

5893/10

Partly pending

3. 4871/10



पश्चिम बंगाल WEST BENGAL

801784

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

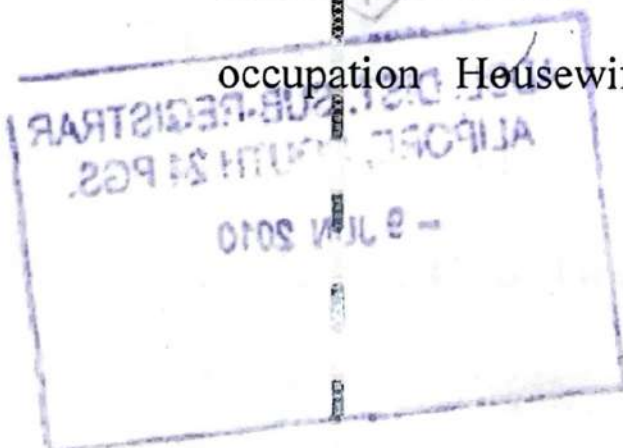
16 JUN 2010

DEED OF EXCHANGE

This Indenture made this the 7th day of June 2010 (Two Thousand ten)

BETWEEN

Smt. Himani Roy, wife of Bimal Chandra Roy, by faith Hindu, by occupation Housewife, residing at 513/1, Chitta Ranjan Colony,



474

Rs 474

04/6/2010

Amit Roy

77A/72/1

Raja Saibodh Chandre Mullick Ad.

K91-~~47~~ 92
De

De

Bamten Das
Stamp Vendor
Alipore Police Court
Court 24 Pgs. Alipore

474 Rs 5000/- (Rs five thousand only)

document are the part of the document
the endorsement are attached with this
to registration. The signature is admitted
Certified that the document is admitted

Alipore, South 24 Parganas
Addl. Dist. Sub-Registrar

18 JUN 2010



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- 9 JUN 2010

Ardheendu Sekhar Ganguly - Business
S/o Late Anil Ranjan Ganguly
21197, Sree Colony, Kakada-700092

Police Station - Jadavpur, Kolkata -- 700 092, District 24-Parganas (South), hereinafter called and referred to as **"the FIRST PARTY"** (which expression shall unless otherwise repugnant to the context be deemed to mean and include her executors, representatives, administrators, and assigns) of the **ONE PART:**

AND

Sri Amit Roy, son of Late Bimal Chandra Roy, by faith Hindu, by occupation Retired, residing at 513/1 A, Chitta Ranjan Colony, Police Station - Jadavpur, Kolkata - 700 092, District 24-Parganas (South), hereinafter referred to as **"the SECOND PARTY"** (which expression shall unless otherwise repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART:**

Whereas by two separate registered Deed of Indenture both dated 18.02.1989 the Governor of the State of West Bengal through the Refugee Relief and Rehabilitation Department transferred and conveyed ALL THAT 2 cottahs 3 chittacks 35 sq.ft. of land unto and in favour of the FIRST PARTY above named being E. P. No. 513/1, S. P. No. 96, C. S. Plot Nos. 601(P), 603(P), 604(P) and 605(P) of Mouza Bade Raipur, J. L. No. 34, Police Station Jadavpur, Sub-Registry Alipore, District 24-Parganas (South) recorded in Book No. I, Volume No. 16, Pages 145 to 148, Being No. 1162 for the year

1989 the description of which are fully and particularly referred in the SCHEDULE 'A' hereunder;

And whereas in similar terms the Governor of the State of West Bengal through the Refugee Relief and Rehabilitation Department transferred and conveyed ALL THAT 3 cottahs 43 sq.ft. of land unto and in favour of the SECOND PARTY above named being E. P. No. 513/1A, S. P. No. 96/1, C. S. Plot Nos. 601(P), 603(P), 604(P) and 605(P) of Mouza Bade Raipur, J. L. No. 34, Police Station Jadavpur, Sub-Registry Alipore, District 24-Parganas (South) recorded in Book No. I, Volume No. 16, Pages 141 to 144, Being No. 1161 for the year 1989 both registered in the office of the Additional District Registrar at Alipore, 24-Parganas (South), the description of which are fully and particularly referred in the SCHEDULE 'B' hereunder;

