. record separately premises renumbered and recorded as K.M.C. Premises No.- 342/3, Hari Sava Math, K.M.C. ward no. 112, and paying K.M.C. tax regularly under Assessee No. 31-112-09-1652-3.

AND WHEREAS there after Smt. Gouri Sarkar and Miss Sudipta Sarkar and Sri Bikash Sarkar, amalgamated their properties by executing a Deed of Exchange with Amalgamation, dated 22-07-2019, registered at A.D.S.R. Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2019, pages from 155355 to 155382, Deed No. 160504482, for the year 2019.

AND WHEREAS thus way said Smt. Gouri Sarkar ,Miss Sudipta Sarkar and Sri Bikash Sarkar, the first party herein became the absolute joint Owner of the said property and in lawful & khas possession of the said landed property and they mutated their name at K.M.C. record and under K.M.C. Premises no. 342/2, Hari Sava Math, Assessee no.-31-112-09-1651-1, morefully

described in Schedule "A" hereunder written and specifically shown in the annexed map or plan delineated with GREEN border liens.

AND WHEREAS simultaneously the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan, now Bangladesh acquired land in L.O.P. No.15B, C.S. Dag/Plot No.1527(P), 1528(P) and 1529 (P), J.L. No.48,P.S.-Regent Park now Bansdroni, District South 24-Parganas, under the provision of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot now in occupation of as the Donee therein said Sri Provash Chandra Sarkar .

AND WHEREAS the Government of West Bengal or Hon'ble Governor of the State of West Bengal on behalf of the Refugee Relief and Rehabilitation Department transferred by way of gift in favour of said Sri Provash Chandra Sarkar the said plot occupied by his and land measuring 01(one) Cottah 12 (twelve)Chittacks more or less in which was lying and situate at Mouza-Brahmapur, L.O.P. No.15B, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P) , J.L. no. 48,Police Station-Regent Park now Bansdroni, in the District of South 24-Parganas, and the said Gift Deed or Indenture was duly registered in the office of the Additional District Registrar, Alipore, South 24- Parganas on 28-01-2008 and duly recorded in it's Book No.-I, Volume No.-I, Pages No.- 37 to 40, Being No.-10, for the year 2008, and subsequently the above-named Sri Provash Chandra Sarkar erecting one residential tin shaded structure measuring 100(one hundred) Sq.ft. more or less, cemented flooring.

AND WHEREAS said Sri Provash Chandra Sarkar thus owned are seized and possessed of land measuring 01(one) Cottah 12 (twelve)more or less along with one residential tin shaded structure measuring 100 (one hundred) Sq.ft. more or less, cemented flooring in which was lying and situate at Mouza-Brahmapur, L.O.P. No.15B, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P), J.L. no. 48, P.S.-Regent Park now Bansdroni, in the District of South 24-

Cond..P/7

Parganas and he mutated his name at K.M.C. record and recorded as K.M.C. Premises No.- 342, Hari Sava Math, K.M.C. Ward No. 112, and paying K.M.C. tax regularly under Assessee No. 31-112-09-0779-0 .

AND WHEREAS other hand the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan, now Bangladesh acquired land in L.O.P. No.15C, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P), J.L. No. 48, P.S.-Regent Park now Bansdroni, in the District of South 24-Parganas, under the provision of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot now in occupation of as the Donee therein said Sri Prokash Sarkar .

AND WHEREAS the Government of West Bengal or Hon'ble Governor of the State of West Bengal on behalf of the Refugee Relief and Rehabilitation Department transferred by way of gift in favour of said Sri Prokash Sarkar the said plot occupied by his and land measuring 02(two) Cottahs more or less in which was lying and situate at Mouza- Brahmapur, L.O.P. No.15C, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P), J.L. no. 48, Police Station-Regent Park now Bansdroni, in the District of South 24-Parganas, and the said Gift Deed or Indenture was duly registered in the office of the Additional District Registrar, Alipore, South 24- Parganas on 28-01-2008 and duly recorded in it's Book No.-I, Volume No.-I, Pages No.-45 to 48, Being No.-12, for the year 2008, and subsequently the above-named Sri Prokash Sarkar erecting one residential tin shaded structure measuring 100(one hundred) Sq.ft. more or less, cemented flooring.

AND WHEREAS said Sri Prokash Sarkar thus owned are seized and possessed of all that piece or parcel of land measuring 02(two) Cottahs more or less in along one residential tin shaded structure measuring 100(one hundred) Sq.ft. more or less, cemented flooring which was lying and situate at Mouza- Brahmapur, L.O.P. No.15C, C.S. Dag/Plot No.1527(P), 1528(P) and

1529(P), J.L. no. 48, P.S.-Regent Park now Bansdrani, District South 24-Parganas and he mutated his name at K.M.C. record and recorded as K.M.C. Premises No.- 342/1, Hari Sava Math, K.M.C. ward no. 112, and paying K.M.C. tax regularly under Assessee No. 31-112-09-1650-0.

