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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 278816

DEED OF EXCHANGE

THIS DEED OF EXCHANGE made this the 13th day of
December, 2024.....

BETWEEN

Certified that the document is admitted
to registration. The stamp sheet/s and
the endorsement on the document are as follows.

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

13 DEC 2024

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No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kolkata

SRI BIPLAB DEY
ADVOCATE
The Calcutta City Courts' Bar Association
2 & 3, K. S. Roy Road, 2nd Floor
Kolkata-700 001



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Alipore, South 24 Parganas

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I identified by me.

Biplab Dey, Advocate
(WB/660/1992)

The City Civil Courts Bar Association
2 & 3, K. S. Roy Road,
2nd Floor.
Kolkata - 700001.

SRI SUBHANKAR CHATTERJEE, (PAN- ACSPC6788R), (AADHAAR NO. 8729 2859 4310) (Mob No. 9830435465) son of Late Sakti Pada Chatterjee, by Faith-Hindu, ^{by Nationality - Indian} By Occupation-Service, residing at 16/1, Baishnabghata Road, Post Office-Naktala, Police Station-Netaji Nagar, erstwhile Patuli, Kolkata-700047, District-South 24 Parganas, West Bengal, hereinafter referred to and called as the **"FIRST PART (LAND OWNER)/ FIRST PARTY"** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include his their heirs, legal representative, successors and assigns), hereinafter referred to as the **FIRST PART.**

AND

SRI. GOPAL KUNDU (PAN- AFXPK 7428J) (Aadhaar No. 4611 9977 9796), (Mobile No. 9830135704), son of Late Dasarath Kundu, By Faith-Hindu, by Nationality-Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District- South 24 Parganas, West Bengal, hereinafter referred to as the **"SECOND PART (LAND OWNER)/ SECOND PARTY"** (which expression shall, unless excluded by the context or otherwise, include his respective heirs, executors, administrators, legal representative and permitted assigns) of the **SECOND PART.**

DEVOLUTION OF TITLE:-

I. FIRST PLOT OF LAND:-

WHEREAS by virtue of a registered Deed of Partition dated 19th October 1970 duly registered in the office of the Joint Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 79, pages from 250 to 290, being No. 4483 for the year 1970, one Saktipada Ghatak Chatterjee became the owner of the property ALL THAT the piece and parcel of Land measuring about 5 (Five) Cottah 1(One) Chittack 17.55 Sq.Ft. (i.e., 340.29 SQ.M.) be the same a little more or less, together with 500 Sq. Ft one-storied residential building



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sanding thereon with a common private passage measuring about 6 (Six) Chittack 32.57 Sq. Ft. (28.11Sq.Mt.)on the Northern side having total land area of **368.40 SQ.M. i.e. 5 (five) Cottah 8 (eight) Chittack** be the same a little more or less, lying and situated at **Premises No. 87/B/1C Raja Subodh Chandra Mullick Road, Kolkata-700047**, under Mouza Baishnabghata, appertaining to C.S. Plot No. 122, J.L. No.28, Post Office-Naktala, under Police Station- Netaji Nagar (erstwhile Patuli), within in the Jurisdiction of Ward No.100 of Kolkata Municipal Corporation, Borough: X, Under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS after becoming the owner of the aforesaid property Saktipada Ghatak Chatterjee, mutated his name in the records of Kolkata Municipal Corporation accordingly a new Assessee no i.e., **Assessee No. 211000802340** has been issued in his favour and he has started enjoying the said property by paying regular taxes to the Municipal Authorities.

AND WHEREAS said Saktipada Chatterjee during his lifetime entered into a Development Agreement on 27.06.2023 with **G.P.HOUSING PRIVATE LIMITED** a private limited company duly incorporated under the provision of the Companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal which was duly registered in the office of the District Sub Registrar-I, Alipore, recorded in Book No.I, Volume No. 1601-2023, pages from 52413 to 52451, being No. 160101454 for the year 2023. Subsequently, he executed a Development Power of Attorney on 28.06.2023, which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2023, pages from 54189 to 54210, being No. 160101486 for the 2023and for facilitating the preparation of plans, relating papers and documents before the Kolkata Municipal Corporation he also



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executed a General Power of Attorney which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No- IV, Volume No. 1601-2023, pages from 1361 to 1376, being No. 160100078 for 2023.

AND WHEREAS during the subsisting of the said development agreement and power Saktipada Chatterjee died intestate on 16.07.2023 leaving behind his two sons namely Suvra Chatterjee and Subhankar Chatterjee as his only legal heirs and successors to inherit his aforesaid property in accordance with the Hindu Succession Act 1956. Be it noted that the wife of said Saktipada Chatterjee namely Moni Sona Chatterjee predeceased on 20.10.2010.

AND WHEREAS by virtue of inheritance said Suvra Chatterjee and Subhankar Chatterjee became the owners of the aforesaid property and duly mutated their names with the records of the Kolkata Municipal Corporation when assessee numbers re-allotted as Assessee No. **211000802340** and premises No.**87/B/1C Raja Subodh Chandra Mullick Road, Kolkata-700047.**

AND WHEREAS by virtue of the said registered Deed of Partition dated 19.10.1970, which was duly registered in the office of the Joint Sub-Registrar at Alipore and recorded in Book No-I, Volume No. 79, pages from 250 to 290, being No. 4483 of 1970, one Satipada Ghatak Chatterjee alias Satipada Chatterjee became the owner of the property ALL THAT the piece and parcel of land of an area of 3(Three) Cottah 3(Three) Chittack 42(Forty-two) Sq. Ft., be the same a little more or less, alongwith structure standing thereon situated and lying at a portion of Block "B" including half of the 8 Ft' wide private passage in the South i.e. 4 feet wide passage in the South comprising in C.S. Plot No. 408, Mouza- Naktala, J.L.No. 32, Khatian No. 323, Revenue Survey No. 14, Touzi No.56, now known as premises No. 87/B/1B, Raja Subodh Chandra Mullick Road, Post Office- Naktala, Police Station-Formerly Patuli now Netaji Nagar, Kolkata-700047, within the Jurisdiction of Kolkata Municipal Corporation Ward No. 100, more fully and particularly described in



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the schedule therein and accordingly after having obtained the said property said Satipada Chatterjee, mutated his name in the record of the Kolkata Municipal Corporation and started enjoying the same by paying tax in respect of the said property.

AND WHEREAS while said Satipada Chatterjee while enjoying his aforesaid property free from all sorts of encumbrances died intestate on 22.09.1991, leaving behind his two sons namely Sri Saradindu Chatterjee and Sri Subhendu Chatterjee, and one daughter namely Smt. Kalpana Pal nee Chatterjee as his only legal heirs and representative to inherit his aforesaid property as per the provision of the Hindu Succession Act 1956, it is pertinent to mention that his wife Aloka Chatterjee predeceased him on 03.10.1983.

