

5267/12

1. 5274/2022



পশ্চিমবঙ্গ/পশ্চিম বঙ্গাল WEST BENGAL

F 735938

27/05/2022
১৫/০৫/২০২২
১৫/০৫/২০২২

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Addl/District Sub-Registrar
Bhakti Nagar, Jalpaiguri

: 1 :

27 MAY 2022

DEED OF EXCHANGE



THIS DEED OF EXCHANGE IS MADE ON THIS THE 27th DAY OF MAY, 2022.

BETWEEN

NON JUDICIAL STAMP
0005 663 Date 11.5.22

N B Develop
Silgan
Surf Five Manni
Tammoy Roy
Govt. Stamp Vendor
Bagdogra
Lion. No. 546/RM
07 / Darjeeling



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 MAY 2022

: 2 :

Swapan Kumar Das
N B DEVELOPERS
Aman
Partner

SRI SWAPAN KUMAR DAS ALIAS SWAPAN DAS, son of Sri Makhan Lal Das, Hindu by Religion, Indian by Nationality, Service by Occupation, Resident of Jyotinagar, P.O Sevoke Nagar, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the "**FIRST PARTY**"(which expression shall mean and include his executors, successors-in-office, representatives, administrators and assigns) of the **FIRST PART** (PAN – AELPD0940H)

AND

“N B DEVELOPERS” Partnership Firm, having its office at Sevoke Road, P.O. & P.S. Siliguri, Dist- Darjeeling, Represented by one of its Partners, **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O and P.S. Siliguri, District Darjeeling - hereinafter called the **“SECOND PARTY”** (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors, representatives, administrators and assigns) of the **“SECOND PART”**. (PAN AAOFN6179P)

WHEREAS the abovenamed First Party purchased land measuring 37 Decimals from Sri Luku Singh @ Upen Singh Roy, son of Late Nindur Singh Roy, by virtue of a Registered Deed of Sale, being Document No. I - 3897 for the year of 1984 and the same was registered in the office of the Sadar Joint Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 MAY 2022

: 3 :

Swarup K. Das.
N B DEVELOPERS
[Signature]
Partner

AND WHEREAS the abovenamed Second Party purchased land measuring 5 Kathas from Sri Joy Prakash Sharma, son of Sri Rameswar Lal Sharma, by virtue of a registered Deed of Conveyance, dated 17.02.2020, being Document No. I- 1132, for the year of 2020 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Second Party had also purchased land measuring 5 Kathas from Sri Liladhar Sharma, son of Sri Ram Kumar Sharma, by virtue of a registered Deed of Conveyance, dated 15.07.2020, being Document No. I- 2870, for the year of 2020 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the parties hereto have agreed to mutually exchange part of their land i.e. the First Party (out of his total land measuring 37 Decimals) shall grant, transfer and convey to the said Second Party the property described in the Schedule "A" and the said Second Party shall in lieu thereof grant, transfer and convey to the First Party the property described in the Schedule "B".

NOW THIS EXCHANGE DEED WITNESSETH AS FOLLOWS:-

That in consideration of the conveyance of the property described in Schedule- B by the said Second Party, the First Party do hereby grant, transfer and convey to the said Second Party free from all encumbrances, the property described in Schedule 'A' AND TO HAVE AND TO HOLD the same absolutely and forever in lieu of and in exchange of the property effected by the Second Party in favour of First Party.



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 MAY 2022

Sampath K. R.
N B DEVELOPERS
Partner

AND THIS DEED ALSO WITNESSES that in consideration of the conveyance of the property described in 'Schedule A' by the said First Party hereinbefore effected, the said Second Party, does hereby grant, transfer and convey to the said First Party free from encumbrances, the property described in Schedule 'B' AND TO HAVE AND TO HOLD the same absolutely and forever in lieu of and in exchange for the property transferred by First Party in favour of Second Party.