AND WHEREAS there after Sri Provash Chandra Sarkar and Sri Prokash Sarkar, amalgamated their properties by executing a Deed of Exchange with Amalgamation, dated 22-07-2019, registered at A.D.S.R. Alipore, South 24-Parganas, and recorded in Book No. I, Volume No. 1605-2019, pages from 155470 to 155495, Deed No. 160504483, for the year 2019.

AND WHEREAS thus way said Sri Provash Chandra Sarkar and Sri Prokash Sarkar, the second party herein the absolute joint Owner of the said property and in lawful & khas possession of the said landed property number and they mutated their name at K.M.C. record and under K.M.C. Premises no. 342, Hari Sava Math, Assessee no.-31-112-09-0779-0, morefully described in Schedule "B" hereunder written and specifically shown in the annexed map or plan delineated with BLUE border liens.

AND WHEREAS due to insufficient residential accommodation in respect of the said two premises all the said Owners have been thinking to construct building upon the said land of the said premises and during peaceful enjoyment over the said properties by aforesaid both the parties herein, they jointly intended to develop their said property by raising multistoried building as such they agreed to mutually exchange and transfer of the Ownership in respect of fifty percent of land being undivided and undemarcated portion together with fifty percent dwelling structure standing thereon each other.

AND WHEREAS both the parties namely Smt. Gouri Sarkar, Miss Sudipta Sarkar and Sri Bikash Sarkar the first party herein and Sri Provash Chandra

Cond..P/9

Sarkar, Sri Prokash Sarkar the second party herein have agreed to mutually exchange and transfer undivided 50% or $\frac{1}{2}$ share each of the ownership of their said Property as between them viz. that the said party of the First Part hereby convey, exchange and transfer the undivided 50% or $\frac{1}{2}$ share of their said Property described in the Schedule "C" hereunder written to the party of the Second Party who also exchange, transfer and convey in lieu thereof undivided 50% or $\frac{1}{2}$ share of their said Properties described in the Schedule "D" hereunder written to the party of the First Part.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the negotiation and in consideration of the exchange, transfer effected by the party of the Second part as herein appearing, the said party of the First Part as beneficial Owner do hereby grant, convey, transfer, assign and assure unto and in favour of the Second Party free from all encumbrances, the undivided 50% or $\frac{1}{2}$ share of Land with building comprised in Schedule "C" TO HAVE AND TO HOLD the same jointly with the party of the First Part and forever in Exchange for what is hereunder transferred by the said Second Party in favour of the party of the First part AND THAT the said Party of the Second part in further pursuance of the said negotiation and in consideration of the transfer effected by the party of the First part, the said party of the Second part as beneficial owners do hereby grant, convey, transfer, assign and assure unto and in favour of the First part free from encumbrances the undivided 50 % or $\frac{1}{2}$ share of Land with building comprised in Schedule "D" hereunder written TO HAVE AND TO HOLD the same and forever in exchange for the Second Part in favour of the Party of the First Part as aforesaid.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power, absolute authority and indefeasible title to give, grant,

Cond..P/10

:: 10 ::

transfer and convey the property exchanged by this Deed AND that each party in succession shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will, at the request and costs of the other, execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to him.

IT IS HEREBY FURTHER DECLARED that each party herein agreed as follows:-

That the Parties herein agree that the said premises will be amalgamated into one unit and shall be known as single premises and the parties herein will enjoy the entire portion as their own joint properties.

That the Parties also agree that they will enjoy the properties and are the same for all practical purposes as and undivided and amalgamated portion and they will not claim possession separately.

It is also agreed amongst the parties that they being the joint Owners and the parties herein having undivided share they shall be treated as joint Owners of the said Properties.

That the parties herein also decide that the said amalgamated properties shall be mutated in the joint names of the parties in the records of the K.M.C. and in all other Government or the Semi Government Authority and when the same will be necessary to all K.M.C. Rates and Taxes and other out goings in respect of the said amalgamated property shall be borne equally by all the parties.

That the none of the parties herein shall be entitled to either to sell, mortgage or any way encumber in respect of their undivided shares separately in the said and amalgamated properties thereof without prior notice to other parties and the said amalgamated new plot of all the parties is described fully in the

Cond..P/11

Schedule "E" below after amalgamation of Schedule "A" & "B" as mentioned below. Description of joint property of Smt. Gouri Sarkar, Miss Sudipta Sarkar and Sri Bikash Sarkar the first party herein and Sri Provash Chandra Sarkar , Sri Prokash Sarkar Sarkar the second party herein by way of amalgamated with their own properties respectively as described in Schedule "A" & "B". ALL THAT piece or parcel of Land measuring or containing by the total area has become more or less measuring 6(six) Cottahs, 11 (eleven) Chittacks , together with old structure, which is more fully described in Schedule "E" below.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the property of Smt. Gouri Sarkar , Miss Sudipta Sarkar and Sri Bikash Sarkar.)