AND WHEREAS after the demise of Satipada Chatterjee said Sri Saradindu Chatterjee, Sri Subhendu Chatterjee and Smt. Kalpana Pal nee Chatterjee became the owners of undivided $\frac{1}{3}$ rd share each in All That piece and parcel of Land with structure standing thereon having an area of 3 Cottah 3 Chittack and 42 Sq. Ft. be the same a little more or less situated and lying at premises No. 87/B/1B, Raja Subodh Chandra Mullick Road, Post Office- Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata-700047, under Kolkata Municipal Corporation, Ward No.100, District South 24 Parganas, West Bengal.

AND WHEREAS thereafter by virtue of a registered Deed of Gift dated 4th February 1992 which was duly registered in the office of the Registrar of Assurances Calcutta and recorded in Book No.1, Volume No. 664, Pages 53 to 66, being No. 2076 for the year 1992, the said Kalpana Pal nee Chatterjee, wife of Sisir Kumar Pal (daughter of Satipada Chatterjee), transferred and/or gifted her undivided $\frac{1}{3}$ rd share of the aforesaid property unto and in favour of Sri Saradindu Chatterjee and Sri Subhendu Chatterjee absolutely and forever.



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AND WHEREAS since then Sri Saradindu Chatterjee and Sri Subhendu Chatterjee, became the joint owners of All That piece and parcel of Land with a structure standing thereon having an area of 3 Cottah 3 Chittack and 42 Sq. Ft. be the same a little more or less situated and lying at premises No. 87/B/1B, Raja Subodh Chandra Mullick Road, Post Office-Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata-700047, under Kolkata Municipal Corporation, Ward No.100, District South 24 Parganas, West Bengal having $\frac{1}{2}$ share each over the said property.

AND WHEREAS subsequently the said Saradindu Chatterjee, while thus seized and possessed of otherwise well and sufficiently entitled to the said property, died intestate on 10th May 2003, leaving behind his wife Smt. Aparajita Chatterjee and two sons namely Sri Sidharta Chatterjee and Sri Suvodip Chatterjee as his only legal heirs and successors to inherit his aforesaid property as per the provision of Hindu Succession Act 1956 and after the demise of said Saradindu Chatterjee, his above named legal heirs and successors Smt. Aparajita Chatterjee, Sri Siddhartha Chatterjee, and Sri Suvodip Chatterjee became the joint owners of undivided half share i.e. individually $\frac{1}{6}$ th share each in respect of the property left by the said Saradindu Chatterjee (since deceased).

AND WHEREAS Subhendu Chatterjee, Smt. Aparajita Chatterjee, Sri Siddhartha Chatterjee, and Sri Suvodip Chatterjee, while jointly seized and possessed All That piece and parcel of Land with structure standing thereon having an area of 3 Cottah 3 Chittack and 42 Sq. Ft. alongwith 4' wide private passage, so total area is 3 Cottah 10 Chittack 30 Sq.ft. be the same a little more or less situated and lying at premises No. 87/B/1B, Raja Subodh Chandra Mullick Road, Post Office-Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata-700047, under Kolkata Municipal Corporation, Ward No.100, District South 24 Parganas, West Bengal sold conveyed and transferred the same unto and in favour of Smt. Nirmla Gupta wife of Ashok Kumar Gupta, by virtue of a registered deed of conveyance dated 21st November 2011 which was duly registered in the office of the Additional



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District Sub-Registrar at Alipore and recorded in Book No.I, CD Volume No.37, pages from 53 to 73, being No. 08412 for the year 2011.

AND WHEREAS after purchasing the aforesaid plot of land Nirmala Gupta duly mutated her name in the record of the Kolkata Municipal Corporation and when the new premises number was allotted as premises No. 87/B/1B, Raja Subodh Chandra Mullick Road, Police Station- now Netaji Nagar, formerly Jadavpur, Kolkata 700047 and started paying the taxes regularly.

AND WHEREAS said Nirmala Gupta while enjoying her aforesaid property free from all sorts of encumbrances sold, conveyed, and transferred the said plot of land measuring an area of 3 (Three) Cottah 3 (Three) Chittack 42 (Forty-Two) Sq. Ft. be the same a little more or less, along with a structure standing thereon, together with the half of the 8 feet wide passage in the South i.e. 4 feet wide private passage in the south, so the total is 3 Cottah 10 Chittack and 30 Sq. Ft. and other rights such as gas, electric, telephone lines, drainage, lying and situated at K.M.C. premises No. 87/B/1B Raja Subodh Chandra Mullick Road, Post Office- Naktala, Police Station-Netaji Nagar, Kolkata-700047, being Assessee No. 211000802339 under Mouza -Naktala, appertaining to Plot No. 408 (Part), J.L.No. 32, Revenue Survey 14, Touzi No. 56, Khatian No. 323, within in the Jurisdiction of Ward No. 100, Borough: X, Kolkata Municipal Corporation, Under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal in favour of Smt. Runa Kundu ~~being Owner No.3,~~ one of the owners therein herein which was duly registered in the office of the District Sub-Registrar-I, Alipore, south 24-Parganas and recorded in Book No.I, Volume No. 1601-2023, pages from 65998 to 66025, being No.160101902 for the year 2023.

AND WHEREAS after becoming the owner of the said Smt. Runa Kundu duly recorded her name in the records of the Kolkata Municipal Corporation and a new assessee number was allotted i.e., Assessee No. 211000802339, in respect of premises No. 87/B/1B, Raja Subodh Chandra Mullick Road,

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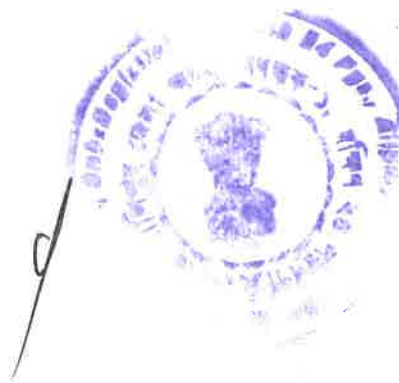
Kolkata 700047, and therefore started enjoying the same by paying tax to the municipal authority.

AND WHEREAS while said Runa Kundu is enjoying her aforesaid property free from all sorts of encumbrances the developer herein approached her for development of her All That piece and parcel of Land with structure standing thereon having area of 3 Cottah 3 Chittack and 42 Sq. Ft. plus 4 feet wide private passage in the south from east to west, so the total is 3 Cottah 10 Chittack and 30 Sq. Ft. be the same a little more or less situated and lying at premises No. 87/B/1B, Raja Subodh Chandra Mullick Road, Post Office- Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata-700047, under Kolkata Municipal Corporation, Ward No.100, District South 24 Parganas, West Bengal by constructing multi-storied building thereon.

