

03/24/22 VC-871/22

F-3001/22

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 925652

I certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Registrar-III
Alipore, South 24-parganas

THIS DEED OF EXCHANGE made this ^{23rd}..... Day of February, 2022

BY AND BETWEEN

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22 FEB 2022

4978

587

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

[Signature]
SIGNATURE

D. CHOUDHURY
(Advocate)
Alipore Judges Court
Kolkata - 700 027

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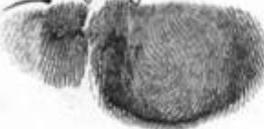
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Advocate

Alipore Judges Court
Kolkata - 700 027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPURE
23 FEB 2022

(1) **CEREBRUM TRADECOM PRIVATE LIMITED, (PAN No. AAEC9592L)** a company incorporated under the Companies Act, 1956, having its registered office at 23, Manick Bandopadhyay Sarani, Post Office-Regent Park, Police Station-Regent Park, Kolkata-700040 (2) **INCEPTION TRADECOM PRIVATE LIMITED, (PAN No. AADCIO225R)** a company incorporated under the Companies Act, 1956, having its registered office at 23, Manick Bandopadhyay Sarani, Post Office-Regent Park, Police Station-Regent Park, Kolkata-700040 (3) **SKYGRAPH TRADECOM PRIVATE LIMITED, (PAN No. AASCS4020P)**, a company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, Mangalam Building, Block - A, 5th Floor, Room No 507, Post Office-R N Mukherjee Road, Police Station-Hare Street, Kolkata - 700001 (4) **INBRED MERCHANTS PRIVATE LIMITED, (PAN No. AADCI1215P)** a company incorporated under the Companies Act, 1956, having its registered office at 1/B, Nando Mullick Lane, Post Office-Bedon Street, Police Station-Jorshanko, Kolkata - 700 006 (5) **ALPIC BUILDERS PRIVATE LIMITED (PAN AAECA4977D)**, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-, 1 to 5 all are represented by its Authorised Signatory, **ALOK JHUNJHUNWALA (PAN AJNPJ8915H)** son of Late Mahendra Jhunjhunwala, by faith Hindu, by Occupation-Business, working for gain at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001 (6) **GOLDBURN DEALCOMM PRIVATE LIMITED (PAN AABCG0129L)**, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its **Authorised Signatory, JHANTU GARU, (PAN No. AXTPG9586H)** Son of Bijoy Krishna Garu, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001 (7) **SOMNATH CHAUDHURI, (PAN NO.ABVPC4736F)** son of Late Shakti Chaudhuri, by

faith Hindu, by occupation- Service, residing at 23, Manick Bandopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata - 700040 (8) **ANKHI PATRA**, (PAN **NO.BNYPP3594E**) daughter of Late Shakti Chaudhuri, by faith Hindu, by occupation-House wife, residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata - 700040, and (9) **RAJASHREE CHAKRABORTY ALIAS RAJASRI CHAKRABARTI**, (PAN **APVPC1311A**) daughter of Late Shakti Chaudhuri, by faith Hindu, by occupation-Housewife, Residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata - 700040; herein after collectively called the "**1ST OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

(1) **ALPIC BUILDERS PRIVATE LIMITED** (PAN **AAECA4977D**), a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its Authorised Signatory, **ALOK JHUNJHUNWALA** (PAN **AJNPJ8915H**) son of Late Mahendra Jhunjhunwala, by faith Hindu, by Occupation-Business, working for gain at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001 and (2) **GOLDBURN DEALCOMM PRIVATE LIMITED** (PAN **AABCG0129L**), a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, all are represented by its Authorised Signatory, **JHANTU GARU**, (PAN **No. AXTPG9586H**) Son of Bijoy Krishna Garu, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5th Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road,

Kolkata-700001 herein after called the "**2ND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

I) The 1st owner has confirmed and represented to the 2nd Owner, in respect of the 1st Premises as follows:-

- A.** One Sarajubala Chaudhuri was absolutely seized and possessed of **ALL THAT** the land measuring 35 (Thirty Five) Cottahs 4 (Four) Chittaks more or less at Premises No. 23, Moore Avenue, P.S. Regent Park, Kolkata - 700 040, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, morefully described in the Schedule herein below (hereinafter referred to as the **Said Property**) free from all encumbrances and/or alienation whatsoever.
- B.** The said Sarajubala Chaudhuri died intestate on 26.05.1981 leaving behind her 6 (six) daughters i.e. (1) Bani Chaudhuri, (2) Alo Chaudhuri, (3) Rupa Sen, (4) Shyamali Bhalotia, (5) Piku Ghosh, (6) Chinu Gupta and 2 (two) sons (1) Shakti Chaudhuri and (2) Deb Kumar Chaudhuri and each of them inherited 1/8th share in the said Property.
- C.** Be it mentioned that Babu Narendra Nath Chaudhuri, husband of said Sarajubala Chaudhuri, pre-deceased Sarajubala Chaudhuri and died intestate on 26.02.1973.
- D.** Dr. Miss Bani Chaudhuri was the eldest daughter of Late Sarajubala Chaudhuri and she died unmarried on 29.04.1997 at London leaving behind a Will wherein she bequeathed all her shares in the Said Property and also her self-acquired properties in accordance with the said Will.
- E.** As per the said Will of Late Dr. Miss Bani Chaudhuri, she bequeathed all her properties in favour of her brothers and sisters wherein she had bequeath 2/9th portion of undivided share in all her properties in

favour of the Miss Alo Chaudhuri and also 2/9th share of all her properties in favour of Shyamali Bhalotia and rest 5/9th share to her remaining brothers and sisters in equal proportion and appointed Sri Swapan Sen and Smt Rupa Sen as Executors of the same and further made provision that in case of the death of the Beneficiaries, the property shall vest to the living child or children having attained the age of 18 years.