IT IS HEREBY AGREED AND declared that each party hereto have good right, full power, absolute authority and indefeasible title to give grant, transfer and convey the property exchanged by this Deed and that each party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim demand or interruption by the other party and further would execute and perform every such act deed or thing as shall reasonably be required by the other for more perfectly assuring to the other the property hereby conveyed to each of them.

That the First Party shall henceforth have the right to transfer by sale, gift, mortgage or otherwise the Schedule 'B' Property to any person or persons of his choice.

That the Second Party shall henceforth have the right to transfer by sale, gift, mortgage or otherwise the Schedule 'A' Property to any person or persons of its choice.

That the value of Schedule 'A' Property is Rs 7,21,25,000=00 and the value of Schedule 'B' Property is also Rs 1,21,25,000=00.



27 MAY 2022

ADDL. DISTRICT SUB-REGISTRAR
BHAKTI NAGAR, JALPAIGURI

Shyamali Das
N B DEVELOPERS
Partner


: 5 :

SCHEDELE - "A"

(PROPERTY BELONGING TO THE FIRST PARTY HEREBY TRANSFERRED TO THE
SECOND PARTY)

All that piece or parcel of vacant Dahala land measuring 10 Kathas, forms part of R.S Plot No. 191, recorded in R.S Khatian No. 120, R.S Sheet No. 08, situated within Mouza Dabgram, J.L No. 2, Police Station - Bhaktinagar, in the District of Jalpaiguri. The said land is situated at Near Debi Chaudhurani Road, within the limits of Ward No 41 of Siliguri Municipal Corporation Area.

The said land is bounded and butted as follows-

North :- Land of L.R Plot No. 38(P)

South :- 7 ft wide Road and Land of L.R Plot No. 39(P) & L.R Plot No. 42 (P)

East :- Land of L.R Plot No. 37 (P)

West :- 18 ft wide SMC Road



Y
Addl. District Sub-Registrar
Bhaktinagar, Jalpaiguri

27 MAY 2022

Joseph Mr. Das
N B DEVELOPERS
Das
Partner

: 6 :

SCHEDULE - "B"

=====

(PROPERTY BELONGING TO THE SECOND PARTY HEREBY TRANSFERRED TO THE FIRST PARTY)

All that piece or parcel of Vacant Bastu land measuring 10 Kathas, forms part of R.S Plot No. 89, recorded in R.S Khatian No. 120, R.S Sheet No.09, situated within Mouza Dabgram, J.L No. 2, Police Station – Bhaktinagar, in the District of Jalpaiguri. The said land is situated at Shastrinagar Bye Lane , within the limits of Ward No. 41 of Siliguri Municipal Corporation Area.

The said land is bounded and butted as follows-

North :- Land and House of Manju Das

South :- Land of Bablu Paul

East :- Land of Thakur das and others

West :- Land of M. Sharma and 16 ft wide Road



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 MAY 2022

:7:

IN WITNESSES WHEREOF the above parties in good health and conscious mind have put their signatures on these presents on the day, month and year first above written.

WITNESSES:-

1. Akash Gupta.

S/o: Manu Lal Das.

Prakash Nagor, Siliguri

P.O: Saliguri.

P.S: Bhaktinagar

Dist: Jalpaiguri

Joseph M. Das.

FIRST PARTY

2. Subrata Guha
S/o: Shrikumar Guha
Scindia Bhawan, Jalpaiguri
P.O: Siliguri
Dist: Darjeeling

N B DEVELOPERS

Amrit Guha

Partner

SECOND PARTY

Drafted, readover and explained
by me and printed in my office.

Manoj Agarwal

MANOJ AGARWAL

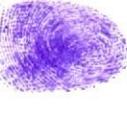
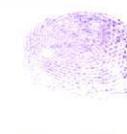
Advocate, Siliguri

(Enr. No. F-505/434 of 1997)

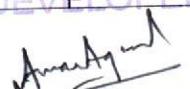


Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 MAY 2022

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND						
	RIGHT HAND					

N B DEVELOPERS


Anant Agarwal
Partner

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND						
	RIGHT HAND					


Swapnil Kr. Das.