ALL THAT piece or parcel of Land measuring about 2(two) Cottahs, 15 (fifteen) Chittacks more or less equivalent to 2115 (two thousand one hundred fifteen) Sq.Ft. more or less, and two separate residential tin shaded structure one measuring 100(one hundred) Sq.ft. more or less, cemented flooring and another measuring 100(one hundred) Sq.ft. more or less, cemented flooring totally measuring 200(two hundred) Sq.ft. more or less, at and lying and situated at portion of Mouza- Brahmapur, L.O.P. No. 15 and 15A, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P) , J.L. no. 48, Police Station-Regent Park now Bansdroni, in the District of South 24-Parganas, as K.M.C. Premises No.- 342/2, Hari Sava Math and K.M.C. Ward No. 112, Assessee no.-31-112-09-1651-land specifically shown in the annexed map delineated with GREEN border liens/colour/ink, which is butted and bounded as follows:-

:: 12 ::

ON THE NORTH :- By 20 Feet wide K.M.C. Road(Colony Road);

ON THE SOUTH :- By Land of L.O.P. No. 15B;

ON THE EAST :- By 4 Feet wide privet Common passage adjoining 20 Feet wide K.M.C. Road ;

ON THE WEST :- By Land of L.O.P. No. 14.

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the property of Sri Provash Chandra Sarkar, Sri Prokash Sarkar Sarkar)

ALL THAT piece or parcel of Land measuring about 3(three) Cottahs, 12 (twelve) Chittacks more or less equivalent to 2700(two thousand seven hundred) Sq.Ft. more or less, and residential two separate tin shaded structure one measuring 100(one hundred) Sq.ft. more or less, cemented flooring and another measuring 100(one hundred) Sq.ft. more or less , cemented flooring totally measuring 200(two hundred) Sq.ft. more or less, at and lying and situated at portion of Mouza- Brahmapur, L.O.P. No. 15B and 15C, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P) , J.L. no. 48,Police Station-Regent Park now Bansdroni, in the District of South 24-Parganas, as K.M.C. Premises No.- 342, Hari Sava Math and K.M.C. ward no. 112, Assessee no.-31-112-09-0779-0, and specifically shown in the annexed map or plan delineated with BLUE border liens/colour/ink , which is butted and bounded as follows:-

ON THE NORTH :- By Land of L.O.P. No. 15 and 15A and thereafter 20 Feet wide K.M.C. Road ;

ON THE SOUTH :- By Other land;

ON THE EAST :- By 4 Feet wide privet Common passage adjoining to 20 Feet wide K.M.C. Road;

ON THE WEST :- By Land of L.O.P. No. 14.

Cond..P/13

THE SCHEDULE "C" ABOVE REFERRED TO

(Description of the property conveyed by Smt. Gouri Sarkar ,Miss Sudipta Sarkar and Sri Bikash Sarkar to Sri Provash Chandra Sarkar, Sri Prokash Sarkar Sarkar.)

ALL THAT piece and parcel undivided 50% share or ½ share of Land measuring an area about 02 (two) Cottahs, 15 (fifteen) Chittacks more or less equivalent to 2115(two thousand one hundred fifteen) Sq.Ft. more or less i.e. 01(one) Cottah 07(seven) Chittacks 22.5(twenty two point five)Sq.Ft. more or less equivalent to 1057.5 (one thousand fifty seven point five) Sq.Ft. more or less and undivided 50% share or ½ share of two separate tin shaded structure one measuring 100(one hundred) Sq.Ft. more or less , Cemented flooring and another measuring 100(one hundred) Sq.ft. more or less , Cemented flooring and totally measuring 200(two hundred) Sq.ft. more or less , i.e. tin shaded structure measuring 100(one hundred) Sq.Ft. more or less Cemented flooring at and being lying and situated at portion of Mouza- Brahmapur, L.O.P. No.15 and 15A, C.S. Dag/Plot No.1527(P), 1528(P) and 1529(P), J.L. no. 48, P. S.-Regent Park now Bansdroni, in the District of South 24-Parganas, as K.M.C. Premises No.- 342/2, Hari Sava Math , K.M.C. ward-no-112

THE SCHEDULE "D" ABOVE REFERRED TO

(Description of the property conveyed by Sri Provash Chandra Sarkar ,Sri Prokash Sarkar Sarkar to Smt. Gouri Sarkar, Miss Sudipta Sarkar and Sri Bikash Sarkar)

ALL THAT piece and parcel undivided 50% share or ½ share of Land measuring an area about 03(three) Cottahs 12 (twelve)Chittacks more or less equivalent to 2700(two thousand seven hundred) Sq.Ft. more or less, i.e. 1 (one) Cottah, 14 (fourteen)Chittacks more or less equivalent to 1350 (one Thousand three hundred fifty) Sq.Ft. more or less and undivided 50% share

or ½ share of two separate tin shaded structure one measuring 100(one hundred) Sq.ft. more or less, Cemented flooring and another measuring 100(one hundred) Sq.ft. more or less, Cemented flooring and totally measuring 200 (two hundred)Sq.ft. more or less, i.e. tin shaded structure measuring 100(one hundred)Sq.ft. more or less Cemented flooring at and being lying and situated at portion of Mouza- Brahmapur, L.O.P. No.15B and 15C,C.S. Dag/Plot No.1527(P) , 1528(P) and 1529(P) , J.L. no. 48,P.S.-Regent Park now Bansdroni, in the District of South 24-Parganas, as K.M.C. Premises No.- 342, Hari Sava Math , K.M.C. ward no. 112.