- F.** The Probate of the said will of Bani Chaudhuri was obtained from High Court at Calcutta on 25th September, 1998.
- G.** The said Shakti Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died intestate on 27.12.1997 leaving behind his wife Madhuri Chaudhuri, his son Somnath Chaudhuri, his daughter Ankhi Patra and Rajashree Chakraborty.
- H.** The said Madhuri Chaudhuri, wife of Shakti Chaudhuri died intestate on 27.04.2005 leaving behind her son Somnath Chaudhuri and 2 daughters Ankhi Patra and Rajashree Chakraborty, as her sole legal heir and heiress of the said deceased.
- I.** The said Deb Kumar Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died on 31.05.2005 leaving behind a will dated 26th November, 2004 wherein he bequeathed his share in the said property jointly and equally to his wife Swapna Chaudhuri and daughter Hansi Chaudhuri, as the only legal heirs and heiress of the said deceased and appointed his wife Swapna Chaudhuri as sole executrix/ trustee of the said will. Thereafter the Probate of the said will was obtained on 23rd March, 2006 from the court of the L'D District Delegate at Alipore being Act No 39 Case No 77/2005 (P).
- J.** The said Piku Ghosh died on 03.10.2008 and her husband Dilip Ghosh also expired on 02.01.2008 leaving behind their only daughter Paroma Ghosh as the legal heiress of the said deceased.
- K.** Shyamali Bhalotia (nee Chaudhuri), daughter of said Sarajubala Chaudhuri and Narendra Nath Chaudhuri died intestate on

19.02.2009 leaving behind her son Indrajit Bhalotia and her husband Murlidhar Bhalotia as the only legal heirs of the said deceased.

L. The said Smt Chinu Gupta during the tenure of her Matrimonial Life and due to deterioration of relationship with her husband the Matrimonial tie was dissolved on 25.02.1975 vide Mat Suit No. 10 of 1975 in the 12th Additional District Judge at Alipore but she was the custodian of her only son Sri Kusal Gupta and the said Smt Chinu Gupta died intestate on 25.5.1985 leaving behind her only son Sri Kusal Gupta as her only heir and legal representative.

M. Thus, the present owners are the decedents of the said Late Sarajubala Chaudhuri and Late Bani Chowdury and the individual share in their property are as follows :-

Name	Share of late Sarajubala Chaudhuri,	Share of late Bani Chaudhuri	Total Share in the Property
ALO CHAUDHURI	1/8 th	2/72	11/72
INDRAJIT BHALOTIA	1/8 th	2/72	11/72
RUPA SEN	1/8 th	1/72	10/72
KUSAL GUPTA	1/8 th	1/72	10/72
PAROMA GHOSH	1/8 th	1/72	10/72
HANSI CHAUDHURI	1/16 th	1/72	5.5/72
SWAPNA CHAUDHURI	1/16 th	-	4.5/72
ANKHI PATRA	1/24 th	1/216	3.33/72
RAJASHREE CHAKRABORTY	1/24 th	1/216	3.33/72
SOMNATH CHAUDHURI	1/24 th	1/216	3.34/72

- N.** By a registered Deed of Conveyance dated 1st Day of February, 2014 registered with Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No 1, CD Volume No. 4, Pages from 4588 to 4613, Being No. 01029 for the Year 2014 (1) Alo Chaudhuri (2) Rupa Sen (3) Paroma Ghosh (4) Kusal Gupta (5) Indrajit Bhalotia and (6) Murli Dhar Bhalotia sold, transferred and conveyed their undivided 52/72th share and interest in the piece and parcel of land equivalent to **ALL THAT** piece and parcel of land measuring about 25 (Twenty Five) Cottahs 7 (Seven) Chittaks 15 (Fifteen) Square Feet more or less together with structures lying and situate at Premises No. 23, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Police Station-Regent Park, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, Kolkata - 700 040 unto and in favour of (1) CEREBRUM TRADECOM PRIVATE LIMITED (2) INCEPTION TRADECOM PRIVATE LIMITED (3) SKYGRAPH TRADECOM PRIVATE LIMITED and (4) INBRED MERCHANTS PRIVATE LIMITED, free from all encumbrances and/or alienation whatsoever.
- O.** By a registered Deed of Conveyance dated 5th Day of August, 2021 registered with Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No 1, Volume No. 1605-2021, Pages from 85032 to 85076, Being No. 160501991 for the Year 2021 (1) Hasi Chaudhuri and (2) Swapna Chaudhuri sold, transferred and conveyed their undivided 10/72th share and interest in the piece and parcel of land equivalent to **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottahs 14 (Fourteen) Chittaks 15 (Fifteen) Square Feet more or less together with structures lying and situate at Premises No. 23, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Police Station-Regent Park, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, Kolkata - 700 040 unto and in favour of (1) ALPIC BUILDERS PRIVATE LIMITED and (2) GOLDBURN DEALCOM PRIVATE LIMITED, free from all encumbrances and/or alienation whatsoever.