And whereas the parties above named are in absolute possession of their respective allotted plots by raising constructions thereon and by mutating their names in the assessment records of the Kolkata Municipal Corporation;

And whereas the FIRST PARTY being the mother and the SECOND PARTY being the son of the FIRST PARTY, the parties felt difficulties in the matter of maintaining two separate premises

adjoining with each other and for comfortable use and enjoyment of their properties and for the sake of family arrangements both the parties have decided and expressed their desire to exchange their respective half (1/2) shares of their properties to each other to form a single dwelling unit of the said respective properties adjoining with each other and in other form for amalgamation of the above mentioned two premises Nos. 77A/72 and 77A/72/1, Raja S. C. Mallick Road, the description of which are referred in the Schedule "A" & "B" respective and for the purpose of exchange and/or to amalgamate the above mentioned adjoining properties there shall be no monetary consideration in between the parties for transfer or convey their respective half (50%) to each other and after the exchange of their respective shares and having formed in a single dwelling unit the measurement of both the properties shall be in all measuring about 5 cottahs 4 chittacks 33 sq.ft. together with 800 sq.ft. structure thereon and the parties thereafter shall take necessary steps and efforts to mutate their names after the completion of the exchange in the assessment record of The Kolkata Municipal Corporation;

And whereas in the manner aforesaid the FIRST PARTY hereby exchange or transfer half (50%) share of her property measuring about 1 cottah 1 chittack 40 sq.ft. together with 200 sq.ft. pucca structures thereof and in similar terms the SECOND PARTY hereby exchange

or transfer his half (50%) share measuring about 1 cottah 8 chittacks 22 sq.ft. together with 200 sq.ft. structures thereon and the description of the properties hereby exchanged are fully and particularly referred in the Schedule "A-1 and B-1" hereunder respectively and the respective properties are fully and particularly delineated in the sketch map annexed hereto;

NOW THIS DEED WITNESSES that in pursuance of the said mutual understanding and relationship and in consideration of the transfer effected by the FIRST PARTY and the SECOND PARTY as hereunder appearing, the FIRST PARTY as beneficial owners do hereby grant convey transfer assign and assure unto and in favour of the SECOND PARTY free from all encumbrances the portion of schedule "A" property together with proportionate structured thereon as described in the Schedule "A1" hereunder and to have and to hold the same absolutely and forever in exchange for what is hereunder transferred by the SECOND PARTY in favour of the FIRST PARTY and that the said SECOND PARTY in further pursuance of the said agreement or understanding and in consideration of the transfer effected by the FIRST PARTY as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the FIRST PARTY free from all encumbrances, the property described in the Schedule "B1" hereto and TO HAVE AND TO HOLD the same

absolutely and forever in exchange for the transfer as aforesaid effected by the SECOND PARTY in favour of the FIRST PARTY as aforesaid.

IT IS HEREBY AGREED AND DECLARED that each party hereto shall 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 and will, at the requests 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 them.

It is hereby further declares that the value of the property specified in each of the schedules "AT" and "BI" are equal and the same is Rs.8,00,000/- (Rupees eight lakhs) only.

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT K.M.C. premises No. 77A/72, Raja S. C. Mallick Road,
Postal Address 513/1, Chitta Ranjan Colony, Kolkata - 700 092,

District 24-Pargnas (South), Police Station Jadavpur, Sub-Registry Office Alipore, within the Municipal limits of The Kolkata Municipal Corporation, Ward No,96, being Assessee No. 210960814230, land measuring about 2 cottah 3 chittacks 35 square feet, together with 400 square feet pucca structure, comprised in E. P. No. 513/1, S. P. No. 96, C. S. Plot Nos. 601(P), 603(P), 604(P) and 605(P) of Mouza Bade Raipur, J. L. No. 34, more fully delineated in the sketch map annexed herewith marked with YELLOW border, butted and bounded by: -

On the North: E. P. No. 512

On the South: E.P. No. 513

On the East: Road

On the West: E. P. No. 513/1A

THE SCHEDULE "A" ABOVE REFERRED TO;

(The property hereby exchange)

All that undivided 1 Cottah 1 chittack 40 square feet of land together with 200 sq.ft. pucca structure of the Schedule "A" property.