AND WHEREAS during the subsisting of the development agreement dated 27th June 2023 the developer has approached all the land owners herein to amalgamate their properties i.e., premises no. 87/B/1B, Raja Subodh Chandra Mullick Road, and 87/B/1C Raja Subodh Chandra Mullick Road into one premise for better construction over both premises.

AND WHEREAS for betterment of the said property and constructing a good building, all the landowners agreed to amalgamate their said properties. For this reason, (1) Sri Suvra Chatterjee(since deceased) and Sri Subhankar Chatterjee on 04.09.2023 jointly gifted **ALL THAT** piece and parcel of undivided undemarcated portion of land measuring more or less 100 Sq. Ft. be the same a little more or less, along with 50Sq. Ft structure out of **ALL THAT** the piece and parcel of Land measuring about 5 (Five) Cottah 1 (One) Chittack 17.55 Sq. Ft. (i.e., 340.29 SQ.M.) be the same a little more or less, together with 500 Sq. Ft one-storied residential building sanding thereon with a common private passage measuring about 6 (Six) Chittack 32.57 Sq. Ft. (28.11 Sq. Mt.) on the North side having a total land area of **368.40 SQ.M. i.e. 5 (five) Cottah 8 (eight) Chittack** be the same a little more or less, lying and situated at **Premises No. 87/B/1C Raja Subodh Chandra Mullick Road, Kolkata-700047**, under Mouza Baishnabghata, appertaining to C.S. Plot No.

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122, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (erstwhile Patuli), within in the Jurisdiction of Ward No.100 of Kolkata Municipal Corporation, Borough: X, Under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal to and in favour of Smt Runa Kundu which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2023, pages from 69554 to 69575, being No. 160102036 for the year 2023. and (2) Smt. Runa Kundu on 04.09.2023, also gifted **ALL THAT** the piece and parcel of undivided and undemarcated Bastu land measuring about 100 Sq. Ft. out of **3 (Three) Cottah 3 (Three) Chittack 42 (forty-two) Sq.ft.** (217.11 Sq.M.) be the same a little more or less, together with half of the 8 feet wide passage in the South i.e. 4 feet wide passage i.e., 6 Chittack 33 Sq. Ft. (28.11 Sq.Mt.) in the South, out of total land of area 3(Three) Cottah 10 (Ten) Chittack 30 (Thirty) Sq.Ft. (245.22 Sq.Mt.) along with an undivided, undemarcated one-storied single structure measuring about 50 Sq. Ft. be the same a little more or less out of 554 Sq. Ft. and other rights such as gas, electric, telephone lines, drainage, lying and situate at K.M.C. premises No. 87/B/1B Raja Subodh Chandra Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata-700047, being Assessee No. 211000802339 under Mouza -Naktala, appertaining to Plot No.408 (Part), J.L.No. 32, Revenue Survey 14, Touzi No. 56, Khatian No. 323, within in the Jurisdiction of Ward No. 100, Borough: X, Kolkata Municipal Corporation, under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal, which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2023, pages from 69576 to 69600, being No. 160102037 for the year 2023.

AND WHEREAS thereafter the landowners herein duly applied for amalgamation of their property vide Kolkata Municipal Corporation Case No. M/100/18-Sep-23/1121 dated 18.09.2023, accordingly the Kolkata Municipal Corporation duly amalgamated the said property total land area 9 Cottah 2 Chittack 30 Sq.ft. as premises Number 87/B/1B, Raja Subodh Chandra



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Mullick Road, Post Office-Naktala, Police Station – Netaji Nagar, Kolkata – 700047 and issued a fresh Assessee no. 211000802339 in favour of all the landowners. Thereafter they started jointly enjoying the said property absolutely after paying the regular taxes.

AND WHEREAS while enjoying the said property, three owners had entered into a Development Agreement on 3/10/2023 with the developer namely G.P.Housing Private Limited which was duly registered in the office of D.S.R.-III, South 24 Parganas, West Bengal and recorded in the Book No.-I, Vol. No.- 1603-2023, Pages from 430431 to 430481, Being No.- 160315513 for the year 2023.

AND WHEREAS thus **SRI SUBHANKAR CHATTERJEE, FIRST PART (LAND OWNER)** herein, became the absolute owner of ½ share of undivided and undemarcated land measuring about **5 (five) Cottah 8 (eight) Chittack (368.40 SQ.M.)** i.e. **2 Cottah 12 Chittack** together with ½ share of undivided and undemarcated structure measuring about 500Sq.ft. i.e.250 Sq.ft. which is became after amalgamation with the land of Smt. Runa Kundu 9 (Nine) Cottah 2 (Two) Chittack 30 Sq. Ft. together with the structure measuring about 1054 Sq.ft. lying and situate at premises No.- 87/B/1/B Raja Subodh Chandra Mullick Road, Kolkata-700047, Assessee No. 211000802339, more fully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS by virtue of inheritance, Miss. Sreeja Chatterjee became the absolute owner of another ½ share of undivided and undemarcated land measuring about **5 (five) Cottah 8 (eight) Chittack (368.40 SQ.M.)** i.e. **2 Cottah 12 Chittack** together with ½ share undivided and undemarcated structure measuring about 500Sq.ft. i.e.250 Sq.ft. which is became after amalgamation with the land of Smt. Runa Kundu 9 (Nine) Cottah 2 (Two) Chittack 30 Sq. Ft. together with the structure measuring about 1054 Sq.ft. lying and situate at premises No.- 87/B/1/B Raja Subodh Chandra Mullick Road, Kolkata-700047.

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AND WHEREAS after became the owner, Miss. Sreeja Chatterjee sold transferred and conveyed her $\frac{1}{2}$ share of undivided and undemarcated plot of land measuring about **5 (five) Cottah 8 (eight) Chittack (368.40 SQ.M.) i.e. 2 Cottah 12 Chittack** together with $\frac{1}{2}$ share undivided and undemarcated structure measuring about 500 Sq.ft. i.e.250 Sq.ft. lying and situate at premises No.- 87/B/1/B Raja Subodh Chandra Mullick Road, Kolkata-700047, to Smt. Runa Kundu on 02/12/2024 by executing a deed of conveyance which was duly registered in the office of D.S.R.-I, South 24 Parganas, West Bengal, and recorded in the Book No.- I, Vol. No. 1601-2024, Pages from 87254 to 87281, being no. 160102365, for the year 2024.

AND WHEREAS thus Smt. Runa Kundu and Sri Subhankar Chatterjee became the joint owners of 9 (Nine) Cottah 2 (Two) Chittack 30 Sq. Ft. togetherwith the structure measuring about 1054 Sq.ft. lying and situate at premises No.- 87/B/1/B Raja Subodh Chandra Mullick Road, Kolkata-700047, Assessee No. 211000802339 and out of the total land area 9 Cottah 2 Chittack 30 Sq.ft. Sri Subhankar Chatterjee is the absolute owner of undivided and undemarcated land measuring about **2 Cottah 12 Chittack** together with a undivided and undemarcated structure measuring about 250 Sq.ft..

