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T-3813/2020.

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05/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. No. 2001321587/2020

AD 782297

Noted that the document is admitted to  
signature. The signature sheet and the  
stamp attached with this  
document are a part of this document.

Addl. District Sub-Registrar  
Beharpur, South 24 Parganas

*[Signature]*  
05/11/2020

**05 NOV 2020 DEED OF EXCHANGE**

**THIS DEED OF EXCHANGE** made this the 5<sup>th</sup> day of  
November, Two Thousand Twenty (2020).

**BETWEEN**

02 NOV 2020

486  
Name... Asish Das, Advocate  
Address... Alipore Judges' Court, Kol-27.  
Value... 1819

Govt. Stamp Vendor  
BABYASACHI DEB  
Sonaipur A.D. S. R.O., Kol.-150



Identified by  
Wasim Pan Mondal  
So. Alauddin Mondal  
1159, NSC Box Road  
Kolr 700103  
Ocell. Service

Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

05 NOV 2020

(1) **SRI PRASHANTA NASKAR (PAN AXYPN5340F)**, (2) **SRI RATIKANTA NASKAR @ SUSHANTA NASKAR (PAN AQZPN7419H)**, both son of Late Mony Mohan Naskar, by religion -Hindu, By Occupation- Others, by nationality- Indian, both residing at Premises No. 278, K.M. Roy Chowdhury Road, Post Office- South Jagaddal, Police Station - Sonarpur, Kolkata-700151, District- South 24 Parganas, West Bengal, being represented by their constituted attorney **RAJWADA DEVELOPER, (PAN- AARFR9646N)**, a Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, P.O.- Garia, P.S. Sonarpur, Kolkata - 700084, duly represented by its authorized signatory **SRI BIKASH AGARWAL, (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, P.O.-Garia, P.S. Sonarpur, Kolkata- 700 084, by virtue of a Development Power of Attorney dated 29<sup>th</sup> July, 2015 which was registered in the office of the D.S.R. IV, South 24 Parganas and recorded in its Book No. I, Volume No. 1604-2015, Pages from 77298 to 77321, Being No. 160406991 for the year 2015 hereinafter called the "**FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**BASANTI LAHA (PAN AKTPL8039K)**, wife of Sanjoy Laha, by occupation- Housewife, by Religion - Hindu, by Nationality - Indian, residing at Jagaddal Laha Para Road, Post Office - South Jagaddal, Police Station - Sonarpur, District - South 24 Parganas, Kolkata 700151, West Bengal, being represented by their constituted attorney **RAJWADA DEVELOPER, (PAN- AARFR9646N)**, a Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, P.O.- Garia, P.S. Sonarpur, Kolkata - 700084, duly represented by its authorized signatory **SRI BIKASH AGARWAL, (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, P.O.-Garia, P.S. Sonarpur,



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Kolkata- 700 084, by virtue of a Development Power of Attorney dated 29<sup>th</sup> July, 2015 which was registered in the office of the D.S.R. IV, South 24 Parganas and recorded in its Book No. 1, Volume No. 1608-2019, Pages from 95347 to 95366, Being No. 160803812 for the year 2019, hereinafter called the **SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**Property details in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365.**

**WHEREAS** one Smt. Sarat Kumari Debi, wife of Late Upendra Nath Bhattacharyya, then residing at Rajpur, by a Deed of Conveyance in vernacular, registered in the office of the Sub-Registrar at Baruipur in Book no. 1 Volume No. 152, Pages from 200 to 203, being no. 12115 for the year 1965, sold conveyed and transferred ALL THAT the Bastu land measuring 3.69 decimal equivalent to 11 Bighas 1 cottahs 12 chittaks be the same a little more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 under R.S. Khatian No. 480, Police Station Sonarpur, District South 24 Parganas, unto and in favour of Prasanta Naskar and Ratikanta Naskar, being minors represented by their natural guardian/father Manimohan Naskar, and Hemanta Naskar and Srimanta Naskar, both being minors, represented by their natural guardian/father Phani Bhusan Naskar, absolutely and forever, at or for the valuable consideration therein mentioned.

**AND WHEREAS** out of the entire land of the owners named above, an area of land having been taken by the Govt. of West Bengal utilizing the same for the canal purpose, and thereafter the owners retained land measuring 4 Bighas 18 cottahs 6 chittaks be the same a little more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 under R.S. Khatian No. 480, Police Station Sonarpur, District South 24 Parganas.

**AND WHEREAS** the owners named above, having found it difficult to occupy and enjoy the said land in *ejmali*, they thought it to



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be partitioned, and a Deed of Partition in vernacular was amicably made and registered in the office of the Sub-Registrar at Sonarpur in Book No. 1, Volume No. 28, Pages from 354 to 369, Being no. 3716 for the year 1984, whereby the said Prasanta Naskar and Ratikanta Naskar were jointly allotted land measuring 2 Bighas 9 Cottahs 3 chittaks and Hamanta Naskar and Srimanta Naskar were jointly allotted land measuring 2 Bighas 9 Cottahs 3 chittaks be the same a little more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 under R.S. Khatian No. 480, Police Station Sonarpur, District South 24 Parganas absolutely and forever.

**AND WHEREAS** in pursuance to the above Deed of Partition, the said Prasanta Naskar, Ratikanta Naskar, Srimanta Naskar and Hamanta Naskar each became the owner of undivided ALL THAT the Bastu land measuring 40.65 decimal equivalent to 1 Bighas 4 cottahs 9 chittaks 23 sq. ft. be the same a little more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 under R.S. Khatian No. 480, Police Station Sonarpur, District South 24 Parganas.

**AND WHEREAS** in pursuance to the above Deed of Partition, the said Prasanta Naskar, Ratikanta Naskar, together became the owner of undivided ALL THAT the Bastu land measuring 81.3 decimal equivalent to 2 Bighas 9 cottahs 3 chittaks be the same a little more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 under R.S. Khatian No. 480, L.R. Khatian Nos. 894 and 1247, Police Station Sonarpur, District South 24 Parganas.

**AND WHEREAS** said Ratikanta Naskar by a Sale Deed in vernacular dated 07.11.2014, registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. 1, CD Volume No. 23, Pages from 1910 to 1922, being 10928 for the year 2014, sold conveyed and transferred ALL THAT the piece or parcel of Bastu land measuring 2 (two) Cottahs, be the same a little more or less, having a 10' wide common passage abutting thereto, comprised in Mouza Jagaddal, J. L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480



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corresponding to L.R. Khatian No. 4126, Police Station Sonarpur, District South 24 Parganas, unto and in favour of Smt. Basanti Laha, wife of Sri Sanjay Laha, absolutely and forever, at or for the valuable consideration therein mentioned.

**AND WHEREAS** in pursuance of the above, the said Prasanta Naskar, Ratikanta Naskar, the parties of the First part together became the owner of undivided ALL THAT the land measuring 78 decimal equivalent to 2 Bighas 7 cottahs 3 chittaks be the same a little more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 894 and 1247, Police Station Sonarpur, District South 24 Parganas which is more fully and particularly described in the **FIRST SCHEULE** hereunder written and they are having been paying the Government rent as well as Municipal Taxes on the property above mentioned regularly.

**AND WHEREAS** the said Basanti Laha, the party of the Second part became the joint owners of ALL THAT the piece or parcel of land measuring 2 Cottah be the same a more or less, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian No. 4126 respectively which is more fully and particularly described in the **SECOND SCHEULE** hereunder written and they are having been paying the Government rent as well as Municipal Taxes on the property above mentioned regularly.