THE SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT K.M.C. premises No. 77A/72/1, Raja S. C. Mallick Road, Postal Address 513/1 A, Chitta Ranjan Colony, Kolkata - 700 092,

District 24-Pargnas (South), Police Station Jadavpur, Sub-Registry Office Alipore, within the Municipal- limits of The Kolkata Municipal Corporation, Ward No.96, being Assessee No. 210960814228, land measuring about 3 cottah 43 square feet, together with 400 square feet pucca structure, comprised in E. P. No. 513/1A, S. P. No. 96/1, C. S. Plot Nos. 601(P), 603(P), 604(P) and 605(P) of Mouza Bade Raipur, J. L. No. 34, more fully delineated in the sketch map annexed herewith marked with RED border, butted and bounded by: -

On the North; E. P. No. 512, S. P. No. 90

On the South: E. P. No. 513, S. P. No. 95

On the East: E. P. No. 513/1

On the West: S. P. No. 90, 95, E. P. No. 498/1, 500

THE SCHEDULE "B1" ABOVE REFERRED TO:

(The property hereby exchange)

All that undivided 1 cottah 8 chittacks 22 square feet of land together with 200 sq.ft. pucca structure of the Schedule "B" property.

IN WITNESS WHEREOF the PARTIES has hereunto set and subscribed their hand and seal by the day, month and year first above written.

WITNESSES:-

- 1) Sumit Roy
77A/72 Raja S.C. Mullick
Road, Kolkata - 700092

Sumit Roy
Sumit Roy

FIRST PARTY

- 2) Shyamoli Roy.
77A/72 Raja S.C. Mullick
Road, Kolkata - 700092

Shyamoli Roy
Shyamoli Roy












SECOND PARTY

Drafted by me and
Prepared in my chamber
Gayatri Chakrabarty
W.B. 377/99 Advocate
Alipore Judges' Court
Bar Library Room No. 2,
Kolkata - 700 027