II. SECOND PLOT OF LAND:-

WHEREAS by virtue of a registered Deed of Partition dated 19th October 1970 duly registered in the office of the Joint Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 79, pages from 250 to 290, being No. 4483 for the year 1970, one Sakti pada Ghatak Chatterjee became the owner of the property ALL THAT the piece and parcel of Land measuring about 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt). be the same a little more or less, together with 1600 Sq.Ft. two-storied residential building lying and situated at formerly known as **Premises No. 16, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047** and subsequently known as Premises No. **16/1, Baishnabghata Road, Kolkata-700047, & 16/1/1, Baishnabghata Road, Kolkata-700047**, under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No.28, Post Office-Naktala, under Police Station-

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Netaji Nagar (erstwhile Patuli), within in the Jurisdiction of Ward No.100 of Kolkata Municipal Corporation, Borough: X, Under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS after becoming the owner of the aforesaid property Saktipada Ghatak Chatterjee, he mutated his name in the records of Kolkata Municipal Corporation for the aforesaid land measuring about 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt). into two separate premises i.e. **16/1, Baishnabghata Road, Kolkata-700047, Assessee No. 211000300358 & 16/1/1, Baishnabghata Road, Kolkata-700047, Assessee No.- 211000301636** in his favour and he started enjoying the said property by paying regular taxes to the Municipal Corporation.

AND WHEREAS said two plots of land numbered as **16/1, Baishnabghata Road, Kolkata-700047, Assessee No. 211000300358 & 16/1/1, Baishnabghata Road, Kolkata-700047, Assessee No.- 211000301636** will remain same and unaltered as per the partition deed executed between Saktipada Ghatak Chatterjee and others as mentioned in the registered partition deed which was duly registered in the office of the Joint Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 79, pages from 250 to 290, being No. 4483 for the year 1970.

AND WHEREAS while enjoying the aforesaid property Saktipada Chatterjee died intestate on 16.07.2023 leaving behind his two sons namely Suvra Chatterjee (since deceased) and Subhankar Chatterjee as his only legal heirs and successors to inherit his aforesaid property in accordance with the Hindu Succession Act 1956. Be it noted that the wife of said Saktipada Chatterjee namely Moni Sona Chatterjee predeceased on 20.10.2010.

AND WHEREAS by virtue of inheritance said Suvra Chatterjee (since deceased) became the owner of ½ share of undivided and undemarcated Bastu Land measuring an area of 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt).



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be the same a little more or less, along with a two storied residential building standing thereon measuring about 1600 Sq.Ft. lying and situated at Premises No. **16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000300358** and Premises No. **16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000301636** under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS while enjoying the aforesaid property Suvra Chatterjee died intestate on 17.11.2024 leaving behind his one daughter namely Sreeja Chatterjee, confirming party herein, as his only legal heir and successor to inherit his share of the aforesaid property in accordance with the Hindu Succession Act 1956. Be it noted that the wife of said Suvra Chatterjee namely Sree Bhattacharjee predeceased on 24.10.2020.

AND WHEREAS thereafter Suvra Chatterjee (since deceased), one of the owners of the aforesaid property, died intestate on 17/11/2024 leaving behind his one daughter namely Miss. Sreeja Chatterjee, the confirming party herein and wife of Late Suvra Chatterjee namely Sree Bhattacharjee also died intestate on 24/10/2020.

AND WHEREAS after demise of Suvra Chatterjee and Sree Bhattacharjee, Miss. Sreeja Chatterjee, became the absolute owner $\frac{1}{2}$ share of undivided and undemarcated Bastu Land measuring an area of 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt.) i.e. **5 (Five) Cottah 8(Eight) Chittack** be the same a little more or less, along with undivided and undemarcated $\frac{1}{2}$ share of structure standing thereon measuring about **800 Sq.ft.** out of 1600 Sq.Ft. lying and situated at Premises No. **16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047,**

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Deputy Sub-Registrar-I
Tamil Nadu, Chennai

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being Assessee No. 211000300358 and Premises No. 16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No.211000301636 under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS thereafter Miss. Sreeja Chatterjee sold, transferred and conveyed all her right, title, interest on **ALL THAT** piece and parcel of undivided and undemarcated Bastu Land measuring an area of **5 Cottah 8 Chittack** be the same a little more or less, out of **11(Eleven) Cottah (i.e., 735.7859 Sq. Mt).** be the same a little more or less, together with a structure measuring about **800 Sq.ft. out of 1600 Sq.Ft.** lying and situate at premises No.- 16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, and Premises No. 16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, to Sri Gopal Kundu, the **SECOND PART (LAND OWNER)** herein, by executing a deed of conveyance on 29/11/2024 which was duly registered in the office of D.S.R.- I, South 24 Pargana, West Bengal, and recorded in Book No.-I, Vol. No.- 1601-2024, Pages from 86939 to 86958, Being No.- 160102366 for the year 2024.

AND WHEREAS thus **SRI GOPAL KUNDU, SECOND PART (LAND OWNER)** became the absolute owner of $\frac{1}{2}$ share of undivided and undemarcated Bastu Land measuring about **5 (Five) Cottah 8(Eight) Chittack** out of 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt.) i.e. be the same a little more or less, along with undivided and undemarcated $\frac{1}{2}$ share of structure standing thereon measuring about **800 Sq.ft. out of 1600 Sq.Ft.** lying and situated at Premises No. 16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000300358 and Premises No. 16/1/1, Baishnabghata Road, P.O.-

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Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No.211000301636 under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal, more fully described in the **SECOND SCHEDULE** hereunder written.

AND WHEREAS by virtue of inheritance, **Sri Subhankar Chatterjee** became the owner of another $\frac{1}{2}$ share of undivided and undemarcated Bastu Land measuring an area of 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt). be the same a little more or less, along with a two storied residential building standing thereon measuring about 1600 Sq.Ft. lying and situated at Premises No. 16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000300358 and Premises No. 16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000301636 under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS the said **FIRST PART (LAND OWNER)** and **SECOND PART (LAND OWNER)** have decided and agreed to exchange the said plot of lands between themselves and the parties are in uninterrupted possession and enjoyment of their respective individual property and they have agreed for mutual transfer by way of exchange of their said respective properties.