P. Thus (1) CEREBRUM TRADECOM PRIVATE LIMITED (2) INCEPTION TRADECOM PRIVATE LIMITED (3) SKYGRAPH TRADECOM PRIVATE LIMITED (4) INBRED MERCHANTS PRIVATE LIMITED (5) ALPIC BUILDERS PRIVATE LIMITED (6) GOLDBURN DEALCOM PRIVATE LIMITED (7) SOMNATH CHAUDHURIANKHI PATRA (8) ANKHI PATRA AND (9) RAJASHREE CHAKRABORTY ALIAS RAJASRI CHAKRABARTI are the joint owners of **ALL THAT** piece and parcel of land measuring about 35 (Thirty Five) Cottahs 4 (Four) Chittaks more or less together with structures lying and situate at Premises No. 23, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Police Station-Regent Park, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, Kolkata - 700 040 and hereinafter referred to as the **1st Property** and more fully and particularly described in the **Part I of the 1st Schedule**.

II) **The 2nd Owner has confirmed and represented to the 1st owner, in respect of the 2nd Property as follows:-**

A. One Deb Kumar Chaudhuri was absolutely seized and possessed of all that the land measuring 7.5 Cottahs more or less together with structures measuring about 300 (Three Hundred) Square Feet more or less at Premises No. 43, Manick Bandopadhyay Sarani (previously known as) Moore Avenue, P.S. Regent Park, Kolkata-700 040, presently Ward No. 97 within the limits of Kolkata Municipal Corporation, morefully described in the Schedule herein below (hereinafter referred to as the **Said Property**) free from all encumbrances and/or alienation whatsoever.

B. The said Deb Kumar Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died on 31.05.2005 leaving behind a will dated 26th November, 2004 wherein he bequeathed **ALL THAT 7** (Seven) Cottahs of the Said Property to his daughter Hansi Chaudhuri and appointed his wife Swapna Chaudhuri as sole executrix/trustee

of the said will. Thereafter the Probate of the said will was obtained on 23rd March, 2006 from the court of the L'D District Delegate at Alipore being Act No 39 Case No 77/2005 (P).

- C. Thus in the aforesaid manner, out of 7.5 Cottahs, the said Hasi Chaudhuri, the Vendor herein became the absolute owner of **ALL THAT 7** (Seven) Cottahs in the Said Property and the remaining land measuring about .5 Cottahs belonged jointly to Hasi Chaudhuri and Swapna Chaudhuri.
- D. By a registered Deed of Conveyance dated 5th August, 2021 and registered with Additional District Sub-Registrar at Alipore and recorded in Book No.1, Volume No.1605-2021, Page from 84990 to 85031, being No.160501990 for the year 2021, the said Hasi Chaudhuri and Swapna Chaudhuri herein sold, transferred and conveyed ALL THAT the Said Property unto in favour of (1) ALPIC BUILDERS PRIVATE LIMITED and (2) GOLDBURN DEALCOM PRIVATE LIMITED, free from all encumbrances and/or alienation whatsoever. And the PLAIN TRADECOM PRIVATE LIMITED as the Confirming Party confirmed the said sale in respect of the Said Property.
- E. Thus (1) ALPIC BUILDERS PRIVATE LIMITED and (2) GOLDBURN DEALCOM PRIVATE LIMITED are the joint owners of ALL THAT the land measuring 7.5 Cottahs more or less together with structures at Premises No. 43, Manick Bandopadhyay Sarani (previously known as) Moore Avenue, P.S. Regent Park, Kolkata-700 040, presently Ward No. 97 within the limits of Kolkata Municipal Corporation and hereinafter referred to as the **2nd Property** and more fully and particularly described in the **Part II of the 1st Schedule**.
- F) The parties herein are mutually decided to exchange all that the of the 1st Property and 2nd Property morefully described in the Part-I, and Part-II of the 1st Schedule hereto and thus the 1st Party has agreed to

transfer, grant and convey to and in favour of the 2nd Party and the 2nd Party has agreed to accept and acquire all that 1% undivided and un-demarcated share in the land measuring 255 (Two Hundred Fifty Five) Square Feet more or less from the 1st Property hereto, morefully described in the **Part-I of the 2nd Schedule** hereto (hereinafter called the "**1st Land Share**") free from all encumbrances and/or alienation whatsoever.

AND

The 2nd Party has agreed to transfer, grant and convey to and in favour of the 1st Party and the 1st Party has agreed to accept and acquire all that 1% undivided and un-demarcated share in the land measuring 54 (Fifty Four) Square Feet more or less from the 2nd Premises morefully described in the **Part-II of the 2nd Schedule** hereto (hereinafter called the "**2nd Land Share**") free from all encumbrances and/or alienation whatsoever.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

- I. In the Premises aforesaid and in consideration of Rs.7,96,876/- (Rupees Seven Lakhs Ninety Six Thousand Eight Hundred Seventy Six Only) the 1st Party transferring and conveying the 1% undivided and un-demarcated share in the land measuring 255 (Two Hundred Fifty Five) Square Feet more or less from the 1st Property in the manner mentioned hereafter unto and in favour of the 2nd Party and the 1st Party doth hereby grant transfer and convey assign and assure unto and in favour of the 2nd Party all that the 1% undivided and un-demarcated share in the land measuring 255 (Two Hundred) Square Feet more or less from the 1st Property morefully described in the **Part-I of the 2nd Schedule** hereto (hereinafter called "**1st Land Share**") OR HOWSOEVER OTHERWISE the 1st Land Share now is or at any time heretofore was situate, butted bounded, called, known, numbered described and distinguished together with al water, water

