

8811/22

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8820/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

*DR*  
1426  
21-9-22



: 1 :

H 997597 H 997597  
*Swapan Kumar*  
*Paritosh Bhunia*  
*Susmita Mukherjee*

### DEED OF EXCHANGE

THIS DEED OF EXCHANGE IS MADE ON THIS THE 21<sup>st</sup> DAY OF SEPTEMBER, 2022.

BETWEEN

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

*DR*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022

*2002822233/22*



00005 JUDICIAL STAM

118 Date 02.09.2021

SWAPAN KUMAR DAS  
SILIGURD.



80001  
Tammoy Roy  
Sagungra  
07 / Darjeeling



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022

Documentary part of this document  
the Enunciated Social Order in this  
the Enunciated Social Order in this  
the Enunciated Social Order in this

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022

②  
: 2 :

Swapan K. Das.  
Paritosh Bhowmick.  
Sudipta Mohanta.

**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 Road, 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

1. **SRI PARITOSH BHOWMICK**, son of Late Surendra Nath Bhowmick,
2. **SRI SUDIPTO MOHANTA ALIAS SUDIPTA MOHANTA**, son of Sri Kshitish Chandra Mohanta, both are Hindu by Faith, Indian by Nationality, Business by Occupation, No. 1 Resident of Jyotinagar, Ward No.41, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri and No. 2 Resident of Shastri Nagar, Ward No.41, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri - hereinafter called - hereinafter called the "**SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "**SECOND PART**". (PAN: AEFPB4273F) (PAN: ANVPM3399L).

WHEREAS the abovenamed **First Party, Sri Swapan Kumar Das @ Sri Swapan Das** had purchased land measuring 37 Decimals from Sri Luku Singh Roy @ 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.





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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022

Shri. Dr. Paritosh Bhowmick  
Sudipto Mohanta

: 3 :

AND WHEREAS the abovenamed **Second Party No.1 Sri Paritosh Bhowmick** had received by the way of gift land measuring 9 Kathas from his wife, Smt Mamta Bhowmick, by virtue of a registered Deed of Gift, dated 14.09.2020, being Document No. I- 3577, 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 No.2 Sri Sudipto Mohanta @ Sudipta Mohanta** had purchased a land measuring 2 Kathas 5 Chhataks from Sri Gobin Roy & another, by virtue of a registered Deed of Sale, being Document No. I - 1377 for the year of 2020 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the parties hereto have agreed to mutually exchange their land i.e. the First Party shall grant, transfer and convey to the said Second Party the land described in the Schedule "A" and the said Second Party shall in lieu thereof grant, transfer and convey to the First Party the land 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.



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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022

Swapan K. Das  
Paritosh Bhunia  
Sudip Kumar

: 4 :

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. 1,16,20,000=00 and the value of Schedule 'B' Property is also Rs 1,16,20,000=00 .



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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022



Sweepu Mr. Das  
Paritosh Bhowmick  
Sudipt Mohanta

: 5 :

**SCHEDULE - "A"**

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

All that piece or parcel of vacant Dahala land measuring 19.5 decimals (out of which undivided Land measuring 15.6844 decimals shall belong to Sri Paritosh Bhowmick and undivided Land measuring 3.8156 decimals shall belong to Sri Sudipto Mohanta @ Sudipta Mohanta), 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 Near Debi Chaudhrani 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 RS Plot No. 191

South :- Land of N.B Developers

East :- Land of RS Plot No. 89

West :- 18 ft wide SMC Road



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022



Soapan Khanda  
Pavilion Bhawik  
Sudipta Mukherjee

: 6 :

**SCHEDULE - "B"**

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

All that piece or parcel of Vacant Dahala land measuring 11 Kathas 5 Chhataks 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 Near Debi Chaudhrani 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 others

South :- Land of others

East :- Land of R.S Plot No. 89

West :- 16 feet wide Road



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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 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 Prasad.

Prakash Nagar, Siliguri

P.O:- Salogura.

P.S:- Bhaktinagar.

Dist:- Jalpigiuri

Jaapan Kr. Das.

**FIRST PARTY**

2.