THE SCHEDULE "E" ABOVE REFERRED TO

(Description of the Amalgamated property)

ALL THAT piece or parcel of Land measuring or containing by the total area has become measuring about 6(six) Cottahs, 11 (eleven) Chittacks more or less equivalent to 4815(four thousand eight hundred fifteen) Sq.Ft. more or less, and four separate tin shaded structure first measuring 100(one hundred)Sq.ft. more or less,Cemented flooring and second measuring 100(one hundred) Sq.ft. more or less, Cemented flooring and third measuring 100(one hundred) Sq.ft. more or less,Cemented flooring and fourth measuring 100(one hundred) Sq.ft. more or less,Cemented flooring and totally measuring 400(four hundred)Sq.ft. more or less , at and lying and situated at portion of Mouza- Brahmapur, L.O.P. No. 15,15A,15B and 15C,C.S. Dag/Plot No.1527(P), 1528(P)and 1529(P), J.L. no. 48,Police Station-Regent Park now Bansdroni, in the District of South 24-Parganas, as K.M.C. Premises No.- 342/2, Hari Sava Math and K.M.C. Premises No.- 342, Hari Sava Math , K.M.C. ward no. 112 , and specifically shown in the annexed map or plan delineated with "RED" border liens/ colour/ink ,which is butted and bounded as follows:-

Cond..P/15

ON THE NORTH :- By 20 Feet wide K.M.C. Road(Colony Road);

ON THE SOUTH :- By Other land;

ON THE EAST :- By 4 Feet wide privet Common passage adjoining to 20 Feet wide K.M.C. Road;

ON THE WEST :- By Land of L.O.P. No. 14.

It is hereby stated that after execution and registration of this Deed of Exchange with Amalgamation the said parties herein namely Smt. Gouri Sarkar, Miss Sudipta Sarkar and Sri Bikash Sarkar, Sri Provash Chandra Sarkar and Sri Prokash Sarkar became the absolute Joint Owners or Co-Owners of said Property as shown in the plan annexed hereto marked with Red Colour, and said namely Smt. Gouri Sarkar, Miss Sudipta Sarkar and Sri Bikash Sarkar, Sri Provash Chandra Sarkar and Sri Prokash Sarkar shall be entitled to sell the said Property or its portion to any person or persons as they may desire. And they have exclusive right over the said property with right to raise further construction and with all rights, to sell, transfer, mortgage, let out etc. and the same in any manner whatsoever and shall have the full right to enjoy the same without any interference or disturbance from any other person. That they entitled to mutate their name in the record of K.M.C. and as well may erect new building in the said Plot of Land and nor any of the other person or any one also can have any right, claim or interest over the said land and/or construction made or to be made therein. It is hereby provided that namely Smt. Gouri Sarkar, Miss Sudipta Sarkar and Sri Bikash Sarkar, Sri Provash Chandra Sarkar and Sri Prokash Sarkar will have the right to have water connection, electrical connection, cable connection, telephone connection and also right of egress & ingress etc. over the K.M.C. road.

IN WITNESS WHERE OF the parties hereto executed this Deed on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED By parties at Kolkata in presence of :-

WITNESSES :-

1. Subir Kumar Bhattacharjee
14 Brahmapur Govt Scheme
Kolkata - 700070


Gouri Sarkar

Indipta Sarkar

Bikash Sarkar

SIGNATURE OF THE FIRST PARTY

2. Gosta Gopul Manna
22/A, N.S.L. Bose Road
Kolkata - 700017

L.T.I. OF  Prakash Chandra Saha
BY the Pen of Gosta Gopul Manna

Prakash Sarkar

SIGNATURE OF THE SECOND PARTY

Drafted by me as per directions of
The parties hereto and read over, explained

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No. - WB/663/2000)

COMPUTER PRINTED BY :

Gosta Gopul Manna



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... GOURI SARKAR.....
 Signature... Gouri Sarkar.....



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... SUDIPTA SARKAR.....
 Signature... Sudipta Sarkar.....



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... BIKASH SARKAR.....
 Signature... Bikash Sarkar.....