**AND WHEREAS** it has been agreed by and between the parties hereto that said Parties of the One Part herein, hereby exchanges by transferring assigning and conveying **ALL THAT** the piece or parcel of undivided land measuring 4 Chittack be the same a more or less comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 894 and 1247, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas, out of the First Schedule property, together with all the easement rights attached thereto, more fully and



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particularly described in the **THIRD SCHEDULE** hereunder written, unto and to the use of the Second Party herein and in consideration of the property more fully and particularly described in the **THIRD SCHEDULE** hereunder written, and said **BASANTI LAHA**, the Second Party herein, transfers assigns and conveys **ALL THAT** the piece or parcel of undivided Danga land measuring **4** Chittack be the same a more or less comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian No. 4126, Police Station Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District - South 24 Parganas, out of the Second Schedule property, together with all the easement rights attached thereto, more fully and particularly described in the **FOURTH SCHEDULE** hereunder written, unto the use of First Party herein.

**AND WHEREAS** the market value of the Third and Fourth Schedule property is assessed at Rs. 10,000.00 and the market value of the Fourth Scheduled property is assessed at Rs. 10,000.00.

**AND WHEREAS** the parties hereto have now agreed to execute this deed of exchange.

**NOW THIS DEED WITNESSETH** that in pursuance of the aforesaid agreement and in consideration of the party of the Other Part conveying to the party of the One Part the Fourth Scheduled property hereunder written and Second Party hereby grant and convey by way of exchange unto the party of the First Part absolutely and forever all that piece and parcels of the property described in the Fourth Scheduled together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said Fourth Scheduled property and also together with all the deeds, documents, writings and other evidences of title relating to the said Fourth Scheduled property and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the party of the First Part **TO HAVE AND TO HOLD** the said Fourth Scheduled property hereby granted and conveyed by way of exchange unto and to the use and benefit of the



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party hereto of the First Part subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

**NOW THIS DEED WITNESSETH** that in pursuance of the aforesaid agreement and in consideration of the party of the One Part conveying to the party of the Other Part the Third Scheduled property hereunder written and First Party hereby grant and convey by way of exchange unto the party of the Second Party absolutely and forever all that piece and parcels of the property described in the Third Scheduled together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said Third Scheduled property and also together with all the deeds, documents, writings and other evidences of title relating to the said Third Scheduled property and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the party of the Second Part **TO HAVE AND TO HOLD** the said Third Scheduled property hereby granted and conveyed by way of exchange unto and to the use and benefit of the party hereto of the Second Party subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

**THAT** each of the parties of the One and the Other Part mutually covenants with the other that;

1. **NOTWITHSTANDING** anything hereinbefore done or suffered to the contrary, the Parties herein have good and absolute right, title and authority to grant, convey, transfer, assign and assure their respective properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written along with common area with amenities and facilities provided thereat and described hereunder and all the rights, privileges and appurtenances thereto and all the rights, privileges and appurtenances thereto belonging are hereby sold, conveyed and transferred unto the Parties in the manner aforesaid and that the Parties have not done or suffered knowingly from



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anything whereby the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written may be encumbered, affected or impeached in respect of the estate, title or otherwise.

2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding pending in respect of the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written and the same have not been offered as security or otherwise to any authority whatsoever or howsoever.

3. That the respective Transferees herein shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from and out of the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written without any let or hindrance, interruption, claim, disturbances or demand from or by the respective transferors herein or any person or persons claiming through or under or in trust for them whatsoever.

4. All the taxes, land revenue and other impositions payable in respect of the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written up to the date of handing over the possession of the same to the respective Transferees, shall be paid by the respective Transferor and if any portion of any tax, impositions etc. be found to have remained unpaid for the period as mentioned above, liability shall be of the respective Transferors to pay the same and if the same is paid by the respective Transferees then it will be recoverable from respective Transferors prior to the date of delivery of possession of the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written unto and in favour of the respective Transferees and the respective Transferees shall pay the entire taxes and outgoings in respect of the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written after the instant Deed of Exchange is registered and is possession given.

5. The Parties herein shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the



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Parties for better or further effectuating and assuring the exchange hereby made or the title of the Parties to the respective properties hereby exchanged or remove any mistake or deficiency to the extent of description or other particulars of the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written.

6. The Parties, their heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, sell, convey assign and mortgage the properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written.

7. Reciprocal indemnification by the Parties about the correctness of the title in their respective properties mentioned in the **THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written and authority to sell/exchange the same is being accepted by the respective Transferees on such express indemnification which if found defective or untrue at any time, the respective Transferors, shall forthwith, take all necessary steps to remove and/or rectify the same.

**IT IS HEREBY FURTHER DECLARED** that the value of the property described in Third and Fourth Schedule is equal and the same is **Rs. 10,000/- (Rupees Ten Thousand)** only.

**FIRST SCHEDULE**  
**(Property of the First Party)**

**ALL THAT** the piece or parcel of Bastu land measuring 78 decimal equivalent to 2 Bighas 7 cottahs 3 chittaks, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 894 and 1247, Post Office- South Jagaddal, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas, together with rights of easements, common passages and other amenities thereto and the land is specifically delineated and demarcated with **RED** clour border in the Sketch Map annexed hereto which should be treated as part of this Deed. The butted and bounded in the manner following, that is to say:



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- On the North** :- By R.S. Dag No. 3291 and 3292;  
**On the South** :- By R.S. Dag No. 3293(Part);  
**On the East** :- By 50 ft' wide extended E.M. Bypass;  
**On the West** :- By 22 ft' wide School Road.

**SECOND SCHEDULE**  
**(Property of the Second Party)**

**ALL THAT** the piece or parcel of Bastu land measuring **2 Cottah**, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian No. 4126, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas together with rights of easements, common passages and other amenities thereto and the land is specifically delineated and demarcated with **BLUE** clour border in the Sketch Map annexed hereto which should be treated as part of this Deed. The butted and bounded in the manner following, that is to say:

- On the North** :- By R.S. Dag No. 3291;  
**On the South** :- By R.S. Dag No. 3293(Part);  
**On the East** :- By 50 ft' wide extended E.M. Bypass;  
**On the West** :- By R.S. Dag No. 3293(Part)

**THIRD SCHEDULE**  
**(Property belongs to First Party exchanged to the Second Party)**

**ALL THAT** the piece or parcel of undivided Bastu land measuring **4 chittacks**, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 894 and 1247, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas, together with rights of easements, common passages and other amenities thereto. The butted and bounded in the manner following, that is to say:

- On the North** :- By R.S. Dag No. 3291;  
**On the South** :- By R.S. Dag No. 3293(Part);



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- On the East** :- By 50 ft' wide extended E.M. Bypass;  
**On the West** :- By 22 ft' wide School Road

**FOURTH SCHEDULE**

**(Property belongs to Second Party exchanged to the First Party)**

**ALL THAT** the piece or parcel of undivided Bastu land measuring 4 chittacks, comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 4126, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas, together with rights of easements, common passages and other amenities thereto. The butted and bounded in the manner following, that is to say:

- On the North** :- By R.S. Dag No. 3291;  
**On the South** :- By R.S. Dag No. 3293(Part);  
**On the East** :- By 50 ft' wide extended E.M. Bypass;  
**On the West** :- By 22 ft' wide School Road



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**IN WITNESS WHEREOF** the parties hereunto set and subscribed their respective hands ad seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

At Kolkata

**WITNESSES :**

1. Subhasit Ghosh  
1159, NSE Bose Rd  
Kolkata-103
2. Nisrin Pan Mondal  
1159, NSE Bose Road  
Kolkata 103

*Bikar Panigrahy*  
AS LAWFUL CONSTITUTED ATTORNEY OF  
SRI PRASHANTA NASKAR AND SRI RATIKANTA NASKAR

**SIGNATURE OF THE FIRST PARTY**

*Bikar Panigrahy*  
AS LAWFUL CONSTITUTED ATTORNEY OF  
GASANTI LAHA

**SIGNATURE OF THE SECOND PARTY**

**Drafted by :**

Nibedita Mallik

**Advocate**

F. No 1136/932 of 2018

Barasat Court



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South 24 Parganas

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

NAME ..... BIKASH AGARWAL .....