Sahmata Pran Gunny

S/O:- Sishir Kumar Chandra

South Bhokutnagar

P.O. P.S. Siki Guri

Dist. Darjeeling.

Paritosh Bhunia

Susila Mahanta

**SECOND PARTY**

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

Manoj Agarwal

**MANOJ AGARWAL**

**Advocate, Siliguri**

**(Enrl No. F-505/434 of 1997)**


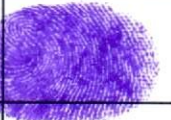
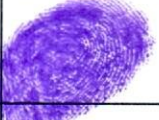
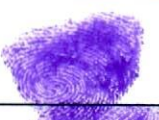
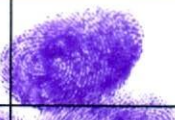


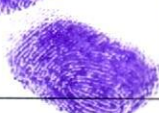
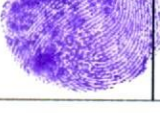
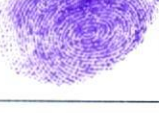
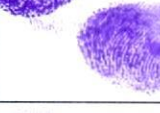


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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022


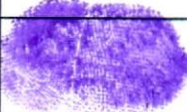

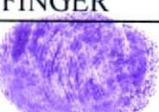


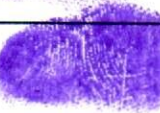
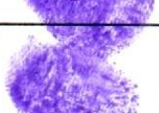
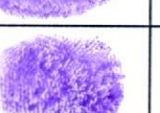
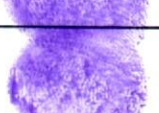
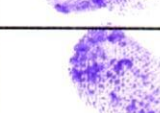


*Souparan An. Das*

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	RIGHT HAND					


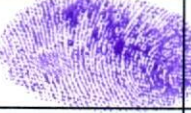
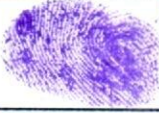

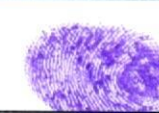




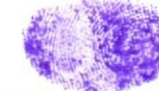
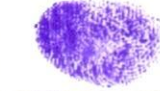
*Souparan An. Das*  
Signature

*Paritosh Bhowik*

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

*Paritosh Bhowik*  
Signature

*Sudipta Maiti*

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

*Sudipta Maiti*  
Signature



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

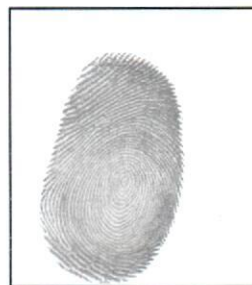
21 SEP 2022

**IDENTIFIER PHOTO SHEET**

**PHOTO**



**LEFT THUMB IMPRESSION**



*Mark Lytle*

\_\_\_\_\_  
**Signature of Identifier**

*[Handwritten mark]*





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Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

21 SEP 2022

## Major Information of the Deed

Deed No :	I-0711-08820/2022	Date of Registration	21/09/2022
Query No / Year	0711-2002822233/2022	Office where deed is registered	
Query Date	20/09/2022 2:50:40 PM	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. 2,32,40,000/-		Rs. 2,47,88,791/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,33,288/- (Article:31)		Rs. 1,26,668/- (Article:A(1), E,)	
Remarks	M.V. of the property of Greatest Value Rs 1,26,65,362/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



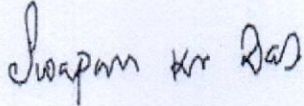


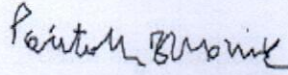
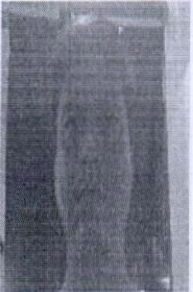

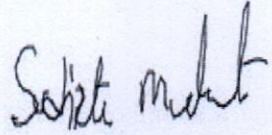
### Land Details :