courses, together with all water , water courses and/or proportionate right and /or share in all passage, sewerage, drainage, pipe any other benefits and advantages and all manner of former and other rights, liberties, easements, deposits Sanctioned Plan, buildings and structures, privileges, appendices and appurtenants thereto and the easements and/or quasi-easements and other stipulation and/or Provisions in connection with the beneficial use and enjoyment of the 1st Land Share and all the estate, right, title and interest of the 1st Party in the 1st Land Share and all deeds pattas and muniments of title whatsoever exclusively relating to the 1st Land Share (all aforesaid is already included and is hereby again included "1st Land share") free from all encumbrances whatsoever. TO HAVE AND TO HOLD the "1st Land share" and the rights and properties appurtenant thereto and/or attributable thereto and each and every part thereof unto and to the use of the 2nd Party absolutely and forever;

- II In the Premises aforesaid and in consideration of Rs.1,68,750/- (Rupees One Lakh Sixty Eight Thousand Seven Hundred Fifty Only) the 2nd Party transferring and conveying the 1% undivided and un-demarcated share in the land measuring 55 (Fifty Five) Square Feet more or less from the 2nd Premises in the manner mentioned hereafter unto and in favour of the 1st Party and the 2nd Party doth hereby grant transfer and convey assign and assure unto and in favour of the 1st Party all that the 1% undivided and un-demarcated share in the land measuring 54 (Fifty Four) Square Feet more or less from the 2nd Premises morefully described in the **Part-II of the 2nd Schedule** hereto (hereinafter called "2nd Land Share") OR HOWSOEVER OTHERWISE the 2nd Land Share now is or at any time heretofore was situate, butted bounded, called, known, numbered described and distinguished together with all water, water courses, together with all proportionate right and /or share in all passage, sewerage, drainage, pipe any other benefits and advantages and all manner of former and other rights, liberties, easements, deposits Sanctioned Plan, buildings

and structures, privileges, appendices and appurtenants thereto and the easements and/or quasi-easements and other stipulation and/or Provisions in connection with the beneficial use and enjoyment of the 2nd Land Share and all the estate, right, title and interest of the 2nd Party in the 2nd Property and all deeds pattas and muniments of title whatsoever exclusively relating to the 2nd Land Share (all aforesaid is already included and is hereby again included "2nd Land share") free from all encumbrances whatsoever. TO HAVE AND TO HOLD the "2nd Land share" and the rights and properties appurtenant thereto and/or attributable thereto and each and every part thereof unto and to the use of the 1st Party absolutely and forever;

III THE PARTIES HEREIN DO EACH OF THEM DOTH HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:-

1. That the interest which the parties do hereby profess to transfer to each other as above subsists and that each of the respective party have good right and full power and absolute authority and indefeasible title to grant, exchange, accept, transfer, convey, assign confirm, concur and assure unto and in favour of the other party the respective 1st Land Share and 2nd Land Share, and the rights and properties appurtenant thereto;
2. And that the all the parties i.e the 1st Party and 2nd Party have not any time done or executed any deeds, documents or writings whereby their respective 1st Land Share and 2nd Land Share and the rights and properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title;
3. All the respective Parties as the sole and absolute owner are peacefully seized and possessed of or well and sufficiently entitled to the 1st Land Share and 2nd Land Share respectively and the rights and properties appurtenant thereto and has been enjoying quiet and peaceful and absolute physical possession of the 1st Land Share and 2nd Land

Share, respectively without any disturbance, hindrance and obstruction from any person/s whatsoever;

4. And that the 1st Land Share and 2nd Land Share and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases acquisition, requisition, restrictions litigations lispens, covenants, uses, debuttar, trusts made or suffered by the respective Parties or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the respective Parties;
5. AND THAT 1st Land Share and 2nd Land Share and the rights and properties appurtenant thereto the appurtenant thereto is freely, clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor unto and in favour of the Purchaser;
6. AND THAT it shall be lawful for the respective Parties from time to time and at all times hereinafter to enter into, hold possess, use, own and enjoy the 1st Land Share and 2nd Land Share and the rights and properties appurtenant thereto and every part thereof and receive the rents, issues and profits there from without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the other Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Other Party;
7. AND THAT the respective Parties and all people having or lawfully, rightfully or equitably claiming any estate or interest in the 1st Land Share and 2nd Land Share and the rights and properties appurtenant thereto or any part thereof from under or in trust of all the Parties shall and will from time to time and at all times hereafter, at the request and cost of the other Party, make do and executed all such

acts, deeds, matters or things whatsoever for further better or more perfectly assuring the 1st Land Share and 2nd Land Share and the rights and properties appurtenant thereto and every part thereof as shall or may be Reasonably required by the Other Party;