Swapnil Kr. Das.

Signature



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

27 MAY 2022

Major Information of the Deed

Deed No :	I-0711-05274/2022	Date of Registration	27/05/2022		
Query No / Year	0711-2001547998/2022	Office where deed is registered			
Query Date	25/05/2022 11:10:25 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri			
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status : Advocate				
Transaction	Additional Transaction				
[0601] Exchange, Exchange		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]			
Set Forth value	Market Value				
Rs. 2,42,50,000/-	Rs. 2,44,10,005/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 6,14,270/- (Article:31)	Rs. 1,22,864/- (Article:A(1), E,)				
Remarks	M.V. of the property of Greatest Value Rs 1,22,85,005/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Debi Chaudhurani Road, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

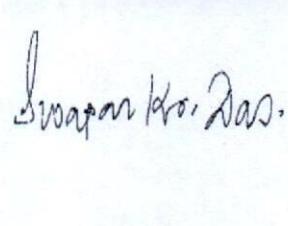
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-191	RS-120	Bastu	Dahala	10 Katha	1,21,25,000/-	1,21,25,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sastri Nagar Road Bye Lane, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734001

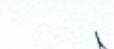
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-89	RS-120	Bastu	Bastu	10 Katha	1,21,25,000/-	1,22,85,005/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					33Dec	242,50,000 /-	244,10,005 /-	



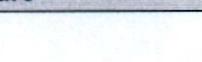
Parties to Exchange Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR DAS (Presentant) Son of Mr MAKHAN LAL DAS Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
		27/05/2022	LTI 27/05/2022	27/05/2022

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMAN AGARWAL Son of Mr HARISH KUMAR AGARWAL Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office			
		May 27 2022 2:18PM	LTI 27/05/2022	27/05/2022

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AKASH GUPTA Son of MANULAL SINGH NEAR DADA BHAI COLONY, PRAKASH NAGAR, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008			
	27/05/2022	27/05/2022	27/05/2022



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	NB DEVELOPERS	2	16.5 Dec	16.5 Dec	1,21,25,000/-
L2	Mr SWAPAN KUMAR DAS	1	16.5 Dec	16.5 Dec	1,22,85,005/-

On 27-05-2022

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 14:09 hrs on 27-05-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SWAPAN KUMAR DAS , 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 2,44,10,005/- MV of the property of Greatest Value Rs 1,22,85,005/-

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

Execution is admitted on 27/05/2022 by Mr SWAPAN KUMAR DAS, Son of Mr MAKHAN LAL DAS, JYOTINAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001. by caste Hindu, by Profession Service

Indetified by Mr AKASH GUPTA, , , Son of MANULAL SINGH, NEAR DADA Bhai COLONY, PRAKASH NAGAR, P.O: SALUGARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Service

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

Execution is admitted on 27-05-2022 by Mr AMAN AGARWAL, PARTNER, NB DEVELOPERS (Partnership Firm), SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr AKASH GUPTA, , , Son of MANULAL SINGH, NEAR DADA Bhai COLONY, PRAKASH NAGAR, P.O: SALUGARA, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,22,864/- (A(1) = Rs 1,22,850/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,22,864/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2022 12:45PM with Govt. Ref. No: 192022230036520821 on 27-05-2022, Amount Rs: 1,22,864/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 378853208 on 27-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,14,270/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,09,270/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