SIGNATURE .....  .....

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

NAME .....

SIGNATURE .....

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

NAME .....

SIGNATURE .....

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

NAME .....

SIGNATURE .....



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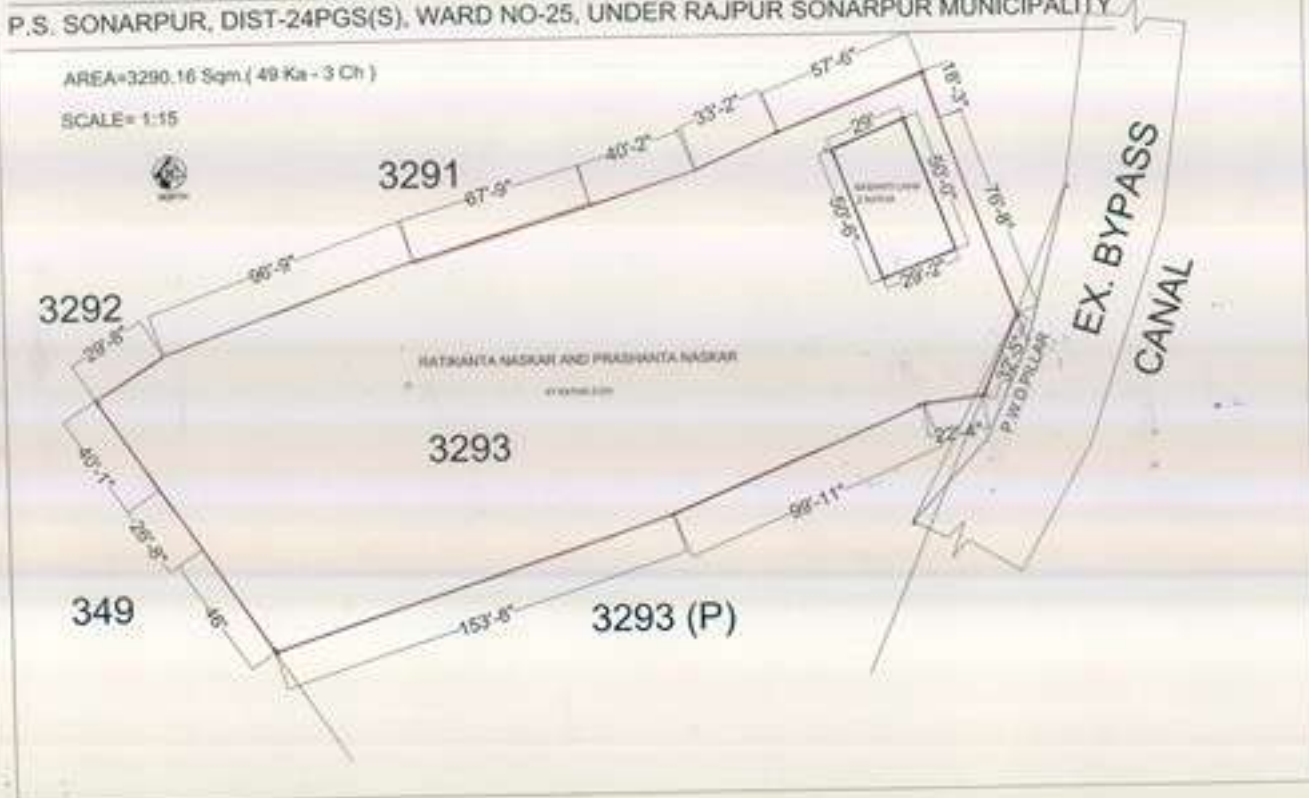
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SITE PLAN OF R.S. DAG NO-3293, R.S. KHATIAN NO-480, MOUZA-JAGADDAL, J.L. NO-71,  
 R.S. DAG NO. - 3293, L.R. DAG NO - 3365, L. R KHATIAN NO - 894, 1274, 4126.

P.S. SONARPUR, DIST-24PGS(S), WARD NO-25, UNDER RAJPUR SONARPUR MUNICIPALITY

AREA=3290.16 Sqm. ( 49 Ka - 3 Ch )

SCALE= 1:15



*Rajendra Prasad*  
 AS LAWFUL CONSTITUTE ATTORNEY OF  
 RATIKANTA NASKAR AND PRASHANTA NASKAR

*Rajendra Prasad*  
 AS LAWFUL CONSTITUTE ATTORNEY OF  
 RATIKANTA NASKAR AND PRASHANTA NASKAR



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

GRN: 19-202021-012656443-1  
GRN Date: 02/11/2020 18:37:01  
BRN: 1279750567

Payment Mode: Online Payment  
Bank: HDFC Bank  
BRN Date: 02/11/2020 18:38:30

DEPOSITOR'S DETAILS

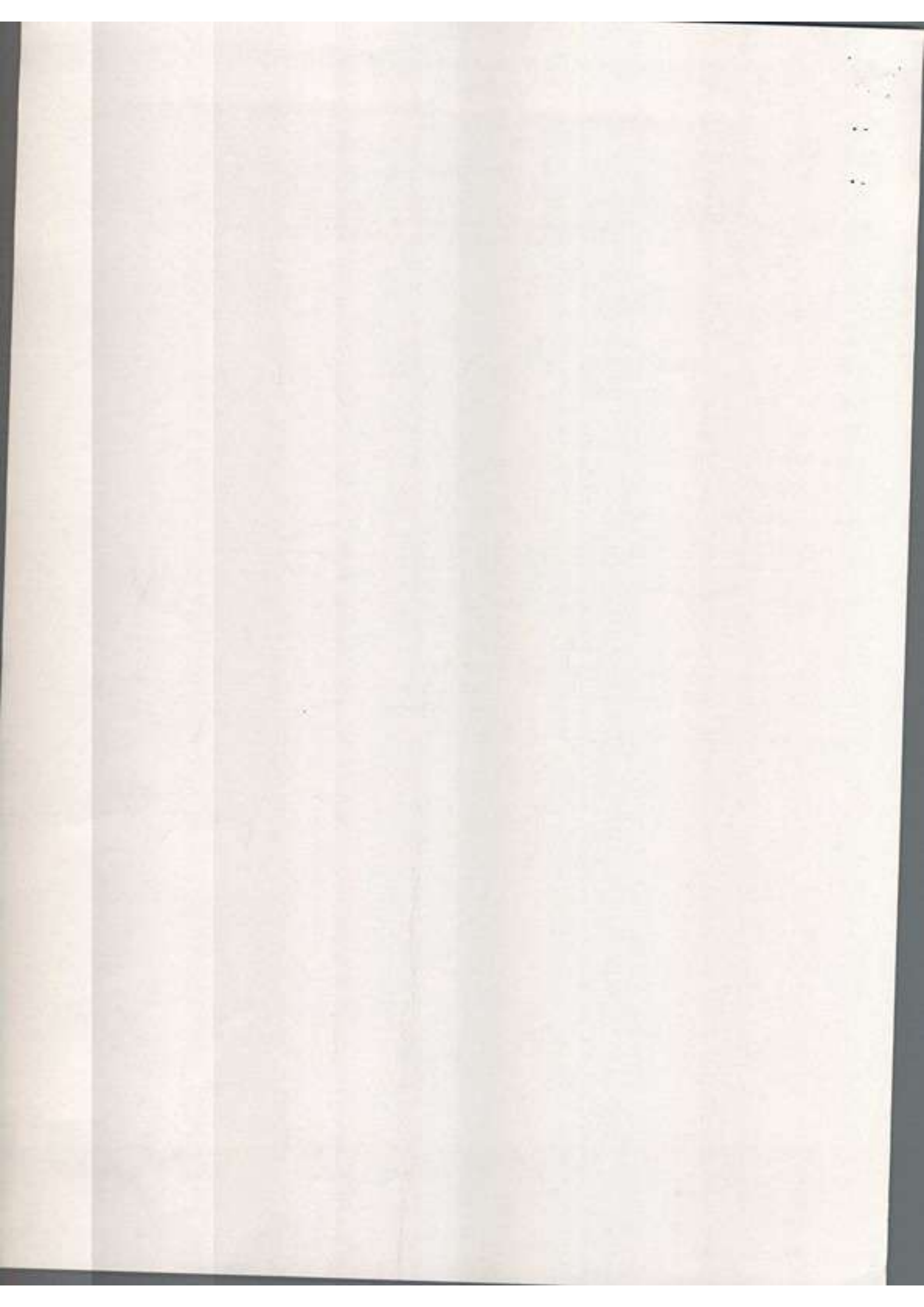
Id No.: 2001321587/3/2020  
(Query No./Query Year)