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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-191	RS-120	Bastu	Bastu	19.5 Dec	1,16,20,000/-	1,26,65,362/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	RS-191	RS-120	Bastu	Bastu	11 Katha 5 Chatak	1,16,20,000/-	1,21,23,429/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>38.1656Dec</b>	<b>232,40,000 /-</b>	<b>247,88,791 /-</b>	
	<b>Grand Total :</b>				<b>38.1656Dec</b>	<b>232,40,000 /-</b>	<b>247,88,791 /-</b>	



**Parties to Exchange Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SWAPAN KUMAR DAS,</b> <b>(Alias: Mr SWAPAN DAS)</b> Son of Mr MAKHAN LAL DAS Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/09/2022	LTI 21/09/2022	21/09/2022	
JYOTINAGAR, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx0H, Aadhaar No: 89xxxxxxxx6106, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
2	<b>Name</b> <b>Mr PARITOSH BHOWMICK</b> Son of Late SURENDRA NATH BHOWMICK Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/09/2022	LTI 21/09/2022	21/09/2022	
JYOTINAGAR, WARD NO.41, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx3F, Aadhaar No: 52xxxxxxxx0467, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
3	<b>Name</b> <b>Mr SUDIPTA MOHANTA,</b> <b>(Alias: Mr SUDIPTA MOHANTO) (Presentant )</b> Son of Mr KSHITISH CHANDRA MOHANTA Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/09/2022	LTI 21/09/2022	21/09/2022	
SHASTRI NAGAR WARD NO.41, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx9L, Aadhaar No: 59xxxxxxxx5184, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AKASH GUPTA</b> Son of Mr MANULAL PRASAD NEAR DADA BHAI COLONY, PRAKASH NAGAR WARD NO.42, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008			
	21/09/2022	21/09/2022	21/09/2022
Identifier Of Mr SWAPAN KUMAR DAS, Mr PARITOSH BHOWMICK, Mr SUDIPTA MOHANTA			

**Share of Property After Exchange**

Sch	Name of the Donor	Party Number	Transferred	Transferred	Share in Market
No.	of Settlement		Area	Area in(%)	Value (In Rs.)
L1	Mr PARITOSH BHOWMICK	2	15.6844 Dec	15.6844 Dec	1,01,87,108/-
L1	Mr SUDIPTA MOHANTA	2	3.8156 Dec	3.8156 Dec	24,78,254/-
L2	Mr SWAPAN KUMAR DAS	1	11 Katha 5 Chatak	11 Katha 5 Chatak	1,21,23,429/-



On 21-09-2022

**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 12:26 hrs on 21-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SUDIPTA MOHANTA Alias Mr SUDIPTA MOHANTO, 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 2,47,88,791/-. MV of the property of Greatest Value Rs 1,26,65,362/-

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

Execution is admitted on 21/09/2022 by 1. Mr SWAPAN KUMAR DAS, Alias Mr SWAPAN 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, 2. Mr PARITOSH BHOWMICK, Son of Late SURENDRA NATH BHOWMICK, JYOTINAGAR, WARD NO.41, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr SUDIPTA MOHANTA, Alias Mr SUDIPTA MOHANTO, Son of Mr KSHITISH CHANDRA MOHANTA, SHASTRI NAGAR WARD NO.41, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr AKASH GUPTA, , Son of Mr MANULAL PRASAD, NEAR DADA BHAI COLONY, PRAKASH NAGAR WARD NO.42, 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 1,26,668/- ( A(1) = Rs 1,26,654/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,26,668/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 11:01AM with Govt. Ref. No: 192022230125452171 on 21-09-2022, Amount Rs: 1,26,668/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 397523572 on 21-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

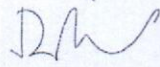
Certified that required Stamp Duty payable for this document is Rs. 6,33,288/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,28,288/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 115, Amount: Rs.5,000/-, Date of Purchase: 02/09/2022, Vendor name: Tanmoy Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 11:01AM with Govt. Ref. No: 192022230125452171 on 21-09-2022, Amount Rs: 6,28,288/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 397523572 on 21-09-2022, Head of Account 0030-02-103-003-02



Biswarup Goswami  
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 203692 to 203706  
being No 071108820 for the year 2022.



*Handwritten signature of Biswarup Goswami*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2022.09.22 13:44:36 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/09/22 01:44:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)