IV. THE 1ST PARTY and 2ND PARTY DO EACH OF THEM DOTH HEREBY DECLARE, CONFIRM, AFFIRM, STATE AND SAY AS FOLLOWS:-

1. Upon execution of these presents the Premises belonging to the 1st party i.e 35 (Thirty Five) Cottahs 4 (Four) Chittack more or less at Premises No. 23, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Kolkata -700040 (hereinafter called the 1st Premises) and the Premises belonging to the 2nd Party i.e 7.5 Cottahs at Premises No 43, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Kolkata -700040 (hereinafter called the 2nd Premises).
 2. All the parties do each of them doth hereby accord their consent to the other Party for mutation of the Amalgamated Premises in joint names of 1st Party and 2nd Party and the amalgamation of the amalgamated Premises i.e 1st Premises and 2nd Premises into one single Premises as numbered for such change in the records of all the Governmental and/or semi government authority and/or other statutory body and /or authority;
 3. The contents of the of paragraph 1 to 3 mentioned hereinabove are true to my knowledge and belief of the 1st Party and 2nd Party;
- V. The parties herein further say that since this deed of exchange of stamp duty is payable on one of the properties highest in value being exchanged deed and since all the 2 (Two) properties being exchanged i.e the 1st Land Share and 2nd Land Share along with the rights and properties appurtenant thereto are of the same value which is

estimated to be Rs.7,02,273/- for the purpose of Stamp duty for Deed of Exchange, Rs. 28,211/- for Stamp Duty and Rs. 7,037/- for Registration fees is being paid on this Indenture and Declaration;

**1st Schedule
Part-I
(1st Property)**

ALL THAT piece and parcel of land measuring about 35 (Thirty Five) Cottahs 4 (Four) Chittaks more or less together with structures lying and situate at Premises No. 23, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Police Station-Regent Park, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, Kolkata - 700 040 and butted and bounded as follows:

On The North	PREMISES NO.40/21, 43A, 43 & 42/1, MANICK BANDHOPADHYAY SARANI
On The South	ON MANICK BANDHOPADHYAY SARANI
On The East	PREMISES NO. 61/25/1 MANICK BANDHOPADHYAY SARANI & OTHERS PREMISES
On The West	PREMISES NO. 23/2E MANICK BANDHOPADHYAY SARANI & KMC ROAD

**1st Schedule
Part-II
(2nd Property)**

ALL THAT piece and parcel of land measuring about 7.5 Cottahs more or less together with structures lying and situate at Premises No. 43, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Police Station-Regent Park, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, Kolkata - 700 040 and butted and bounded as follows:

On The North	BY KMC ROAD
On The South	BY 23, MANICK BANDHOPADHYAY SARANI
On The East	BY 42/1, MANICK BANDHOPADHYAY SARANI
On The West	BY 43A, MANICK BANDHOPADHYAY SARANI

2nd Schedule
Part-I
(the 1st Land Share)

All that the undivided and un-demarcated 1 % share in the land measuring 17 (Seventeen) Cottahs 9 (Nine) Cgittacks 41 (Forty One) Square Feet more or less in respect of the 1st Property morefully described Part -I of the 1st Schedule.

Part-II
(the 2nd Land Share)

All that the undivided and un-demarcated 1 % share in the land measuring 3.75 Cottahs approx more or less in respect of the 2nd Property morefully described Part -II of the 1st Schedule.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

EXECUTED AND DELIVERED by the
1st Party at Kolkata in the Presence of:

1. Anwar Nath Choudhary
S/o. Baij Nath Choudhary
Adarsh Nagar
Bans Bahari, Hooghly
W.B 712246

2. Jagannath
S/o. Suresh Jagannath
362 M G Road
Kolkata - 700104

For INCEPTION TRADECOM PVT. LTD.
INBRED MERCHANTS PVT. LTD.
SKYGRAPH TRADECOM PVT. LTD.
CEREBRUM TRADECOM PVT. LTD.

Alpic Builders Pvt. Ltd.
AUTHORISED SIGNATORY

Alpic Builders Pvt. Ltd.

Director / Authorised Signatory

GOLDBURN DEALCOM PVT. LTD.

Director/Authorised Signatory

EXECUTED AND DELIVERED by the
2ND Party at Kolkata in the Presence of:

1. Anwar Nath Choudhary

South Choudhary
Ankhi Patra
Rajashree Choudhary

SIGNATURE OF THE FIRST PARTY

Alpic Builders Pvt. Ltd.

Director / Authorised Signatory

GOLDBURN DEALCOM PVT. LTD.

Director/Authorised Signatory

2. Jagannath

SIGNATURE OF THE SECOND PARTY

Drafted by me
Advocate
Alipore Jagannath Choudhary
Kd-27
F-189/2007

DEED PLAN OF PRE. NO.- 23, WARD NO -97,
P.S. - REGENT PARK, MOORE AVENUE, KOLKATA- 700040

AREA OF LAND = 35 K.-04CH.



SCALE: 1:600



Ranajit Chandra
Ankur Patra
Rajani Chakrabarti

GOLDBURN DEALCOM PVT. LTD.

Ranjit Chandra
Director/Authorised Signatory

Alpic Builders Pvt. Ltd.

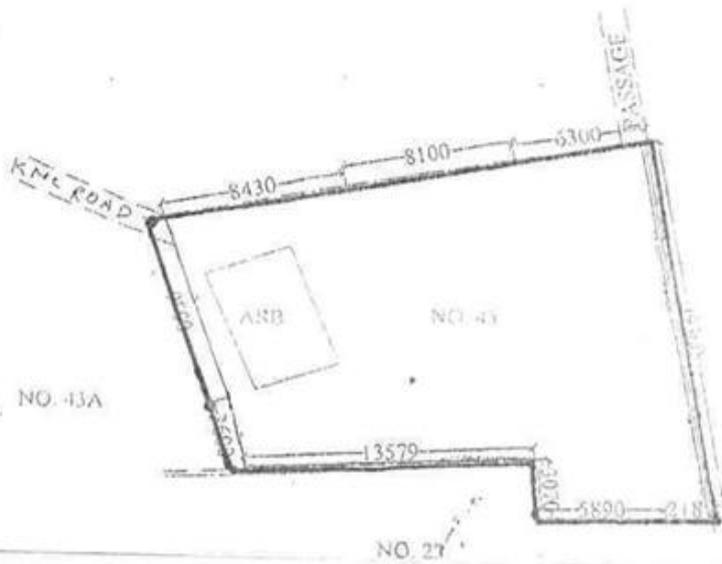
Hemant Kumar
Director / Authorised Signatory

For INCEPTION TRADECOM PVT. LTD.
INBRED MERCHANTS PVT. LTD.
SKYGRAPH TRADECOM PVT. LTD.
CEREBRUM TRADECOM PVT. LTD.