AND WHEREAS the said **SRI SUBHANKAR CHATTERJEE, FIRST PART (LAND OWNER)** herein decided to exchange, transfer and convey all his right, title, interest on **ALL THAT** piece and parcel of undivided and

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undemarcated Bastu Land measuring an area of **2 Cottah 12 Chittack** be the same a little more or less, together with the structure measuring about 250 Sq.ft lying and situated at Premises No. **87/B/1B, Raja Subodh Chandra Mullick Road, Kolkata-700047**, more fully and particularly described in the **FIRST SCHEDULE** in favour of the **SECOND PART (LAND OWNER)** herein and in exchange **SRI GOPAL KUNDU, SECOND PART (LAND OWNER)** herein decided to exchange, transfer and convey all his right, title, interest on **ALL THAT** piece and parcel of undivided and undemarcated Bastu Land measuring an area of **5 Cottah 8 Chittack** be the same a little more or less, out of **11(Eleven) Cottah (i.e., 735.7859 Sq. Mt).** be the same a little more or less, together with a structure measuring about **800 Sq.ft. out of 1600 Sq.Ft.** lying and situate at premises No.- **16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047**, and Premises No. **16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047**, more fully and particularly described in the **SECOND SCHEDULE** in favour of the **FIRST PART (LAND OWNER)** herein and both the properties have same consideration value.

AND WHEREAS after execution of this deed of exchange Subhankar Chatterjee has no right, title and interest or demand in any manner whatsoever in respect of premises no. 87/B/1B, Raja Subodh Chandra Mullick Road, Post Office- Naktala , Police Station – Netaji Nagar, Kolkata-700047 and Gopal Kundu and Runa Kundu became the absolute owners of the said property and similarly after execution of this deed of exchange Gopal Kundu has no right, title and interest or demand in any manner whatsoever in respect of premises no. 16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, and Premises No. 16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047 and became the absolute owner of the said property.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of aforesaid agreement the **FIRST PART (LAND OWNER)** namely **SRI SUBHANKAR CHATTERJEE**, hereby exchange, convey and transfer all his




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right, title, interest on **ALL THAT** piece and parcel of undivided and undemarcated Bastu Land measuring an area of **2 Cottah 12 Chittack** be the same a little more or less, out of the total land area 9 Cottah 2 Chittack 30 Sq.ft. together with the structure measuring about 250 Sq.ft out of 1054 Sq.ft. lying and situated at Premises No. **87/B/1B, Raja Subodh Chandra Mullick Road, Kolkata-700047**, more fully and particularly described in the **FIRST SCHEDULE** in favour of the **SECOND PART (LAND OWNER)** herein and in exchange of first part of land **SECOND PART (LAND OWNER)** namely **SRI GOPAL KUNDU** hereby convey and transfer all his right, title, interest on **ALL THAT** piece and parcel of undivided and undemarcated Bastu Land measuring an area of **5 Cottah 8 Chittack** be the same a little more or less, out of **11(Eleven) Cottah (i.e., 735.7859 Sq. Mt).** be the same a little more or less, together with a structure measuring about **800 Sq.ft. out of 1600 Sq.Ft.** lying and situate at premises No.- **16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047**, and Premises No. **16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047**, more fully and particularly described in the **SECOND SCHEDULE** in favour of the **FIRST PART (LAND OWNER)** herein. After execution of this **DEED OF EXCHANGE** both the parties shall mutate their names in the record of Kolkata Municipal Corporation and enjoy their said plots of lands as mentioned above without any interruption as well as free from all encumbrances.

AND from the day of execution of this deed of exchange, **SRI SUBHANKAR CHATTERJEE, FIRST PART (LAND OWNER)** herein, has no any right, title and interest on **ALL THAT** piece and parcel of undivided and undemarcated Bastu Land measuring an area of **2 Cottah 12 Chittack** be the same a little more or less, out of the total land area 9 Cottah 2 Chittack 30 Sq.ft. together with the structure measuring about 250 Sq.ft. out of 1054 Sq.ft. lying and situated at Premises No. **87/B/1B Raja Subodh Chandra Mullick Road, Kolkata-700047**, being **Assessee No. 211000802339** under Mouza Baishnabghata, appertaining to Plot No. 408 (Part), Revenue Survey No. 14,




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Alipore, South 24 Parganas

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Touzi No.56, Khaitan No. 323, C.S. Plot No. 122, J.L. No. 28 and 32, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

AND similarly from the day of execution of this deed of exchange, **SRI GOPAL KUNDU, SECOND PART (LAND OWNER)** herein, has no any right, title and interest on **ALL THAT** piece and parcel of undivided and undemarcated Bastu Land measuring an area of **5 Cottah 8 Chittack** be the same a little more or less, out of **11(Eleven) Cottah (i.e., 735.7859 Sq. Mt).** be the same a little more or less, together with the **50 yrs** old structure measuring about **800 Sq.ft. (containing undivided and undemarcated 400 Sq.ft at ground floor and 400 Sq.ft on 1st floor) out of 1600 Sq.Ft.** lying and situate at premises No.- **16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000300358** and premises No.- **16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No.211000301636** under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

FIRST SCHEDULE ABOVE REFERRED TO

(The Undivided undemarcated plot of Land Of Sri Subhankar Chatterjee to be exchanged)

ALL THAT piece and parcel of undivided and undemarcated Bastu Land measuring an area of **2 Cottah 12 Chittack** be the same a little more or less, out of the total land area ~~9 Cottah 2 Chittack 30 Sq.ft. together with the~~

As per



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structure measuring about 250 Sq.ft out of 1054 Sq.ft. lying and situated at Premises No. 87/B/1B Raja Subodh Chandra Mullick Road, Kolkata-700047, being Assessee No. 211000802339 under Mouza Baishnabghata, appertaining to Plot No. 408 (Part), Revenue Survey No. 14, Touzi No.56, Khaitan No. 323, C.S. Plot No. 122, J.L. No. 28 and 32, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal, which is butted and bounded as follows.

ON THE SOUTH: 88/1, Raja Subodh Chandra Mullick Road.

ON THE NORTH: 87B/1B, Raja Subodh Chandra Mullick Road

ON THE WEST: 194 Ramgarh Colony & 193/1 Ramgarh Colony

ON THE EAST: Raja Subodh Chandra Mullick Road

SECOND SCHEDULE ABOVE REFERRED TO

(The Undivided undemarcated plot of Land Of Sri Gopal Kundu to be exchanged)

ALL THAT piece and parcel of undivided and undemarcated Bastu Land measuring an area of 5 Cottah 8 Chittack be the same a little more or less, out of 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt). be the same a little more or less, together with the 50 yrs old structure measuring about 800 Sq.ft. (containing undivided and undemarcated 400 Sq.ft at ground floor and 400 Sq.ft on 1st floor) out of 1600 Sq.Ft. lying and situate at premises No.- 16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000300358 and premises No.- 16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji

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South 24 Parganas

3 DEC 2024

Nagar, Kolkata-700047, being Assessee No.211000301636 under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal, which is butted and bounded as follows.