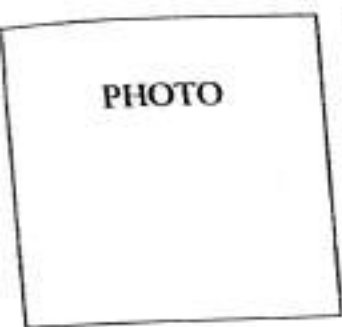
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... PROVASH CHANDRA SARKAR.....
 Signature... L.I. OF PROVASH CHANDRA SARKAR BY THE PEN OF GOSTA GOPAL MAMMA.....



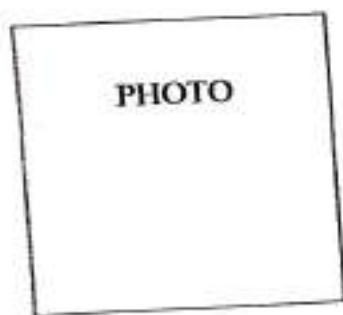
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PROKASH SARKAR
Signature Prakash Sarkar



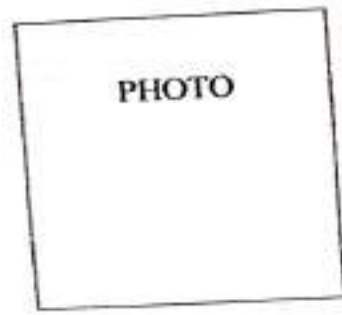
	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
Signature.....



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
Signature.....

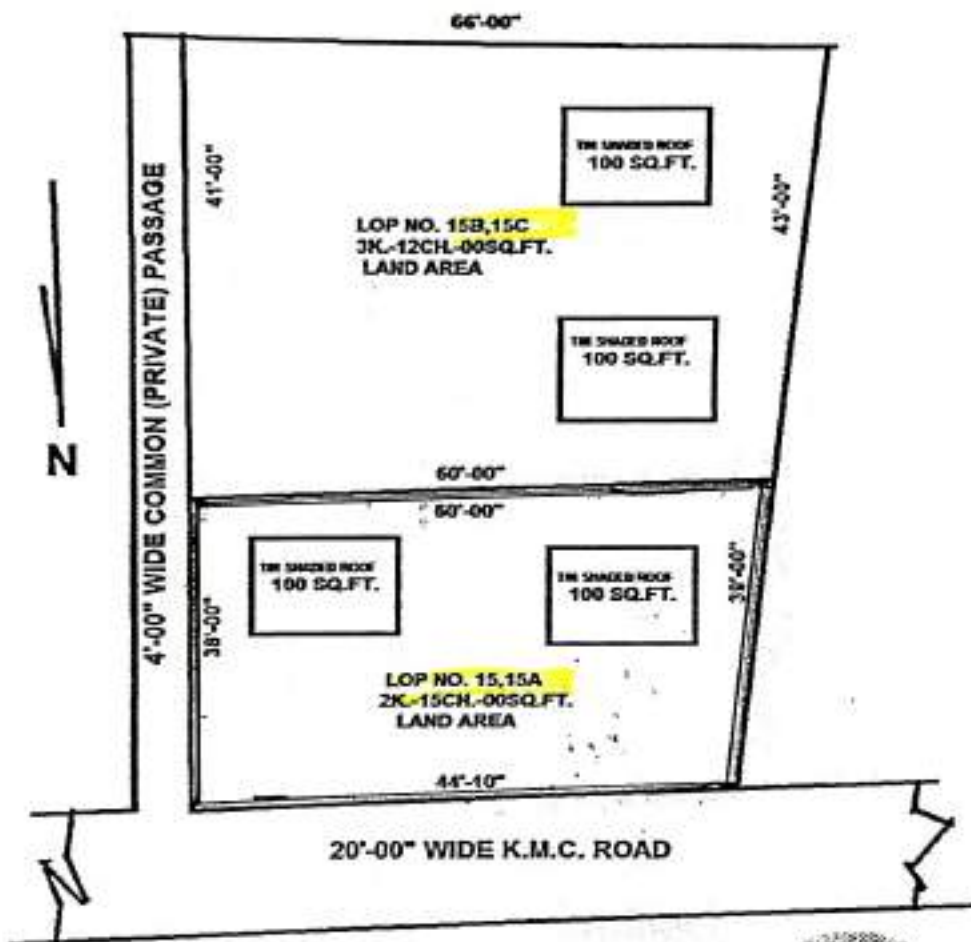


	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
Signature.....

SITE PLAN OF K.M.C. PREMISES NO.- 342/2, HARI SAVA MATH K.M.C.
WARD NO.-112,P.S.-REGENT PARK NOW BANSDRONI, P.O.- BANSDRONI,
KOLKATA-700070.

AREA OF LAND :- 2(two)COTTAGES- 15(fifteen) CHITTACKS MORE OR LESS,
AREA OF STRUCTURE :- 200 SQ.FT. MORE OR LESS.