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

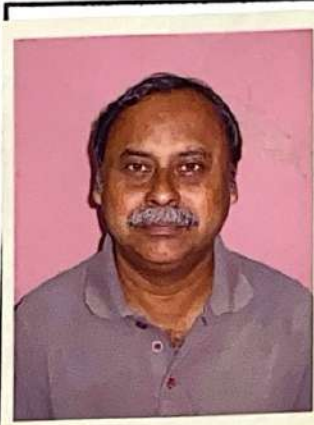







Name

Signature

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


Name HIMANI ROY

Signature Himani Roy

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

Name AMIT ROY

Signature Amit Roy

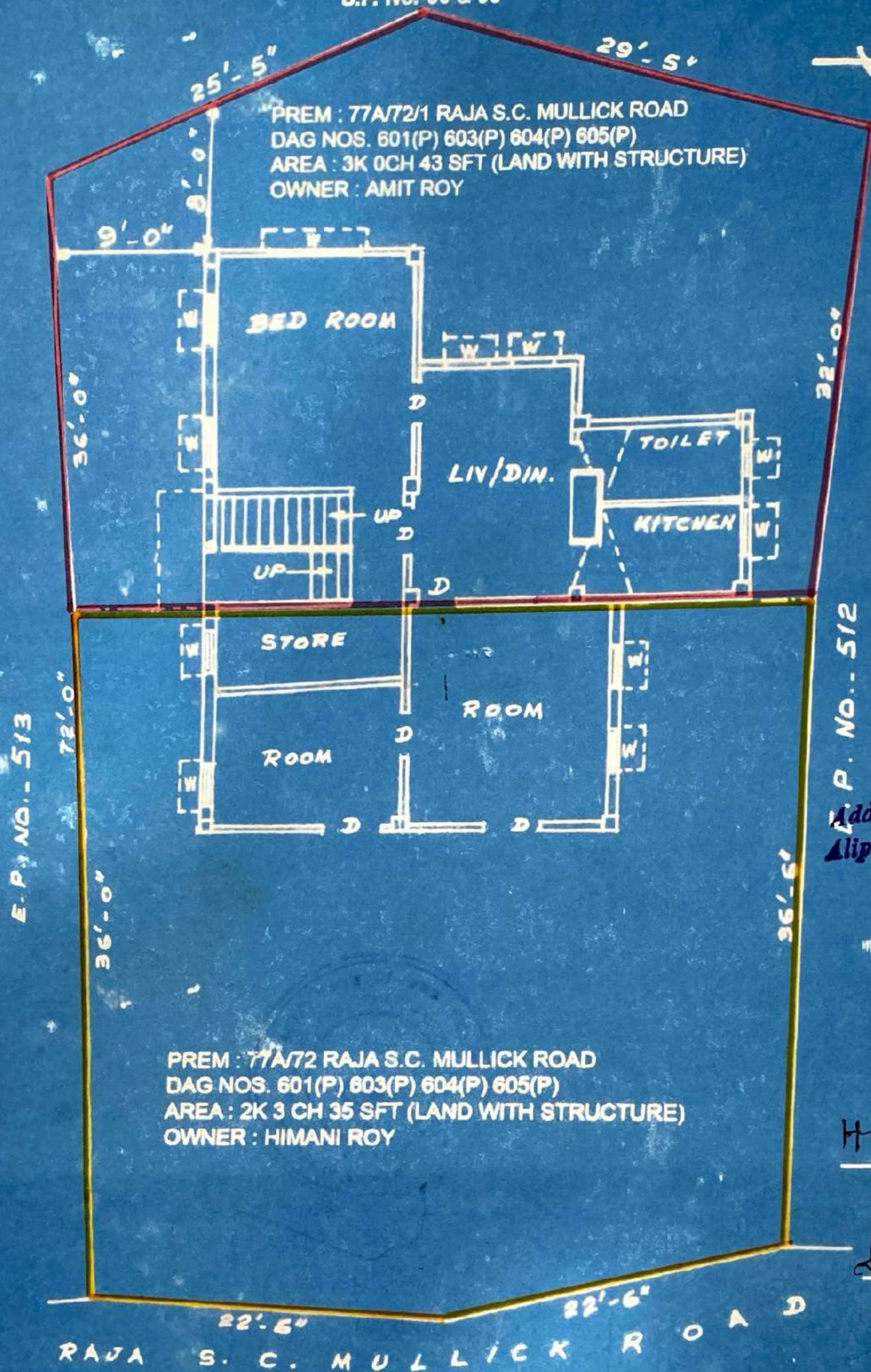
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PHOTO	left hand					
	right hand					

Name

Signature

NO. 77A/72 RAJA S.C. MULICK ROAD, E.P. NO. 513/1, S.P. NO. 96 & PREMISES NO. 77A/72/1 RAJA S.C. MULICK
 E.P. NO. 513/1A, S.P. NO. 96/1 BOTH AT MOUZA-BADE ROYPUR J.L. NO. 34, C.S. PLOT NOS 601(P) 603(P) 604(P) 605(P)
 ER WARD NO. 086 P.S. JADAVPUR KOLKATA-700092 WITHIN THE JURISDICTION OF THE KOLKATA MUNICIPAL CORPORATION
 PREMISES NO. 77A/72 RAJA S.C. MULICK ROAD, SCHEDULE 'A' PROPERTY SHOWN BY YELLOW LINE
 PREMISES NO. 77A/72/1 RAJA S.C. MULICK ROAD SCHEDULE 'B' PROPERTY SHOWN BY RED LINE