Hemant Kumar
AUTHORISED SIGNATORY

DEED PLAN OF PRE. NO. - 43 WARD NO. 57,
P.S. - REGENT PARK, MOORE AVENUE, KOLKATA, 700040

AREA OF LAND = 7.5 Cottahs



GOLDBURN DEALCOM PVT. LTD.
Amrita Ghosh
Director/Authorised Signatory

Alpic Builders Pvt. Ltd.
Alpe Ghosh
Director / Authorised Signatory

Specimen Form For Ten Fingerprints



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

SIGNATURE : *Amrinder Gaur*



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

SIGNATURE : *Harjeet Singh*



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

SIGNATURE : *Harjeet Singh*

Specimen Form For Ten Fingerprints



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

SIGNATURE : *Santosh Chaudhary*



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

SIGNATURE : *Rajashree Chakrabarti*



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

SIGNATURE : *Anjali Patra*



For INCEPTION TRADECOM PVT. LTD.
INDREI MERCHANTS PVT. LTD.
SKYOP TRADECOM PVT. LTD.
CEREBRUM TRADECOM PVT. LTD.

Heidi G. Khan
AUTHORISED SIGNATORY



For INCEPTION TRADECOM PVT. LTD.
INBRED MERCHANTS PVT. LTD.
SKYGRAPH TRADECOM PVT. LTD.
CEREBRUM TRADECOM PVT. LTD.

Heena Singh
AUTHORISED SIGNATORY



For INCEPTION TRADECOM PVT. LTD.
HUBRED MERCHANTS PVT. LTD.
SKYGRAPH TRADECOM PVT. LTD.
CEREBRUM TRADECOM PVT. LTD.

Alone g. k. k.
AUTHORISED SIGNATORY



For INCEPTION TRADECOM PVT. LTD.
INBRED MERCHANTS PVT. LTD.
SKYGRAPH TRADECOM PVT. LTD.
CEREBRUM TRADECOM PVT. LTD.

Deepa Gandhi
AUTHORISED SIGNATORY



Alpic Builders Pvt. Ltd.

[Handwritten Signature]
Director / Authorised Signatory



GOLDBURN DEALCOM PVT. LTD.

Amrinder Arora

Director/Authorised Signatory



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0650/10184/05423

To
Jhantu Garu
S/O Bijoy Krishna Garu
160F BAKUL BAGAN ROAD
Bhawanipore
Bhawanipore
Circus Avenue Kolkata
West Bengal 700025
9748224030

17/10/2012
123072791



ME230727910FH



आपका आधार क्रमांक / Your Aadhaar No. :

6579 0923 6170

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



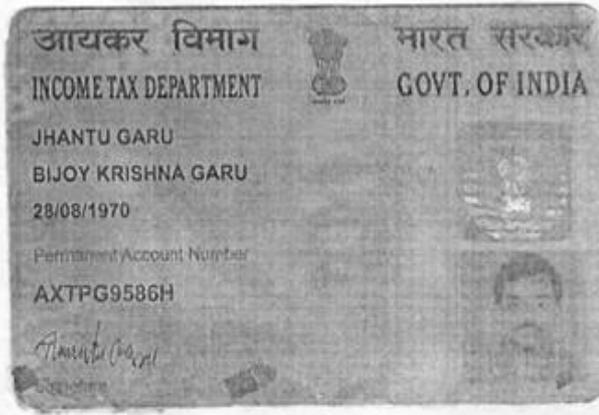
Jhantu Garu
Father : BIJOY KRISHNA GARU
DOB : 28/08/1970
Male

Ammit Basu



6579 0923 6170

मेरा आधार, मेरी पहचान



Ammita Garu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारतीय लेखा संख्या कार्ड
Permanent Account Number Card

AJNPJ8915H

नाम / Name
ALOK JHUNJHUNWALA

पिता का नाम / Father's Name
MAHENDRA JHUNJHUNWALA

जन्म की तारीख / Date of Birth
01/01/1960

हस्ताक्षर / Signature

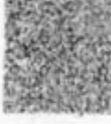


24/06/2017

Alok JhunJhunwala

 भारत सरकार
Government of India

 अलोक ज़ुंजुंवाला
Alok Jhunjhunwala
जन्म तिथि/ DOB: 01/01/1960
पुरुष / MALE



7393 3338 3945

मेरा आधार, मेरी पहचान

Alok Jhunjhunwala



भारतीय विहित: सर्वजन पहचान
Unique Identification Authority of India

पता:

आलय: मेहेन्द्रा झुंझुनवाला, 1/बी, गान्धी
मल्लिक लेन, गिरीश पार्क, कोलकाता,
बेडन स्ट्रीट, कोलकाता,
वेस्ट बंगाल - 700006

Address:

S/O: Mehendra Jhurjhunwala,
1/B., Nando Mullick Lane, Girish
Park, Kolkata, Beadon Street,
Kolkata,
West Bengal - 700006