Gouri Sarkar
 Indipta Sarkar
 Bikash Sarkar

L.T.I. of Prakash Chandra Sarkar
 BY the Perm of Ganga Gopal Mani

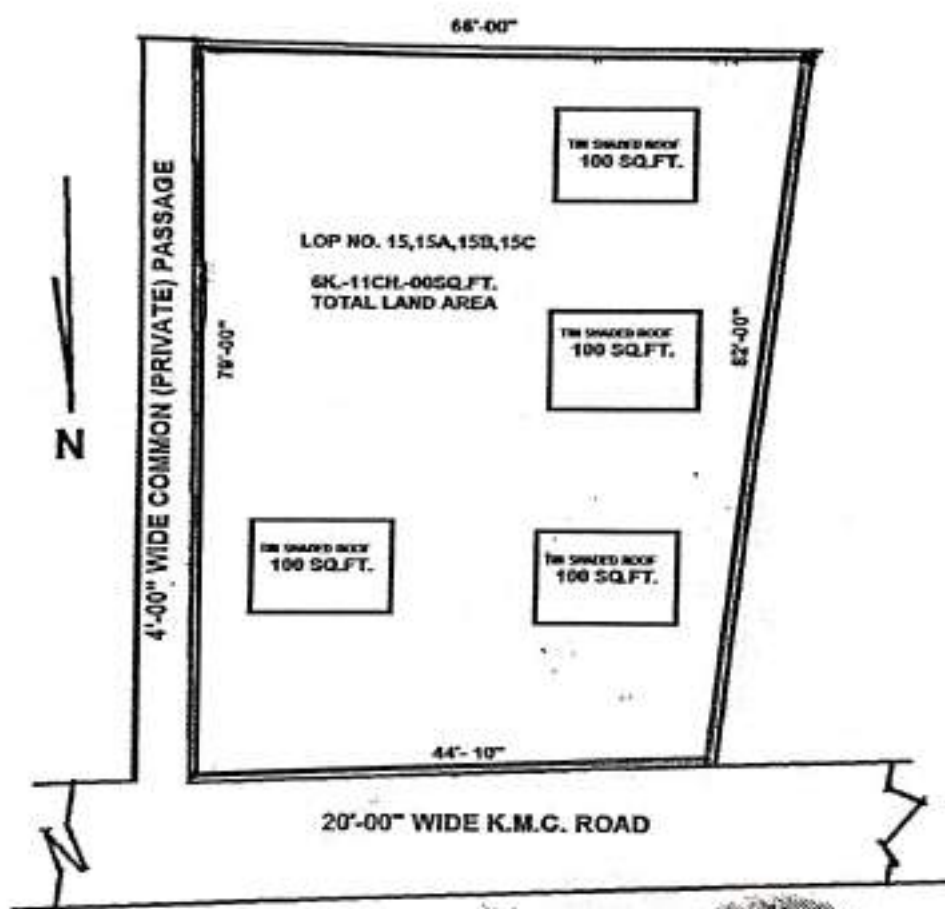
Prakash Sarkar

AMALGAMATION SITE PLAN OF K.M.C. PREMISES NO.- 342, HARI SAVA MATH AND 342/2, HARI SAVA MATH, K.M.C. WARD NO.-112, P.S.- REGENT PARK NOW BANSDRONI, P.O.- BANSDRONI, KOLKATA-700070.

TOTAL AREA OF LAND AFTER AMULGAMATION:-

AREA OF LAND :- 6(SIX)COTTAHS- 11(ELEVEN) CHITTACKS MORE OR LESS,

AREA OF STRUCTURE :- 400 SQ.FT. MORE OR LESS.