ON THE SOUTH: 21A,Baishnabghata Road

ON THE NORTH: 16,Baishnabghata Road

ON THE WEST: 15' wide KMC Road

ON THE EAST: 24,Baishnabghata Road

THIRD SCHEDULE ABOVE REFERRED TO

(The Total Land Of Sri Subhankar Chatterjee After Exchange)

ALL THAT piece and parcel of Bastu Land measuring an area of 11(Eleven) Cottah (i.e., 735.7859 Sq. Mt). be the same a little more or less, together with the 50 yrs old structure measuring about 1600 Sq.Ft. (containing undivided and undemarcated 800 Sq.ft at ground floor and 800 Sq.ft on 1st floor) lying and situate at premises No.- **16/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No. 211000300358** and premises No.- **16/1/1, Baishnabghata Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, being Assessee No.211000301636** under Mouza Baishnabghata, appertaining to C.S. Plot No. 122 & 118, J.L. No. 28, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough:

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X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal.

FOURTH SCHEDULE ABOVE REFERRED TO
(The Total Land of Sri Gopal Kundu After Exchange)

ALL THAT piece and parcel of undivided and undemarcated Bastu Land measuring an area of **2 Cottah 12 Chittack** be the same a little more or less, out of the total land area **9 Cottah 2 Chittack 30 Sq.ft.** together with the structure measuring about 250 Sq.ft. out of 1054 Sq.ft. lying and situated at Premises No. **87/B/1B Raja Subodh Chandra Mullick Road, Kolkata-700047, being Assessee No. 211000802339** under Mouza Baishnabghata, appertaining to Plot No. 408 (Part), Revenue Survey No. 14, Touzi No.56, Khaitan No. 323, C.S. Plot No. 122, J.L. No. 28 and 32, Post Office-Naktala, under Police Station- Netaji Nagar (formerly Patuli), within in the Jurisdiction of Ward No. 100 of Kolkata Municipal Corporation, Borough: X, within the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, in the State of West Bengal with the co-owner stated herein above, which is butted and bounded as follows.

ON THE SOUTH: 88/1, Raja Subodh Chandra Mullick Road.

ON THE NORTH: 87B/1B, Raja Subodh Chandra Mullick Road

ON THE WEST: 194 Ramgarh Colony & 193/1 Ramgarh Colony

ON THE EAST: Raja Subodh Chandra Mullick Road

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IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day month and year first above written.

SIGNED AND DELIVERED

by the **PARTIES** at Kolkata
in the presence of :

WITNESSES:

1. Sreeja Chatterjee
2/2 Baishnabghata Lane
Kol - 700 047

Subhankar Chatterjee

SIGNATURE OF FIRST LAND OWNER

2. Renu Kunder
8/1A, Baishnabghata
Bye Lane
Kol - 47

Gopal Kunder.

SIGNATURE OF SECOND LAND OWNER

Read over , explained in vernacular to the
Parties and admitted to be correct and as
Per instruction given by the parties, drafted
Be me and prepared in my chamber:

Biplab Dey

Mr. BIPLAB DEY (WB/660/1992)

Advocate

The City Civil Court's Bar Association

2&3, K.S.Roy Road, 2nd Floor ,

Kolkata - 700001.

Ph.no. 9831294305



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Alipore, South 24 Parganas

3 DEC 2024



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature Subhankar Chatterjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Gopal Kundra.....
Signature Gopal Kundra.....

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature

Handwritten mark



[Handwritten signature]

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Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature Subhankar Chatterjee

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Gopal KundraSignature Gopal Kundra

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

PHOTO	left hand					
	right hand					

Name

Signature



District Sub-Registrar-I
Alipore, South 24 Parganas

13 DEC 2024



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



131220242031485076

GRIPS Payment Detail

GRIPS Payment ID:	131220242031485076	Payment Init. Date:	13/12/2024 13:06:58
Total Amount:	1026325	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7249609084825	BRN Date:	13/12/2024 13:07:15
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr GOPAL KUNDU
Mobile: 9831294305

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250314850778	Directorate of Registration & Stamp Revenue	1026325
Total			1026325

IN WORDS: TEN LAKH TWENTY SIX THOUSAND THREE HUNDRED TWENTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250314850778

GRN Details

GRN:	192024250314850778	Payment Mode:	SBI Epay
GRN Date:	13/12/2024 13:06:58	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7249609084825	BRN Date:	13/12/2024 13:07:15
Gateway Ref ID:	CHR9140602	Method:	State Bank of India NB
GRIPS Payment ID:	131220242031485076	Payment Init. Date:	13/12/2024 13:06:58
Payment Status:	Successful	Payment Ref. No:	2003156707/34/2024

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr GOPAL KUNDU
Address:	8/1A, BAISHNAB GHATA BYE LANE,
Mobile:	9831294305
Period From (dd/mm/yyyy):	13/12/2024
Period To (dd/mm/yyyy):	13/12/2024
Payment Ref ID:	2003156707/34/2024
Dept Ref ID/DRN:	2003156707/34/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003156707/34/2024	Property Registration- Stamp duty	0030-02-103-003-02	898012
2	2003156707/34/2024	Property Registration- Registration Fees	0030-03-104-001-16	128313
Total				1026325

IN WORDS: TEN LAKH TWENTY SIX THOUSAND THREE HUNDRED TWENTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-1601-02517/2024	Date of Registration	13/12/2024
Query No / Year	1601-2003156707/2024	Office where deed is registered	
Query Date	12/12/2024 12:12:16 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831294305, Status :Advocate		
Transaction		Additional Transaction	
[0601] Exchange, Exchange		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 2,24,19,243/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 8,98,112/- (Article:31)		Rs. 1,28,345/- (Article:A(1), E, M(b), H)	
Remarks	M.V. of the property of Greatest Value Rs 1,28,29,879/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Road, , Premises No: 16/1/1, , Ward No: 100 Pin Code : 700047

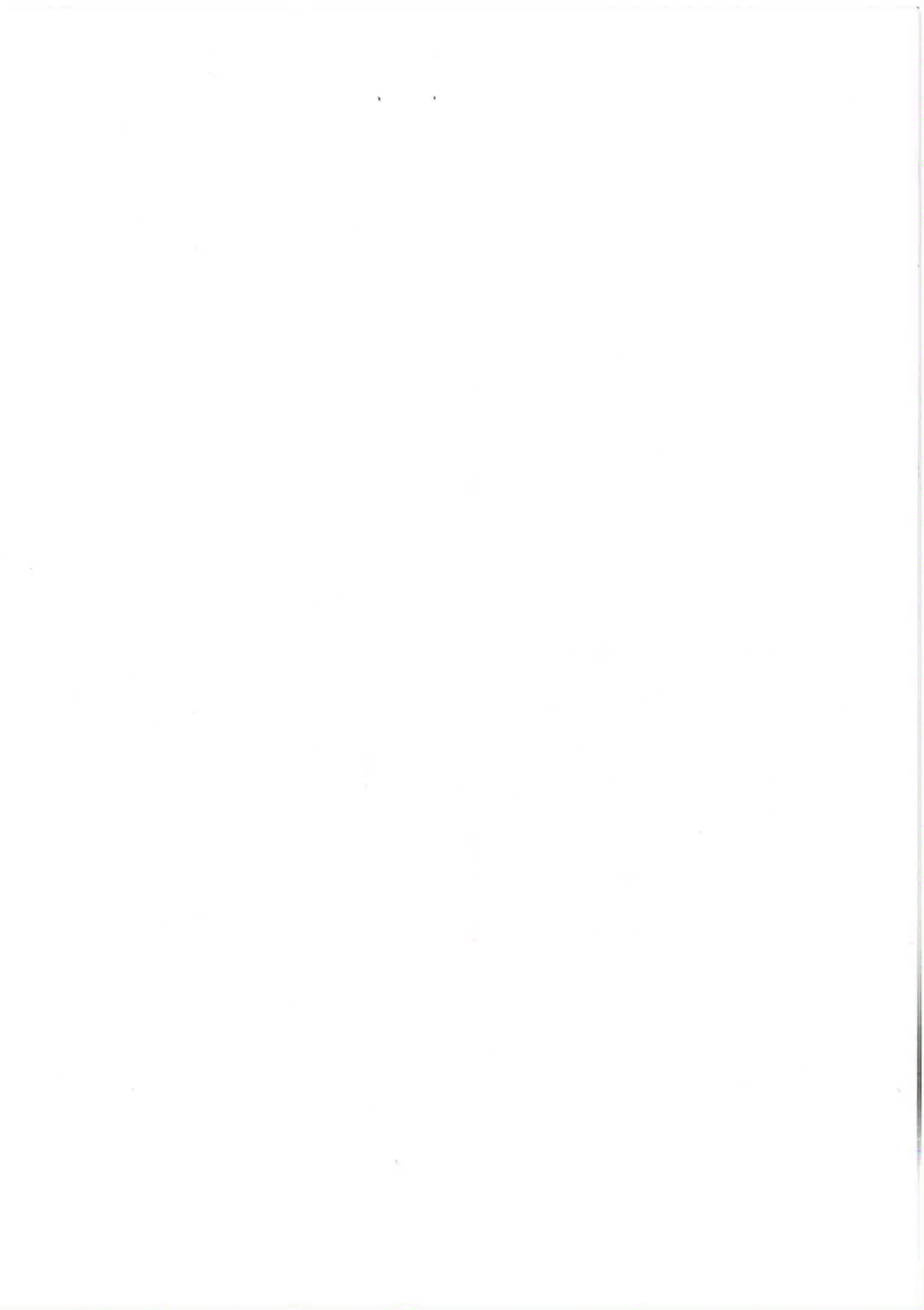
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 8 Chatak	1/-	1,23,70,879/-	Property is on Road

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 87/B/1B, , Ward No: 100 Pin Code : 700047



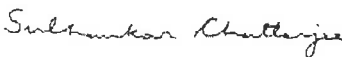


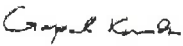
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 12 Chatak	1/-	94,01,864/-	Property is on Road
Grand Total :				13.6125Dec	2 /-	217,72,743 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	4,59,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	250 Sq Ft.	1/-	1,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1050 sq ft	2 /-	6,46,500 /-	



Parties to Exchange Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Subhankar Chatterjee Son of Late Sakti Pada Chatterjee Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured LTI 13/12/2024	 13/12/2024
	16/1 , Baishnabghata Road ,, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: acxxxxxx8r, Aadhaar No: 87xxxxxxxx4310, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Gopal Kundu (Presentant) Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 13/12/2024	 Captured LTI 13/12/2024	 13/12/2024
	8/1A BASHNABGHATA BYE LANE, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: afxxxxxx8j, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Biplab Dey Son of Late N C Dey City Civil Court, City:- , P.O:- N S Building, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 13/12/2024	 Captured 13/12/2024	 13/12/2024
Identifier Of Subhankar Chatterjee, Gopal Kundu, ,			

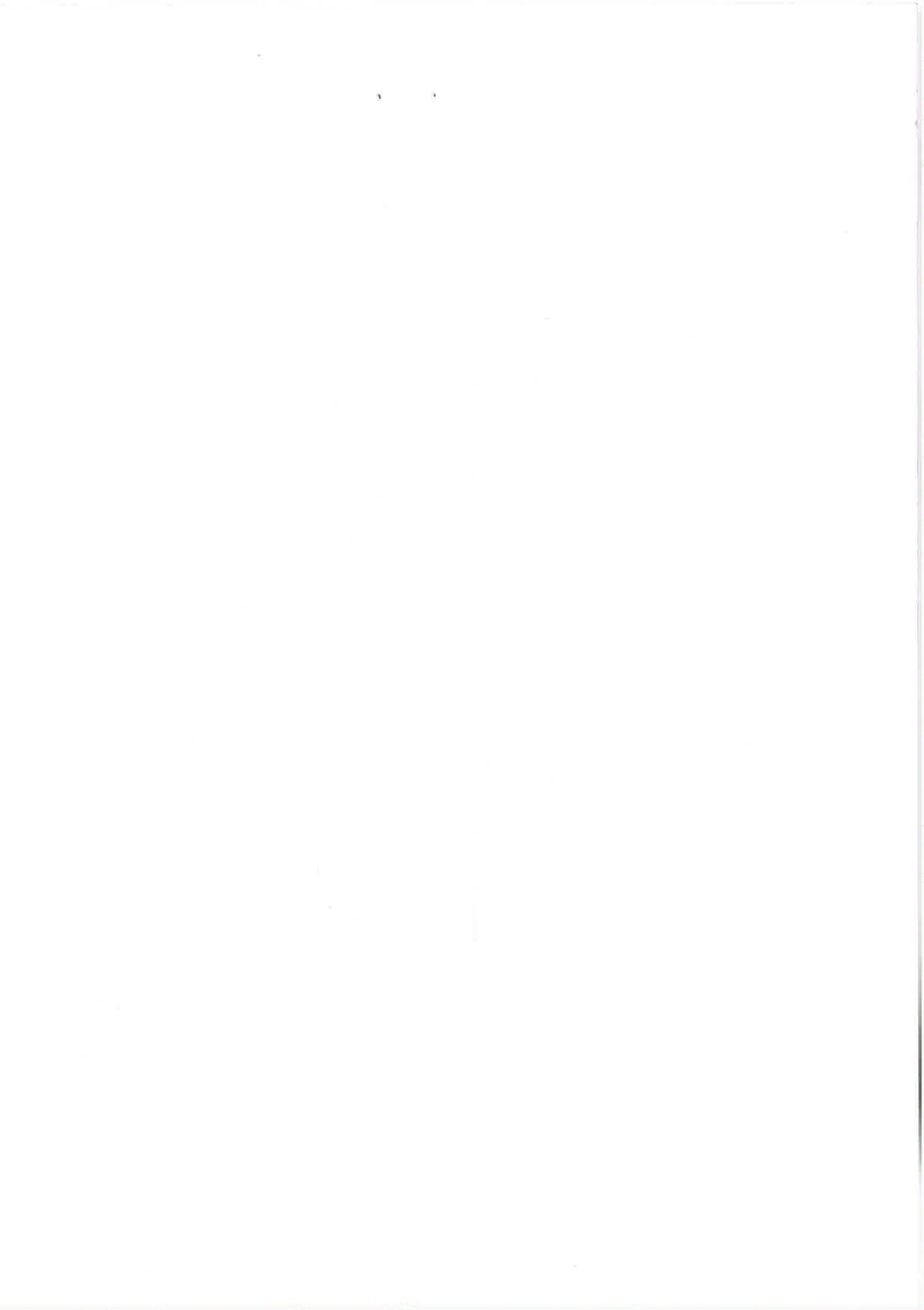


Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	Subhankar Chatterjee	1	9.075 Dec	9.075 Dec	1,23,70,879/-
L2	Gopal Kundu	2	4.5375 Dec	4.5375 Dec	94,01,864/-

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
S1	Subhankar Chatterjee	1	800 Sq Ft	800 Sq Ft	4,59,000/-
S2	Gopal Kundu	2	250 Sq Ft	250 Sq Ft	1,87,500/-



Endorsement For Deed Number : I - 160102517 / 2024

On 13-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 31 of Indian Stamp Act 1899.

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

Presented for registration at 11:00 hrs on 13-12-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Gopal Kundu , 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 2,24,19,243/-. MV of the property of Greatest Value Rs 1,28,29,879/-

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

Execution is admitted on 13/12/2024 by 1. Subhankar Chatterjee, Son of Late Sakti Pada Chatterjee, 16/1 , Baishnabghata Road ,, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Gopal Kundu, Son of Late Dasarath Kundu, 8/1A BAISHNABGHATA BYE LANE, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Biplab Dey, , , Son of Late N C Dey, City Civil Court, P.O: N S Building, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,28,345.00/- (A(1) = Rs 1,28,299.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,28,313/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2024 1:07PM with Govt. Ref. No: 192024250314850778 on 13-12-2024, Amount Rs: 1,28,313/-, Bank: SBI EPay (SBlePay), Ref. No. 7249609084825 on 13-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,98,112/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 8,98,012/-

Description of Stamp

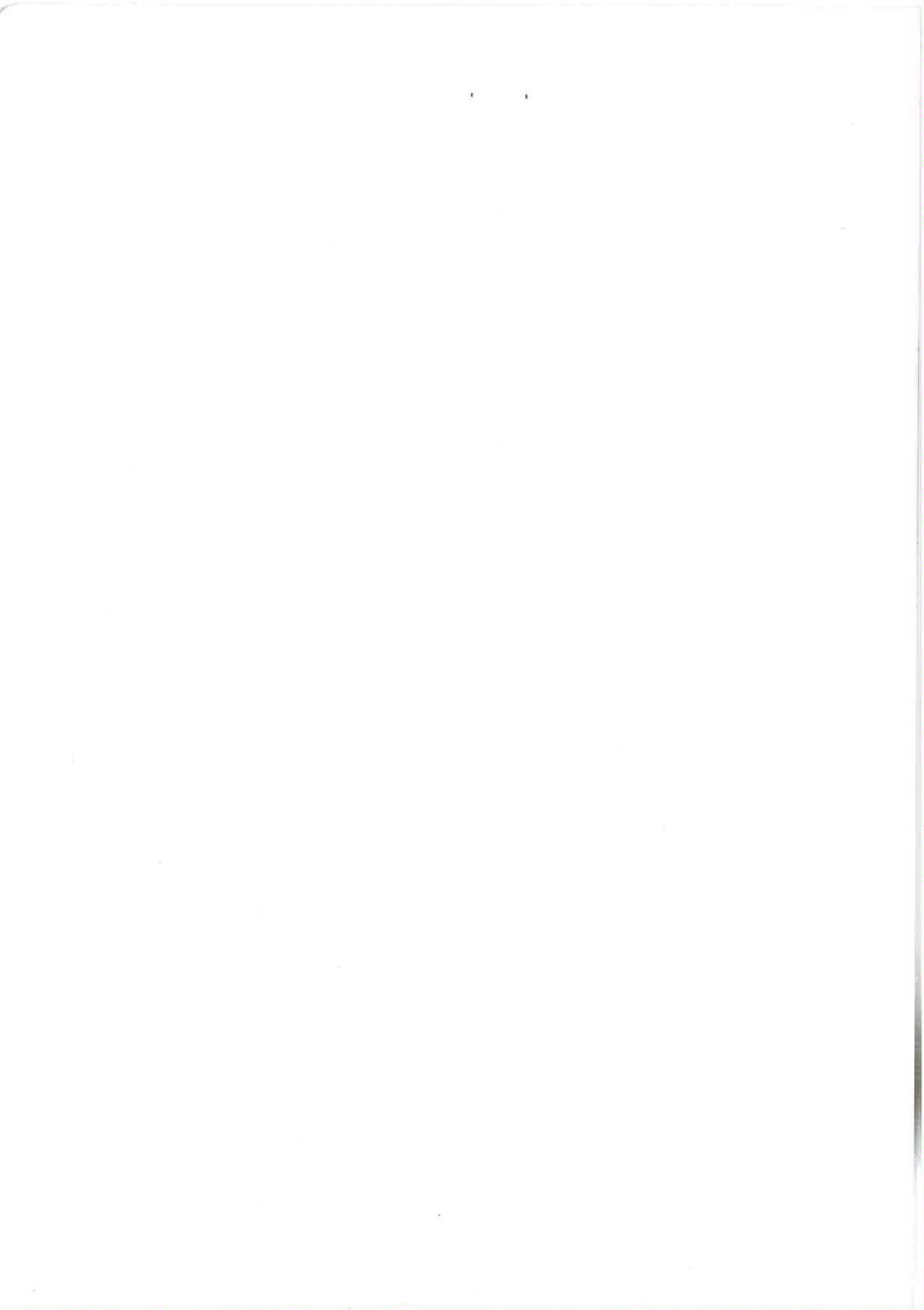
1. Stamp: Type: Impressed, Serial no 31575, Amount: Rs.100.00/-, Date of Purchase: 29/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2024 1:07PM with Govt. Ref. No: 192024250314850778 on 13-12-2024, Amount Rs: 8,98,012/-, Bank: SBI EPay (SBlePay), Ref. No. 7249609084825 on 13-12-2024, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2024, Page from 94216 to 94248

being No 160102517 for the year 2024.



Digitally signed by MD TABIS ANSARI
Date: 2024.12.18 11:53:48 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 18/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.