7393 3338 3945



help@uidai.gov.in

www.uidai.gov.in

स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER

ABVPC4736F

नाम /NAME

SOMNATH CHAUDHURI

पिता का नाम /FATHER'S NAME

SAKTI KUMAR CHAUDHURI

जन्म तिथि /DATE OF BIRTH

03-09-1962

हस्ताक्षर /SIGNATURE



Vasudev Chauhan

Somnath Chaudhuri

आयकर अधिकारी, प.द. - 11

COMMISSIONER OF INCOME-TAX, W.B. - 11



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80080/03794

To

সোমনাথ চৌধুরী

Somnath Chaudhuri

23 MOORE AVENUE

Regent Park

Regent Park

Circus Avenue Kolkata

West Bengal 700040

9433085442

05/04/2016
352110238



MA521102383FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9990 2570 0741

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



সোমনাথ চৌধুরী

Somnath Chaudhuri

পিতা : শক্তি কুমার চৌধুরী

Father : Sakti Kumar Chaudhuri

জন্মতারিখ / DOB : 03/09/1962

পুরুষ / Male



9990 2570 0741

আমার আধার, আমার পরিচয়

आयकर विभाग

INCOME TAX DEPARTMENT

RAJASRI CHAKRABARTI

SAKTI CHAUDHURY

14/05/1955

Permanent Account Number

APVPC1311A

Rajasi Chakrabarti

Signature



भारत सरकार

GOVT. OF INDIA



Rajasi Chakrabarti



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২৩, মুর এভিনিউ, রিজেন্ট পার্ক,
রিজেন্ট পার্ক, কোলকাতা, পশ্চিমবঙ্গ,
700040

Address:

23, MOORE AVENUE,
REGENT PARK, Regent
Park S.O, Regent Park,
Kolkata, West Bengal,
700040



1947
1800 180 1947



help@uidai.gov.in

www

www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANKHI PATRA

SAKTI KUMAR CHAUDHURI

Ankhi Patra

18/12/1953

Permanent Account Number

BNYPP3594E

Ankhi Patra

Signature



1803201



ভারতীয় পরিচয় পরিষদ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভাপিকাঙ্কির আই ডি/Enrollment No.: 1040/19577/22806

To
আঁখি পাত্র
Ankhi Patra
23 MOORE AVENUE
REGENT PARK Regent Park S.O
Regent Park Kolkata
West Bengal 700040

1874545

MN187454570DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7222 0188 6173

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আঁখি পাত্র
Ankhi Patra
পতি : নির্মল কুমার পাত্র
Husband : NIRMAL KUMAR PATRA
জন্ম সাল / Year of Birth : 1953
মহিলা / Female



7222 0188 6173

আধার - সাধারণ মানুষের অধিকার

Ankhi Patra



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2189/71763/02126

To
অভিজিৎ মন্ডল
Avijit Mondal
C/O Minmoy Kumar Mondal
1/1 N.S.Road Jaynagar Majilpur
Jaynagar Majilpur (m)
Jaynagar Majilpur
South 24 Parganas South 24 Parganas
West Bengal 743337
9475749605

16/10/2013
148054841



ME480548412FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6920 5560 8973

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অভিজিৎ মন্ডল
Avijit Mondal
জন্মতারিখ / DOB : 25/02/1983
পুরুষ / Male



6920 5560 8973

আমার আধার, আমার পরিচয়

Digitally signed

Major Information of the Deed

Deed No :	I-1603-03001/2022	Date of Registration	02/03/2022
Query No / Year	1603-2000569561/2022	Office where deed is registered	
Query Date	21/02/2022 5:09:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avijit Mondal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9475749605, Status :Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 9,65,626/-	Rs. 9,65,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,161/- (Article:31)	Rs. 7,069/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 7,02,273/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 23, , Ward No: 097 Pin Code : 700040

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	255 Sq Ft	7,96,876/-	7,96,876/-	Property is on Road

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 43, , Ward No: 097 Pin Code : 700040

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	54 Sq Ft	1,68,750/-	1,68,750/-	Property is on Road
Grand Total :				.7081Dec	9,65,626 /-	9,65,626 /-	