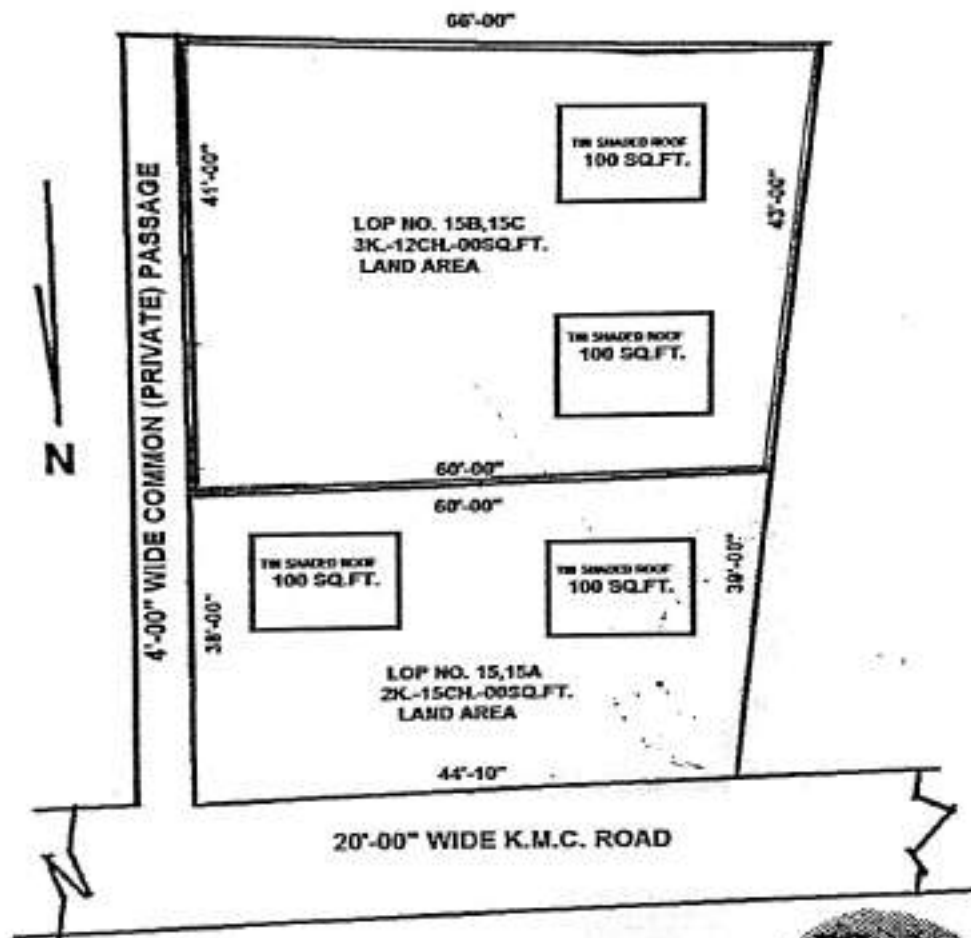


Gouri Sarkar .. H.T.I. OF Prakash Chandan Sarkar
Indipta Sarkar BY the Pen of Gosta Gofar Man
Bikash Sarkar Prakash Sarkar

SITE PLAN OF K.M.C. PREMISES NO.- 342, HARI SAVA MATHI K.M.C.
WARD NO.-112,P.S.-REGENT PARK NOW BANSDRONI, P.O.- BANSDRONI,
KOLKATA-700070.

AREA OF LAND :- 3(THREE)COTTAHS- 12(TWELVE) CHITTACKS MORE
OR LESS,

AREA OF STRUCTURE :- 200 SQ.FT. MORE OR LESS.



Gowri Sarkar,
Indipta Sarkar
Bikash Sarkar

L.T.I. OF Poorash Chandra Sarkar
By the Perm of Gasta Gopal Mamon

Prakash Sarkar

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-010714445-2

GRN Date: 05/12/2019 18:27:19

BRN: 243326262

Payment Mode Counter Payment

Bank: IDBI Bank

BRN Date: 06/12/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050001758137/5/2019

[Query No./Query Year]

Name : ANGEL PROPERTIES

Contact No. :

Mobile No. : +91 8777818566

E-mail : anjelproperties@rocketmail.com

Address : 860 NETAJI NAGAR KOLKATA 700092

Applicant Name : Mr. ASHIM KUMAR JANA

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Exchange, Exchange Payment No 5

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16050001758137/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	104870
2	16050001758137/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	17489

Total

122359

In Words : Rupees One Lakh Twenty Two Thousand Three Hundred Fifty Nine only

Gowri Sarkar
Indipta Sarkar
Bikash Sarkar

L.T.I. OF Prakash Chandra Sarkar
By the Pen of Gosta Gopal Manna

Prakash Sarkar

Major Information of the Deed

Deed No :	I-1605-07058/2019	Date of Registration	12/12/2019
Query No / Year	1605-0001758137/2019	Office where deed is registered	
Query Date	17/11/2019 6:02:26 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHIM KUMAR JANA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123947140, Status : Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 30,99,377/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,04,890/- (Article:31)	Rs. 17,489/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 17,47,501/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, Premises No: 342/2, Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 7 Chatak 22.5 Sq Ft	1/-	13,21,876/-	Width of Approach Road: 20 Ft.



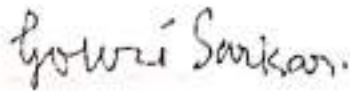





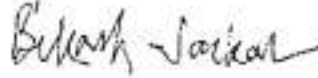
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, Premises No: 342, Ward No: 112 Pin Code : 700070



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	1 Katha 14 Chatak	1/-	16,87,501/-	Width of Approach Road: 20 Ft.
Grand Total :				5.5172Dec	2 /-	30,09,377 /-	

Structure Details :


Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	2 /-	90,000 /-	

Parties to Exchange Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt GOURI SARKAR Wife of Late SUBHASH CHANDRA SARKAR Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	12/12/2019	LTI 12/12/2019	12/12/2019	
15, BRAHMAPUR GOVT. CONONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EYPPS5004B, Aadhaar No: 46xxxxxxxx5178, Status :Individual, Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office				
2	Name Miss SUDIPTA SARKAR Daugther of Late SUBHAS CHANDRA SARKAR Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	12/12/2019	LTI 12/12/2019	12/12/2019	
15, BRAHMAPUR GOVT. CONONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: FGHPS9759C, Aadhaar No: 26xxxxxxxx2558, Status :Individual, Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office				
3	Name Mr BIKASH SARKAR Son of Late SARBESWAR SARKAR Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	12/12/2019	LTI 12/12/2019	12/12/2019	
15, BRAHMAPUR GOVT. CONONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CVIPS1678D, Aadhaar No: 26xxxxxxxx5113, Status :Individual, Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr PROVASH CHANDRA SARKAR Son of Late SARBESWAR SARKAR Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office			<i>L.T. of Provash Chandra Sarkar Gosta Gopal Manna by the finger Lanna</i>
12/12/2019	12/12/2019	12/12/2019	12/12/2019

15, BRAHMAPUR GOVT. CONONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJXPS5949L, Aadhaar No: 45xxxxxxxx1531, Status :Individual, Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Mr PROKASH SARKAR (Presentant) Son of Late SARBESWAR SARKAR Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office			<i>Prokash Sarkar</i>
12/12/2019	12/12/2019	12/12/2019	12/12/2019

15, BRAHMAPUR GOVT. CONONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALSPS1841E, Aadhaar No: 50xxxxxxxx7383, Status :Individual, Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Mr RADHA NATH MANNA 224A, N S C BOSE ROAD, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047			<i>Gosta Gopal Manna</i>
12/12/2019	12/12/2019	12/12/2019	12/12/2019

Identifier Of Smt **GOURI SARKAR**, Miss **SUDIPTA SARKAR**, Mr **BIKASH SARKAR**, Mr **PROVASH CHANDRA SARKAR**, Mr **PROKASH SARKAR**

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area In(%)	Share in Market Value (In Rs.)
L1	Smt GOURI SARKAR	1	0.807732 Dec	0.807732 Dec	4,40,581/-
L1	Miss SUDIPTA SARKAR	1	0.807732 Dec	0.807732 Dec	4,40,581/-
L1	Mr BIKASH SARKAR	1	0.807974 Dec	0.807974 Dec	4,40,713/-
L2	Mr PROVASH CHANDRA SARKAR	2	1.54688 Dec	1.54688 Dec	8,43,751/-
L2	Mr PROKASH SARKAR	2	1.54688 Dec	1.54688 Dec	8,43,751/-

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area In(%)	Share in Market Value (In Rs.)
S1	Smt GOURI SARKAR	1	33.33 Sq Ft	33.33 Sq Ft	9,999/-
S1	Miss SUDIPTA SARKAR	1	33.33 Sq Ft	33.33 Sq Ft	9,999/-
S1	Mr BIKASH SARKAR	1	33.34 Sq Ft	33.34 Sq Ft	10,002/-
S2	Mr PROVASH CHANDRA SARKAR	2	100 Sq Ft	100 Sq Ft	30,000/-
S2	Mr PROKASH SARKAR	2	100 Sq Ft	100 Sq Ft	30,000/-

Endorsement For Deed Number : I - 160507058 / 2019

On 12-12-2019

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 11:30 hrs on 12-12-2019, at the Office of the A.D.S.R. ALIPORE by Mr PROKASH SARKAR, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,99,377/- . MV of the property of Greatest Value Rs 17,47,501/-

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

Execution is admitted on 12/12/2019 by 1. Smt GOURI SARKAR, Wife of Late SUBHASH CHANDRA SARKAR, 15, BRAHMAPUR GOVT. CONONY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Miss SUDIPTA SARKAR, Daughter of Late SUBHAS CHANDRA SARKAR, 15, BRAHMAPUR GOVT. CONONY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Student. 3. Mr BIKASH SARKAR, Son of Late SARBESWAR SARKAR, 15, BRAHMAPUR GOVT. CONONY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 4. Mr PROVASH CHANDRA SARKAR, Son of Late SARBESWAR SARKAR, 15, BRAHMAPUR GOVT. CONONY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 5. Mr PROKASH SARKAR, Son of Late SARBESWAR SARKAR, 15, BRAHMAPUR GOVT. CONONY, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service

Indelified by Mr GOSTA GOPAL MANNA, , Son of Mr RADHA NATH MANNA, 224A, N S C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,489/- (A(1) = Rs 17,475/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,489/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2019 12:00AM with Govt. Ref. No. 192019200107144452 on 05-12-2019, Amount Rs: 17,489/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 243326262 on 05-12-2019, Head of Account 0030-03-104-001-16

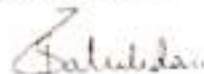
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,870/- and Stamp Duty paid by Stamp Rs 20/-,
by online = Rs 1,04,870/-

Description of Stamp

1 Stamp, Type: Impressed, Serial no 2512, Amount: Rs 20/-, Date of Purchase: 03/12/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2019 12:00AM with Govt. Ref. No. 192019200107144452 on 05-12-2019, Amount Rs: 1,04,870/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 243326262 on 05-12-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 241076 to 241110
being No 160507058 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.12.20 14:46:30 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2019/12/20 02:46:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)