Name: RAJWADA DEVELOPER  
Contact No.: 09830459894  
E-mail:  
Address: Garia kol84  
Applicant Name: Mr ASISH DAS  
Office Name:  
Office Address:  
Status of Depositor: Others  
Purpose of payment / Remarks: Exchange, Exchange

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001321587/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	9295
2	2001321587/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	1576
<b>Total</b>				<b>10871</b>

In Words: Rupees Ten Thousand Eight Hundred Seventy One only





भारत सरकार / Government of India

भारत सरकार  
Unique Identification Authority of India

Government of India

Enrolment No.: 1040/96598/15701

Download Date: 20/07/2018  
Generation Date: 20/07/2018

To  
SUSHANTA NASKAR  
S/O Mani Mohan Naskar  
KM Roychowdhury Road  
Rajpur Sonarpur (M)  
Dakshin Jagaddal  
South 24 Parganas West Bengal - 700151  
8276974851



आपका आधार क्रमांक / Your Aadhaar No. :

**5061 3536 2803**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



SUSHANTA NASKAR  
Date of Birth/DOB: 20/06/1967  
Male/ MALE

**5061 3536 2803**



मेरा आधार, मेरी पहचान

*Biker Das*  
As the Lawful  
Constituted Attorney of  
Sushanta Naskar



- सूचना
- आधaar पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधaar देश भर में मान्य है।
- आधaar भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.






एनयूआईए  
Unique Identification Authority of India

**Address:**  
S/O Mani Mohan Naskar, K.M  
Roychowdhury Road, Rajpur  
Sonarpur (M), South 24  
Parganas,  
West Bengal - 700151

5061 3536 2803



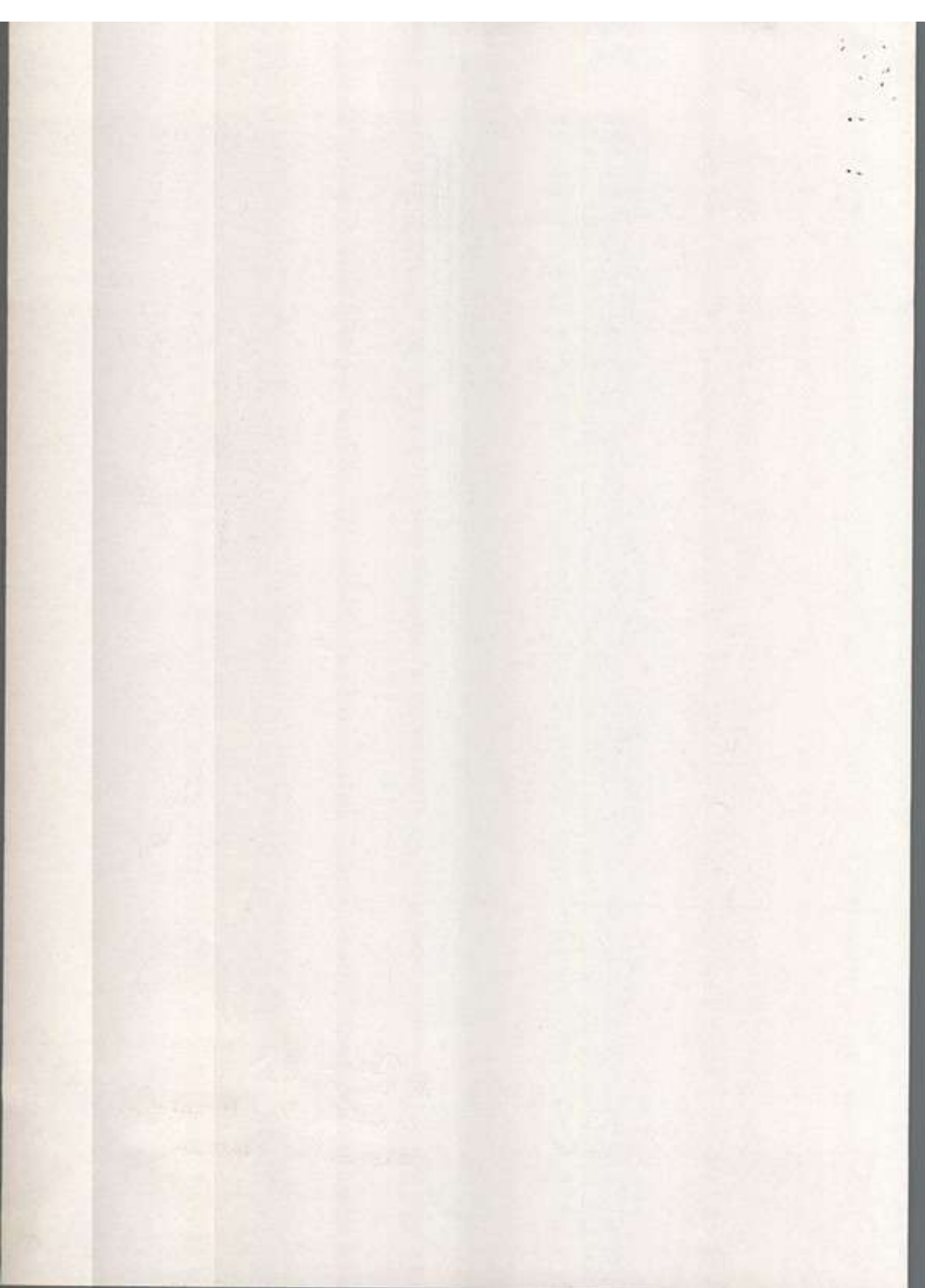
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SUSHANTA NASKAR		
MANI MOHAN NASKAR		
20/06/1967		
AQZPN7419H		
सुशांत नस्कर		50002613

यदि कार्ड खो जाये / कार्ड का कृपया पुराना कार्ड / शीट /  
 आयकर विभाग को देना, पुराना कार्ड / शीट  
 शीट नष्ट, वापस कर देना  
 कोस टेलिफोन एक्सचेंज के पास देना  
 बंगलूरु - 411 045

If this card is lost / someone's lost card is found,  
 please inform / return to  
 Income Tax PAN Services Unit, NSDL,  
 1st Floor, Sapphire Chambers,  
 Near Banner Telephone Exchange,  
 Banner, Pune - 411 045

Tel: 91-20-2721 3081, Fax: 91-20-2721 3091  
 e-mail: nsdl@nsdl.co.in

*Dilip A. Desai*  
 As true lawyer  
 constituted Attorney of  
 Sushanta Naskar





ভারত সরকার  
 Government of India  
 Unique Identification Authority of India  
 4345 2193 9418

To  
 PRADEEP K. NAIDU  
 3/2, Madhavai Street  
 K. M. PANCHOOSHEELAN ROAD  
 Nagar Colony 45  
 Chennai - 600028  
 4345 2193 9418



আপনার **অ্যাডার** নম্বর / Your Aadhaar No.  
**4345 2193 9418**

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India  
 PRADEEP K. NAIDU  
 4345 2193 9418



4345 2193 9418  
 সাধারণ মানুষের অধিকার



তথ্য  
 \* অ্যাডার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।  
 \* অ্যাডারের প্রমাণ জরুরীমত প্রয়োজনে মাত্র পাঠ  
 করুন।

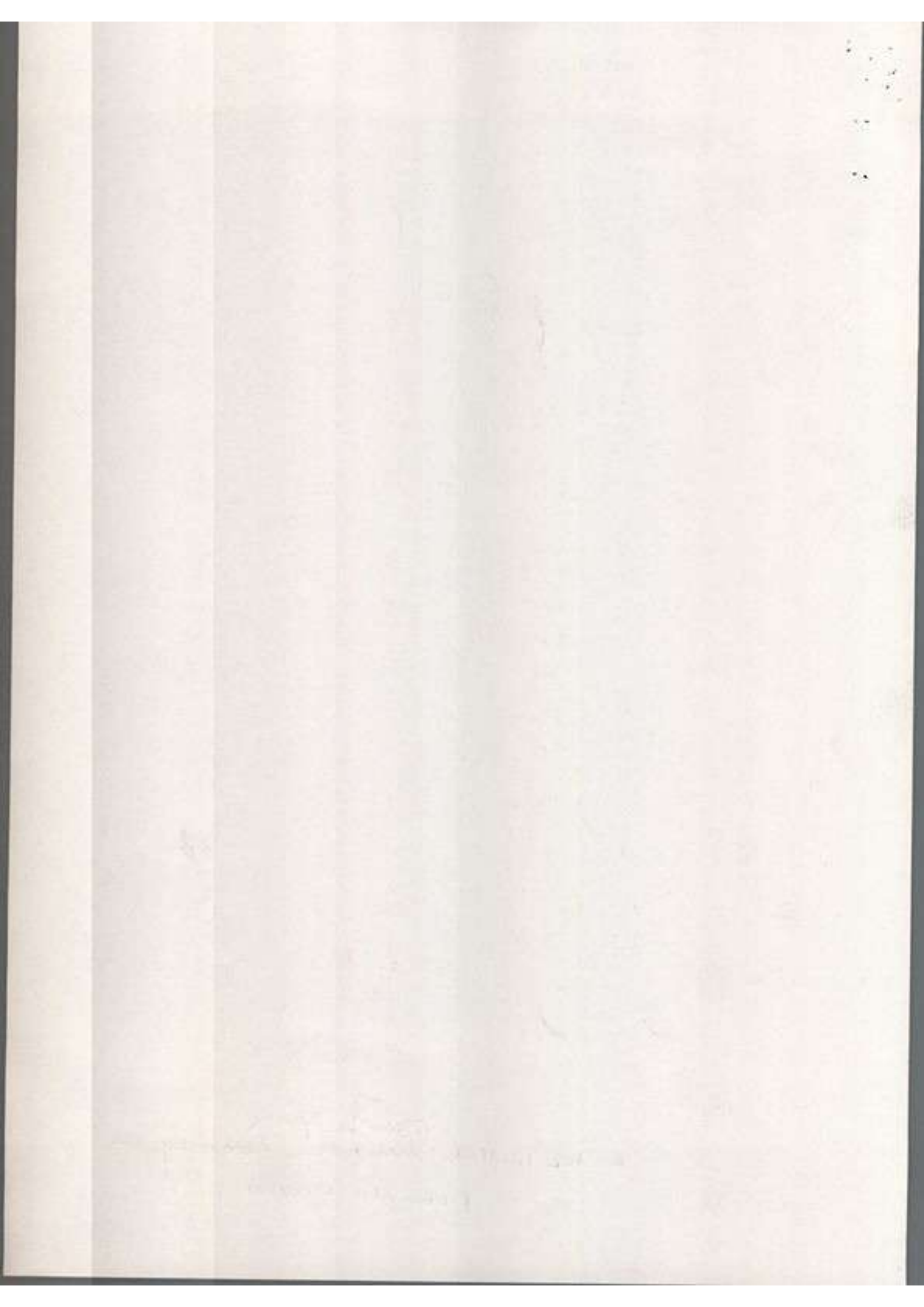
INFORMATION  
 \* Aadhaar is proof of identity, not of citizenship.  
 \* To establish identity, authenticate online.

\* অ্যাডার সর্বত্র প্রযোজ্য।  
 \* অ্যাডার সর্বত্রই একটি পরিচয়  
 প্রমাণ হিসেবে কাজ করবে।  
 \* অ্যাডার সর্বত্রই প্রযোজ্য।  
 \* অ্যাডার ভবিষ্যতে সরকারি  
 এবং অসরকারি সেবাতে সাহায্য করবে।

ভারত সরকার  
 Unique Identification Authority of India  
 PRADEEP K. NAIDU  
 4345 2193 9418