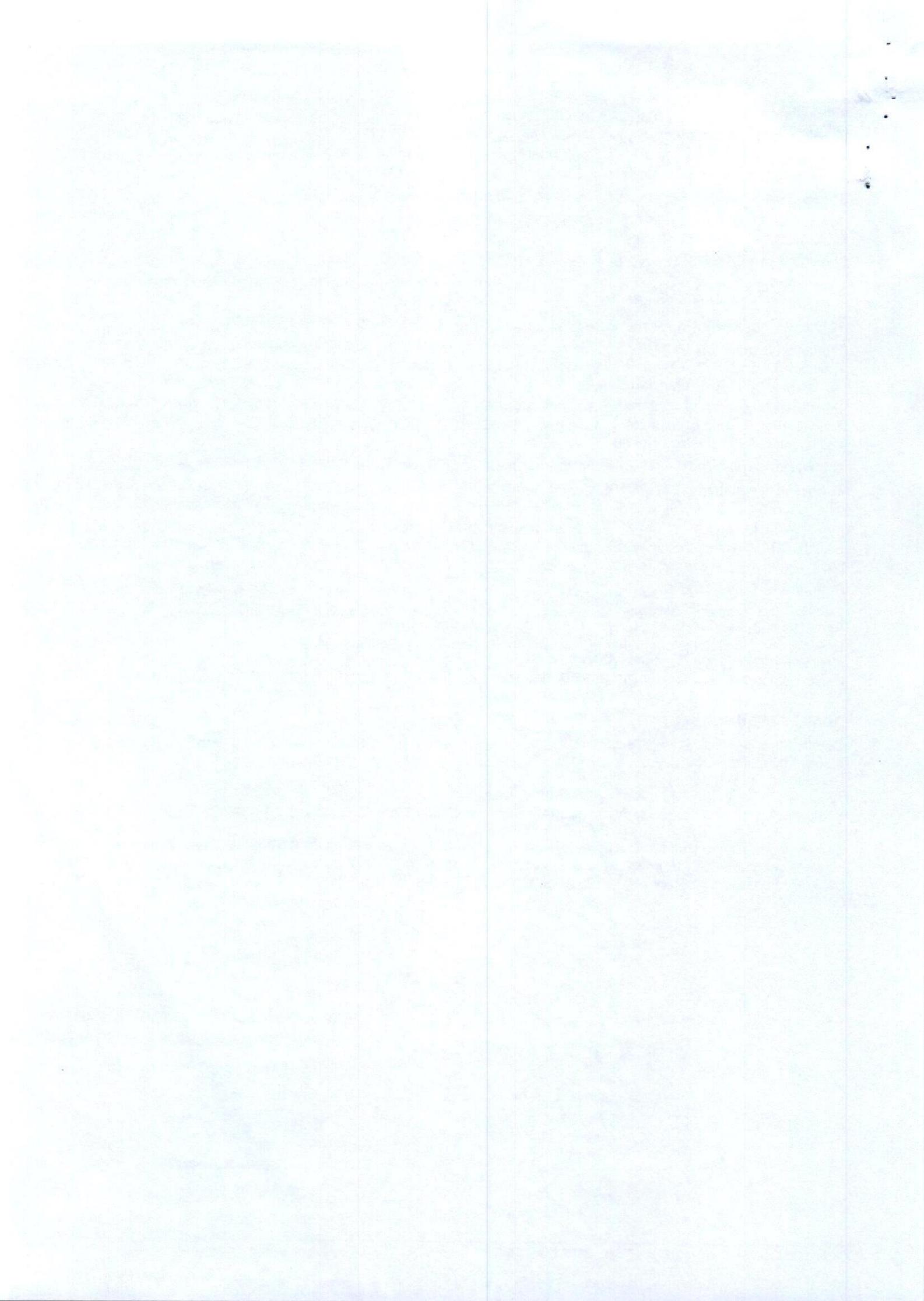
2. Stamp: Type: Impressed, Serial no 663, Amount: Rs.5,000/-, Date of Purchase: 11/05/2022, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2022 12:45PM with Govt. Ref. No: 192022230036520821 on 27-05-2022, Amount Rs: 6,09,270/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 378853208 on 27-05-2022, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 133436 to 133449

being No 071105274 for the year 2022.



Digitally signed by TAPASH KANTI GHOSH

Date: 2022.05.30 16:08:04 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/05/30 04:08:04 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

West Bengal.

(This document is digitally signed.)