Parties to Exchange Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CEREBRUM TRADECOM PRIVATE LIMITED 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	SKYGRAPH TRADECOM PRIVATE LIMITED 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	INCEPTION TRADECOM PRIVATE LIMITED 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	INBRED MERCHANTS PRIVATE LIMITED 1/B, Nando Mullick Lane, City:- Kolkata, P.O:- Bedon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	ALPIC BUILDERS PRIVATE LIMITED 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	GOLDBURN DEALCOMM PRIVATE LIMITED 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Mr Somnath Chaudhuri Son of Late Shakti Chaudhuri 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2022 , Admitted by: Self, Date of Admission: 23/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2022 , Admitted by: Self, Date of Admission: 23/02/2022 ,Place : Pvt. Residence
8	Mrs Ankhi Patra Daughter of Late Shakti Chaudhuri 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2022 , Admitted by: Self, Date of Admission: 23/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2022 , Admitted by: Self, Date of Admission: 23/02/2022 ,Place : Pvt. Residence
9	Mrs Rajashree Chakraborty, (Alias: Mrs Rajasri Chakrabarti) Daughter of Late Shakti Chaudhuri 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/02/2022 , Admitted by: Self, Date of Admission: 23/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2022 , Admitted by: Self, Date of Admission: 23/02/2022 ,Place : Pvt. Residence
10	ALPIC BUILDERS PRIVATE LIMITED 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	GOLDBURN DEALCOMM PRIVATE LIMITED 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Alok Jhunjunwala Son of Late Mahendra Jhunjunwala 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CEREBRUM TRADECOM PRIVATE LIMITED (as Authorised Signatory), SKYGRAPH TRADECOM PRIVATE LIMITED (as Authorised Signatory), INCEPTION TRADECOM PRIVATE LIMITED (as Authorised Signatory), INBRED MERCHANTS PRIVATE LIMITED (as Authorised Signatory), ALPIC BUILDERS PRIVATE LIMITED (as Authorised Signatory), ALPIC BUILDERS PRIVATE LIMITED (as Authorised Signatory)
2	Mr Jhantu Garu (Presentant) Son of Mr Bijoy Krishna Garu 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AXxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GOLDBURN DEALCOMM PRIVATE LIMITED (as Authorised Signatory), GOLDBURN DEALCOMM PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Mondal Son of Mr Mrinmoy Mondal Alipore Judegs Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Alok Jhunjunwala, Mr Jhantu Garu, Mr Somnath Chaudhuri, Mrs Ankhi Patra, Mrs Rajashree Chakraborty			

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	CEREBRUM TRADECOM PRIVATE LIMITED	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	SKYGRAPH TRADECOM PRIVATE LIMITED	2	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	INCEPTION TRADECOM PRIVATE LIMITED	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	INBRED MERCHANTS PRIVATE LIMITED	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	ALPIC BUILDERS PRIVATE LIMITED	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	GOLDBURN DEALCOMM PRIVATE LIMITED	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	Mr Somnath Chaudhuri	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	Mrs Ankhi Patra	1	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	Mrs Rajashree Chakraborty	1	0.0531251 Dec	0.0531251 Dec	72,443/-

L1	ALPIC BUILDERS PRIVATE LIMITED	2	0.0531251 Dec	0.0531251 Dec	72,443/-
L1	GOLDBURN DEALCOMM PRIVATE LIMITED	2	0.0531251 Dec	0.0531251 Dec	72,443/-
L2	CEREBRUM TRADECOM PRIVATE LIMITED	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	SKYGRAPH TRADECOM PRIVATE LIMITED	2	0.01125 Dec	0.01125 Dec	15,341/-
L2	INCEPTION TRADECOM PRIVATE LIMITED	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	INBRED MERCHANTS PRIVATE LIMITED	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	ALPIC BUILDERS PRIVATE LIMITED	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	GOLDBURN DEALCOMM PRIVATE LIMITED	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	Mr Somnath Chaudhuri	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	Mrs Ankhi Patra	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	Mrs Rajashree Chakraborty	1	0.01125 Dec	0.01125 Dec	15,341/-
L2	ALPIC BUILDERS PRIVATE LIMITED	2	0.01125 Dec	0.01125 Dec	15,341/-
L2	GOLDBURN DEALCOMM PRIVATE LIMITED	2	0.01125 Dec	0.01125 Dec	15,341/-

Endorsement For Deed Number : I - 160303001 / 2022

On 22-02-2022

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 9,65,626/-. MV of the property of Greatest Value Rs 7,02,273/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-02-2022

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

Presented for registration at 20:00 hrs on 23-02-2022, at the Private residence by Mr Jhantu Garu ,.

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

Execution is admitted on 23/02/2022 by 1. Mr Somnath Chaudhuri, Son of Late Shakti Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 2. Mrs Ankhi Patra, Daughter of Late Shakti Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 3. Mrs Rajashree Chakraborty, Alias Mrs Rajasri Chakrabarti, Daughter of Late Shakti Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judegs Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-02-2022 by Mr Jhantu Garu, Authorised Signatory, GOLDBURN DEALCOMM PRIVATE LIMITED, 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, GOLDBURN DEALCOMM PRIVATE LIMITED, 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judegs Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 23-02-2022 by Mr Alok Jhunjunwala, Authorised Signatory, CEREBRUM TRADECOM PRIVATE LIMITED, 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040; Authorised Signatory, SKYGRAPH TRADECOM PRIVATE LIMITED, 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, INCEPTION TRADECOM PRIVATE LIMITED, 23, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040; Authorised Signatory, INBRED MERCHANTS PRIVATE LIMITED, 1/B, Nando Mullick Lane, City:- Kolkata, P.O:- Bedon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006; Authorised Signatory, ALPIC BUILDERS PRIVATE LIMITED, 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ALPIC BUILDERS PRIVATE LIMITED, 24, Hemant Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , , Son of Mr Mrinmoy Mondal, Alipore Judegs Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-02-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,069/- (A(1) = Rs 7,023/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 7,069/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2022 3:59PM with Govt. Ref. No: 192021220191588338 on 23-02-2022, Amount Rs: 7,069/-, Bank: SBI EPay (SBlePay), Ref. No. 2314839579822 on 23-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,111/- and Stamp Duty paid by by online = Rs 28,111/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2022 3:59PM with Govt. Ref. No: 192021220191588338 on 23-02-2022, Amount Rs: 28,111/-, Bank: SBI EPay (SBlePay), Ref. No. 2314839579822 on 23-02-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-03-2022

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,111/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 925652, Amount: Rs.50/-, Date of Purchase: 22/02/2022, Vendor name: A K Samajpati



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 116892 to 116939

being No 160303001 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.03.08 14:16:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/08 02:16:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)