4345 2193 9418

*Pravara Nandan*  
 is the lawful certified Attorney of  
 Pravara Nandan

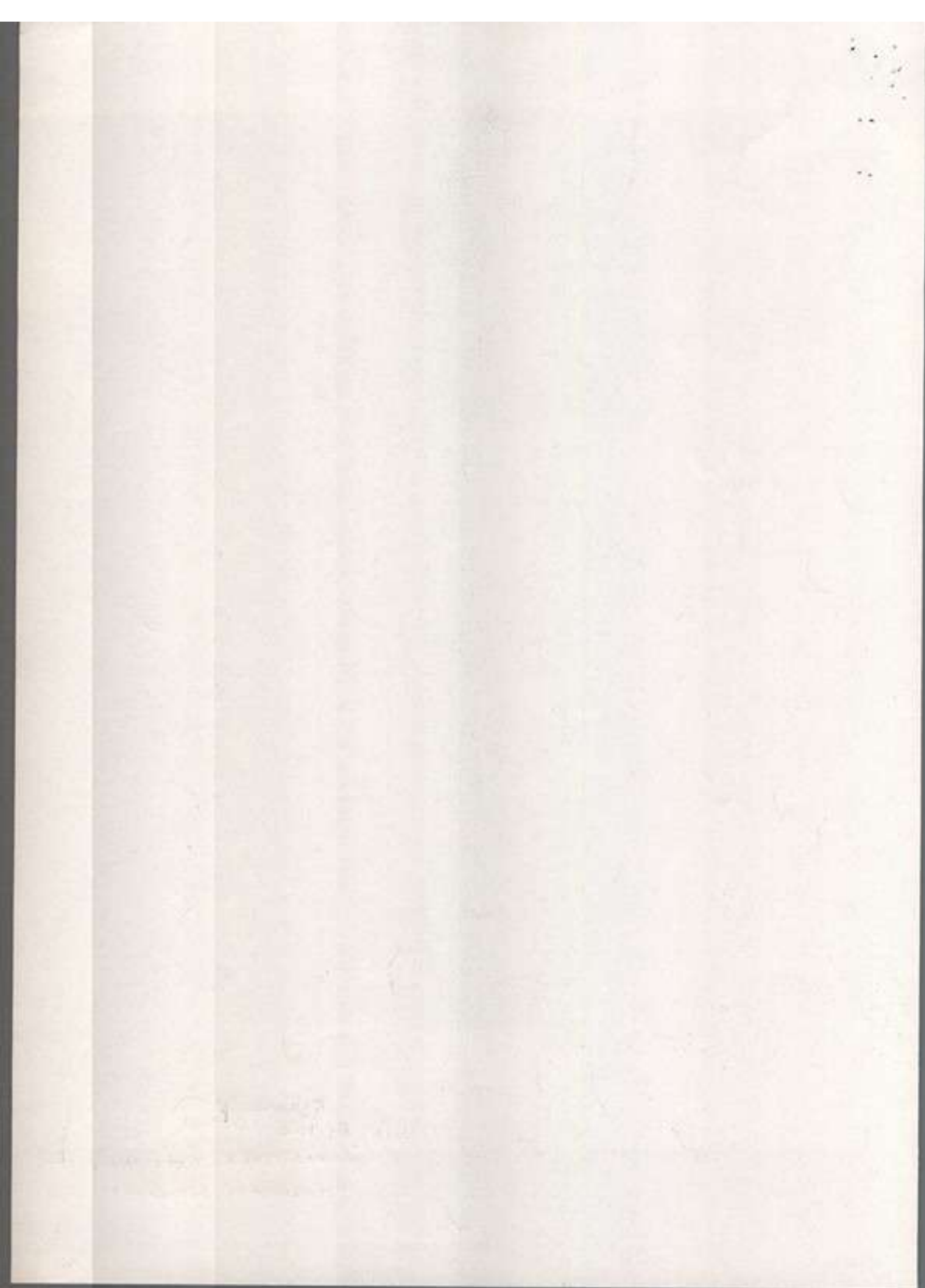


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRASHANTA NASKAR  
 MANIMOHAN NASKAR  
 01/01/1963  
 Permanent Account Number  
 AXYPN5340F  
 भारत सरकार  
 GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Services Unit, UTIEST  
 Plot No. 1, Sector 11, CBD Estate,  
 New Mumbai - 400 614  
 टि. ए. सी. यून. सर्विस युनिट, ए. टी. ई. सी. यू.  
 प्लॉट नं. १, सेक्टर ११, सी. डी. ई. एस्टेट,  
 नवी मुंबई - ४०० ६१४

*Prashanta Naskar*  
 As the lawful  
 Constituted Attorney of  
 Prashanta Naskar





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

সংলগ্নতার নম্বর / Enrolment No. : 2010/17532/00227

To

Basanti Laha

বাসন্তী লাহা

24/04/2014

W/O: Sanjay Laha

laha para road

Rajpur Sonarpur (M)

Dakshin Jagaddal, South 24 Parganas

West Bengal - 700151



KL885004991FT

88500499



আসবার আধার সংখ্যা / Your Aadhaar No. :

5504 0638 7150

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বাসন্তী লাহা

Basanti Laha

পিতা : অমল্য কুন্ডু

Father : AMULYA KUNDU

সংলগ্নতা / DOB: 01/01/1979

পিতা / Family

5504 0638 7150



আধার - সাধারণ মানুষের অধিকার

*Basanti Laha*  
As the Lawful constituted  
Attorney of  
Basanti Laha



### ভাষ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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ভারতীয় আধার পরিচয় প্রমাণ  
Indian Aadhaar Authentication Authority of India

ঠিকানা: ১-মহান লাহা  
লাহা পারা রোড, রাজপুর মেগাপুর (ম),  
দক্ষিণ জগদল, দক্ষিণ ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: W/O: Sanjay Laha,  
laha para road, Rajpur  
Sonarpur (M), South 24  
Parganas, Dakshin Jagaddal,  
West Bengal, 700151

5504 0638 7150

1800 300 1547

help@uidai.gov.in

www.uidai.gov.in





*Basanti Laha*  
As the lawful constituted  
Attorney of  
Basanti Laha.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17519/14469

04/04/2014

To  
Bikash Agarwal  
বিকশ আগারওয়াল  
S/O: Rajendra Kumar Agarwal  
windsor GREENS FLAT NO C/3A  
26 MAHAMAYA MANDIR ROAD  
MAHAMAYATALA  
Rajpur Sonarpur (M)  
Garia, South 24 Parganas  
West Bengal - 700084



KL861308931FT

86130893



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2723 8304 8531**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিকশ আগারওয়াল  
Bikash Agarwal



জন্মতারিখ/DOB: 30/05/1982  
পুরুষ / Male

**2723 8304 8531**



*Bikash Agarwal*



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

## INFORMATION

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- Aadhaar is valid throughout the country.
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ঠিকানা: /: রাজেন্দ্র কুমার  
আগারওয়াল  
উইন্ডসর গ্রীন্স ফ্লাট নং সি/এ  
মহামায়া মন্দির রোড, মহামায়াতলা  
রাজপুর সোনারপুর (এম), গড়িয়া  
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

অনন্যভাবে পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

Address: S/O: Rajendra  
Kumar Agarwal, windsor  
GREENS FLAT NO C/3A, 26  
MAHAMAYA MANDIR  
ROAD, MAHAMAYATALA,  
Rajpur Sonarpur (M), South  
24 Parganas, Garia, West  
Bengal, 700084

2723 8304 8531

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

व्यक्तिगत आयकर खाता संख्या  
Permanent Account Number Card  
AHAPA8484B



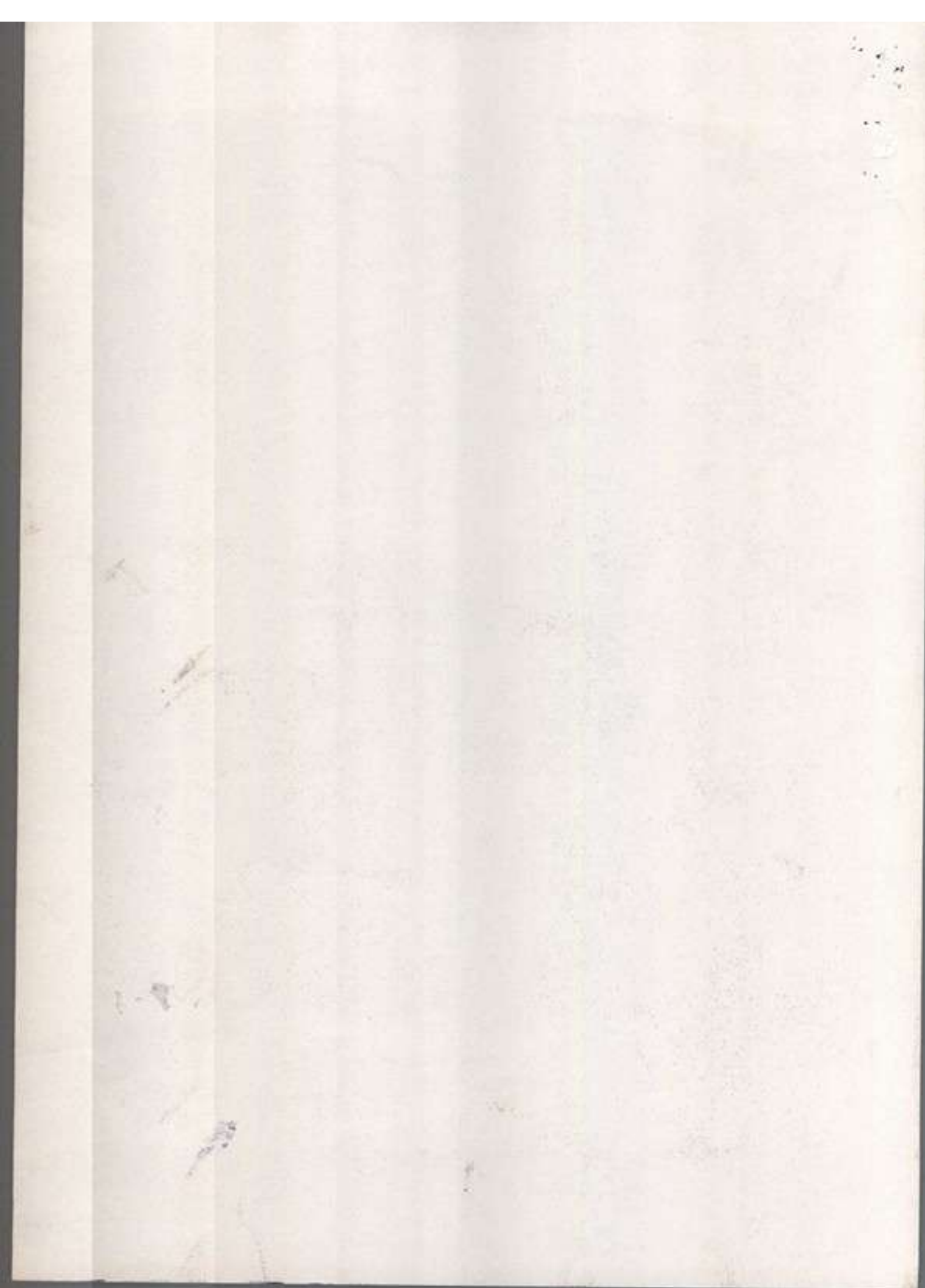
व्यक्ति का नाम  
BIKASH AGARWAL

व्यक्ति का पता  
RAJENDRA KUMAR AGARWAL

30/05/1992



*Bikash Agarwal*



### Major Information of the Deed

Deed No :	I-1608-03813/2020	Date of Registration	05/11/2020
Query No / Year	1608-2001321587/2020	Office where deed is registered	
Query Date	10/10/2020 4:24:14 PM	1608-2001321587/2020	
Applicant Name, Address & Other Details	ASISH DAS ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9038433597, Status :Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,000/-	Rs. 3,12,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,395/- (Article:31)	Rs. 1,576/- (Article:A(1). E)		
Remarks:	M.V. of the property of Greatest Value Rs 1,56,250/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

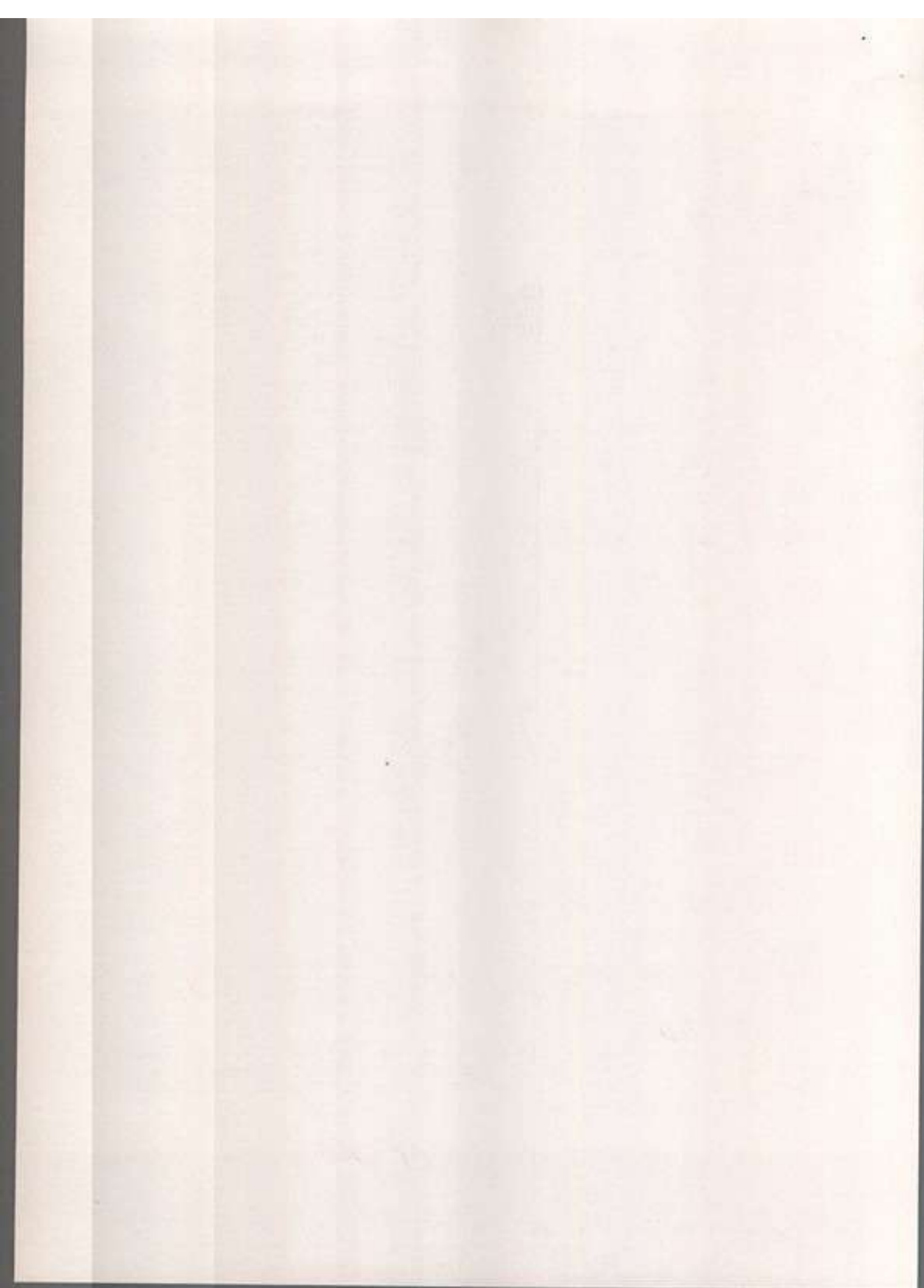
#### Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality RAJPUR-SONARPUR, Road: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, Ward No: 25 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3365 (RS - )	LR-480	Bastu	Bastu	4 Chatak	10,000/-	1,56,250/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-3365 (RS - )	LR-480	Bastu	Bastu	4 Chatak	10,000/-	1,56,250/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>								
<b>Grand Total :</b>								
					.825Dec	20,000 /-	3,12,500 /-	
					.825Dec	20,000 /-	3,12,500 /-	

#### Parties to Exchange Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PRASHANTA NASKAR</b> Son of Late Mony Mohan Naskar 278, K.M. Roy Chowdhury Road, P.O.- South Jagaddal, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : AXxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mr SUSHANTA NASKAR</b> Son of Late Mony Mohan Naskar 278, K.M. Roy Chowdhury Road,, P.O.- South Jagaddal, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : AQxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney








3 Mrs BASANTI LAHA

Wife of Mr. Sanjoy Laha Jagaddal Laha Para Road., P.O - South Jagaddal, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AKxxxxxx9K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

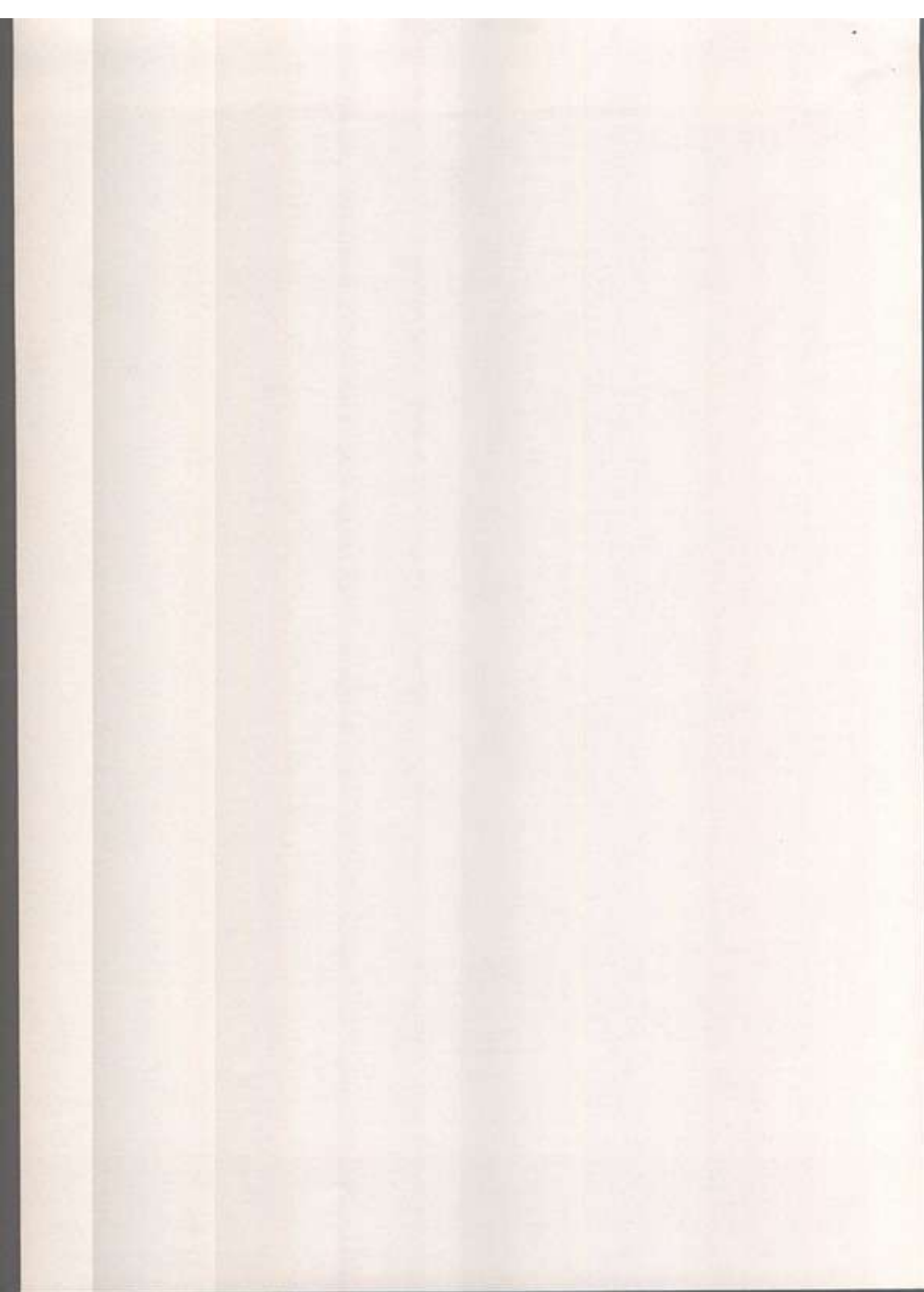
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BIKASH AGARWAL</b> (Presentant) Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 04/11/2020, , Admitted by: Self, Date of Admission: 05/11/2020, Place of Admission of Execution: Office			
		Nov 3 2020 3:25PM	LTI 05/11/2020	05/11/2020
Constituted Attorney, RAJWADA DEVELOPER, (PAN- AARFR9646N), A Partnership Firm, Having Its Registered Office At , 26, Mahamaya Mandir Road, Mahamayatala., P.O.- Garia, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 , 26, Mahamaya Mandir Road, Mahamayatala., P.O.- GARIA, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, . PAN No.: AHxxxxxx4B, Aadhaar No: 27xxxxxxxx8531 Status : Attorney, Attorney of : Mr PRASHANTA NASKAR, Mr SUSHANTA NASKAR, Mrs BASANTI LAHA				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr WASIM PARVEZ MONDAL</b> Son of Mr ALAUDDIN MONDAL 1159 NSC BOSE ROAD, KAMALGAZI, P.O.- NARENDRAPUR, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700103			
	05/11/2020	05/11/2020	05/11/2020
Identifier Of Mr BIKASH AGARWAL			

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	Mr PRASHANTA NASKAR	1	0.20625 Dec	0.20625 Dec	78,125/-
L1	Mr SUSHANTA NASKAR	1	0.20625 Dec	0.20625 Dec	78,125/-
L2	Mrs BASANTI LAHA	2	0.4125 Dec	0.4125 Dec	1,56,250/-



## Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, , Ward No: 25 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3365, LR Khatian No - 480		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3365, LR Khatian No:- 480		Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 160803813 / 2020

On 05-11-2020

**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 14:59 hrs on 05-11-2020, at the Office of the A.D.S.R. SONARPUR by Mr BIKASH AGARWAL .

**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 3,12,500/- MV of the property of Greatest Value Rs 1,56,250/-

**Executed by Attorney**

Execution by Mr BIKASH AGARWAL, Constituted Attorney, RAJWADA DEVELOPER, (PAN- AARFR9646N), A Partnership Firm, Having its Registered Office At (Partnership Firm), 26, Mahamaya Mandir Road, Mahamaystala,, P.O - Garia, P.S - Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 as the constituted attorney of 1. Mr PRASHANTA NASKAR 278, K.M. Roy Chowdhury Road, P.O: South Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151. 2. Mr SUSHANTA NASKAR 278, K.M. Roy Chowdhury Road,, P.O: South Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151. 3. Mrs BASANTI LAHA Jagaddal Laha Para Road,, P.O: South Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151 is admitted by him

Indetified by Mr WASIM PARVEZ MONDAL, . Son of Mr ALAUDDIN MONDAL, 1159,NSC BOSE ROAD, KAMALGAZI, P.O: NARENDRAPUR, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,576/- ( A(1) = Rs 1,562/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,576/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2020 6:38PM with Govt. Ref. No: 192020210126564431 on 02-11-2020, Amount Rs: 1,576/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1279750567 on 02-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs: 9,395/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,295/-

**Description of Stamp**

1. Stamp, Type: Impressed, Serial no 486, Amount: Rs. 100/-, Date of Purchase: 02/11/2020, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2020 6:38PM with Govt. Ref. No: 192020210126564431 on 02-11-2020, Amount Rs: 9,295/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1279750567 on 02-11-2020, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2020, Page from 111610 to 111638

being No 160803813 for the year 2020.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2020.11.06 13:16:23 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/11/06 01:16:23 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)