E. P. NO. - 498/1 & 500
 S.P. No.-90 & 95



P. No. - 512

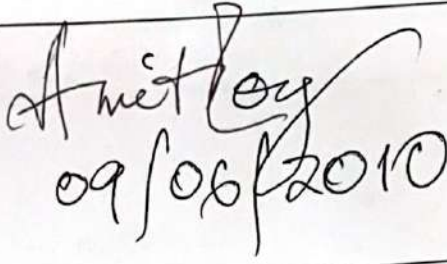
Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

Himani Roy
 FIRST PARTY



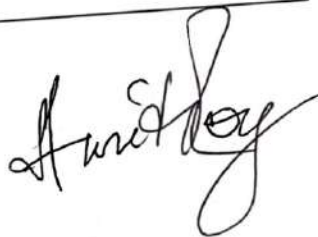
Amit Roy
 SECOND PARTY

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05893 / 2010

I . Signature of the Presentant

Name of the Presentant	Signature with date
Amit Roy	 09/06/2010

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amit Roy Address -513/1 A, Chitta Ranjan Colony, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700092	Self	 09/06/2010	 LTI 09/06/2010	

Name of Identifier of above Person(s)

Ardhendu Sekhar Ganguly
2/197, SREE COLONY, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin
:-700092

Signature of Identifier with Date

Ardhendu Sekhar Ganguly.
09-06-2010



(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04871 of 2010
(Serial No. 05893 of 2010)

On 09/06/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 10912/- , E = 14/- on 09/06/2010

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.- 992533/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 59572 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 35000/- is paid, by the draft number 70112, Draft Date 31/05/2010, Bank Name State Bank of India, BALLYGUNGE, received on 09/06/2010
2. Rs. 19572/- is paid, by the draft number 70151, Draft Date 02/06/2010, Bank Name State Bank of India, BALLYGUNGE, received on 09/06/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.29 hrs on :09/06/2010, at the Office of the A. D. S. R. ALIPORE by Amit Roy , one of the Executants.

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

Execution is admitted on 09/06/2010 by

1. Amit Roy, son of Lt. Bimal Chandra Roy , 513/1 A, Chitta Ranjan Colony, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700092 , By Caste Hindu, By Profession : Retired Person

Identified By Ardhendu Sekhar Ganguly, son of Lt. Anil Ranjan Ganguly, 2/197, SREE COLONY, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700092 , By Caste: Hindu, By Profession: Business.

Endorsement for issuing commission

[Case No. 01927 - 2010]

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Utpal Kumar Basu,A. D. S. R. Alipore, for the purpose of enquiring whether this document has been executed by

(Utpal Kumar Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04871 of 2010
(Serial No. 05893 of 2010)

1. Himani Roy Wife of Bimal Chandra Roy, 513/1, Chitta Ranjan Colony, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700092 , by whom it purports to have been executed.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement by Commissioner after execution of commission

1. [Case No. 01927 - 2010]

Having visited the residence of : 1. Himani Roy Wife of Bimal Chandra Roy of 513/1, Chitta Ranjan Colony, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700092 By Caste Hindu By Profession: House wife, I have this day examined the said 1. Himani Roy Who has been identified to my satisfaction by Ardhendu Sekhar Ganguly, son of Lt. Anil Ranjan Ganguly, 2/197, SREE COLONY, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700092 , By Caste: Hindu, By Profession: Business. And the said 1. Himani Roy has Admitted the execution of this document.

Signature of the Commissioner:
(Utpal Kumar Basu)
Designation: A. D. S. R.
Office: Alipore

Endorsement by a Registering Officer on receipt of Commissioner's report

[Case No. 01927 - 2010]

From the above report I am satisfied that this document has been executed by the said Himani Roy and I accordingly admit it to registration

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/06/2010

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 : 31,5 of Indian Stamp Act 1899.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 746 to 762
being No 04871 for the year 2010.



(Utpal Kumar Basu) 15-June-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal